



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Arcadia General Development Plan

GDP21-002

Board of County Commissioners

Public Hearing

May 24, 2022



Applicant: DHI Communities

Project Proposal:

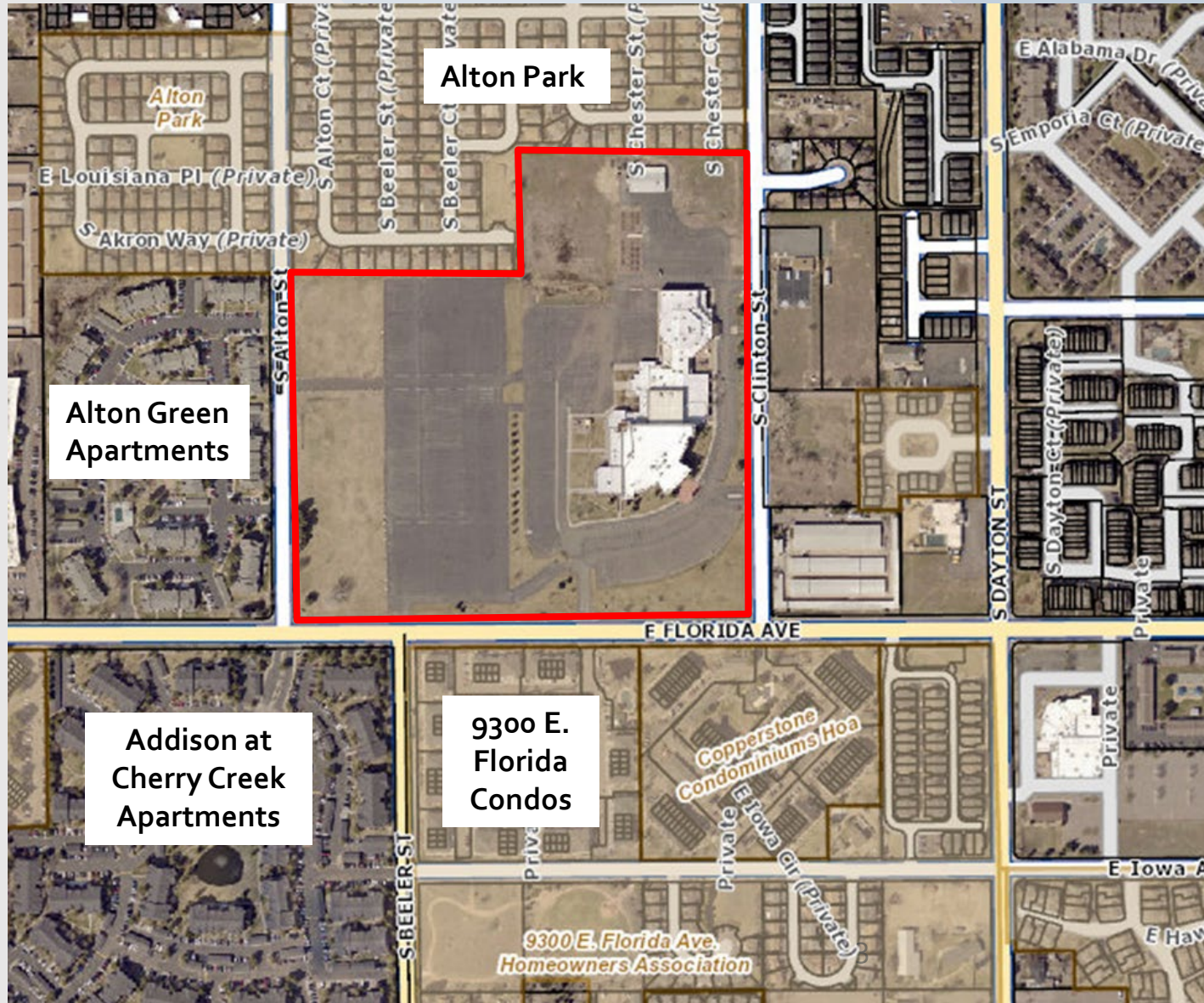
Rezone 32.2 acre parcel from R-A PUD to PUD.
Mixed residential community consisting of
apartments and paired-homes.

Project Location: 9495 E. Florida Avenue

Existing Neighborhood



