



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Copperleaf Commercial Specific Development Plan & Preliminary Plat SDP24-001 & PP24-001

Planning Commission Public Hearing

November 19, 2024





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Applicant: Quincy West 30, LLC

Project Proposal: Subdivide 32.2 acres into lots, tracts, and road row dedications for a commercial development

Project Location: Southwest corner of E. Quincy Avenue and Copperleaf Boulevard

Staff: Emily Gonzalez- Case Engineer



Comprehensive Plan & Land Development Code



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- The subject site is located in the Comp Plan's land use category of Regional Commercial which includes commercial activities with regional-level significance, providing general merchandise and comparison-shopping goods.
- The SDP land use chart lists a variety of uses that can be considered regional uses that would have a regional draw along with other commercial and retail uses. This application complies with the Comp Plan designation.
- Consistent with LDC:
 - Adequate access to the development.
 - Development can be served (water, sanitary sewer, utilities)
 - Development can be served by sheriff and fire)
 - Compatible with the surrounding area.



Referral and Public Comment



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- Referral comments received.
 - Comments received stated that the property could be served or there were no concerns.
 - Five emails from the public stating they were in favor of the project.



Public Comment/Neighborhood Meeting



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- Neighborhood Meeting – held on January 10, 2003, 12 attended.
- Public Comments
 - Generally enthused that the development would be commercial/retail/office and not residential.
 - Excited that a grocery store is proposed in the development and what fresh food would be available.
 - Inquiry about who would operate the medical office proposed.
 - Concerns of school-aged children crossing Copperleaf Boulevard to go to the development.



Condition of Approval – SDP and PP



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1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.



Conclusion



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- Based on the findings in the staff report, staff is recommending approval for the Specific Development Plan and Preliminary Plat.

