



**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



# Vicinity & Zoning Map



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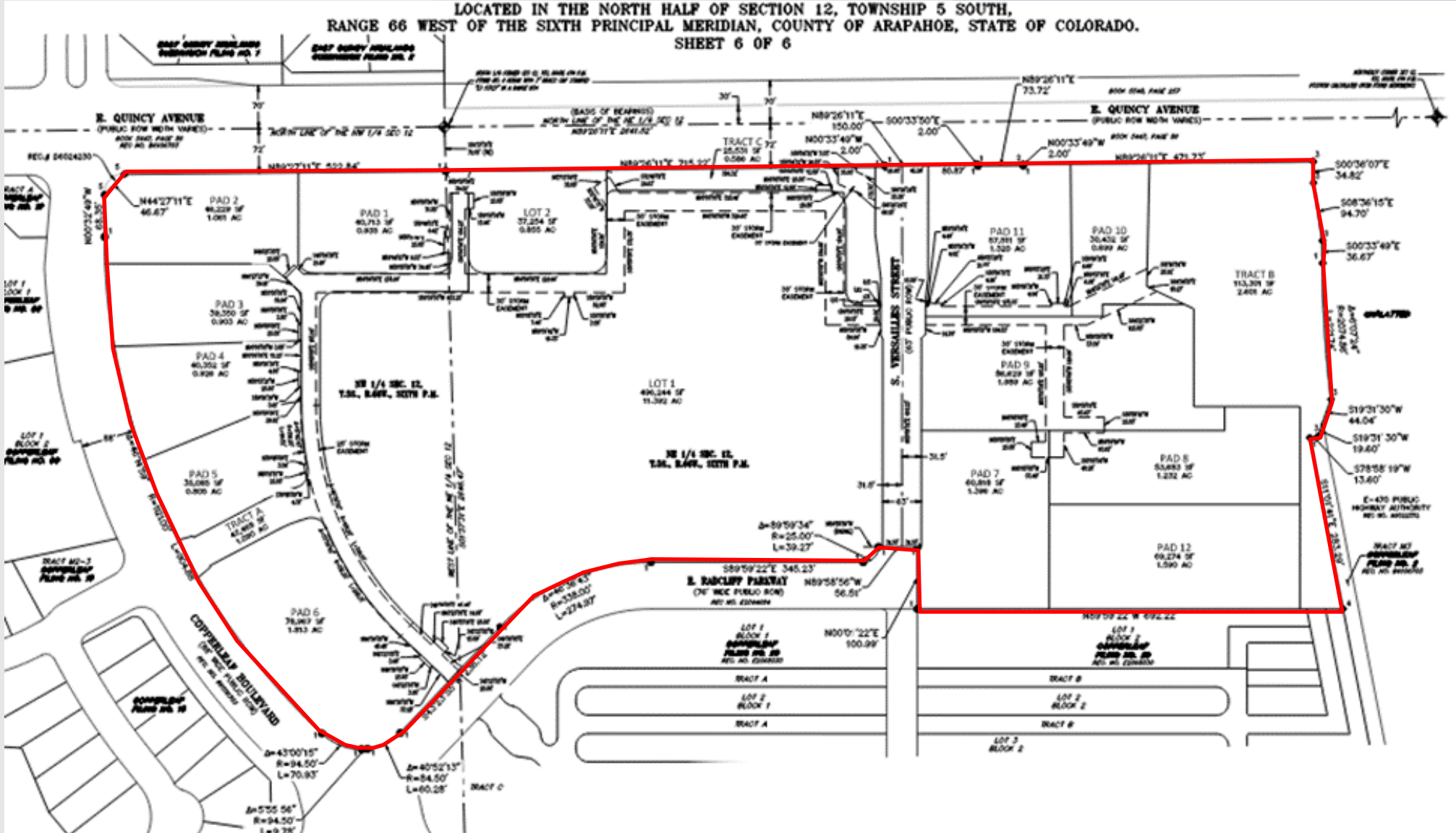
- Zoned: MU
- Surrounding properties:
  - Copperleaf Development SFD and SFA Residential, zoned MU
  - Arapahoe Park & Recreation District: open space
  - City of Aurora: SFD residential



# Preliminary Plat



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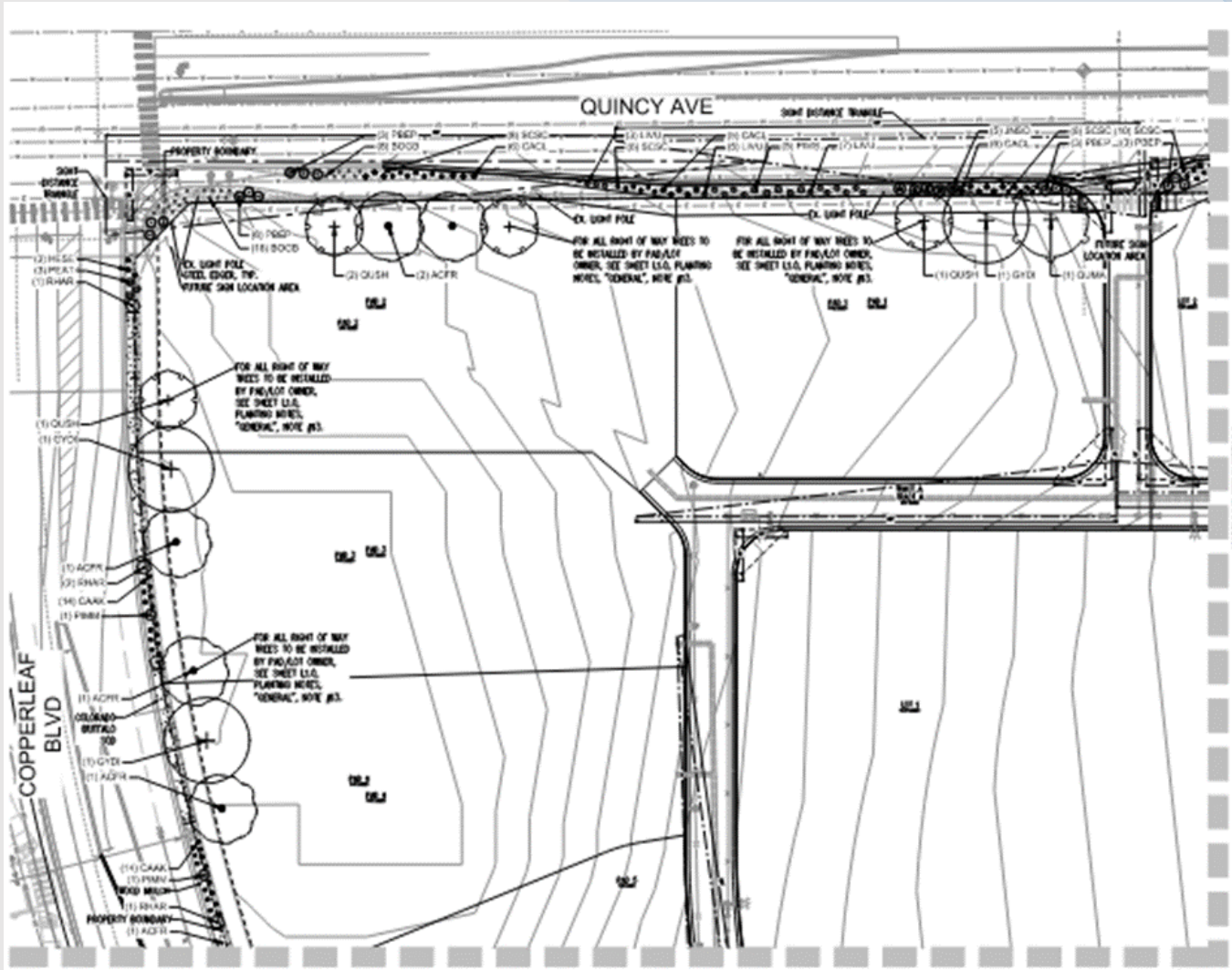
- 32.2 acres
- lots, tracts, and road row dedications.
- Lots range in size from 0.69 to 11.39 ac.
- Access: E. Quincy Ave., Copperleaf Blvd. & Radcliff Blvd.



# Specific Development Plan



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- GDP approved in 2023 that specified allowed land uses. Variety of uses focusing on commercial.
- SDP adheres to the GDP.
- SDP identifies the landscaping within the public road rights-of-way and tracts.
- This landscaping is to be installed by the Developer.
- Avenue trees placed on individual lots due to conflicts with utilities.



# 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.

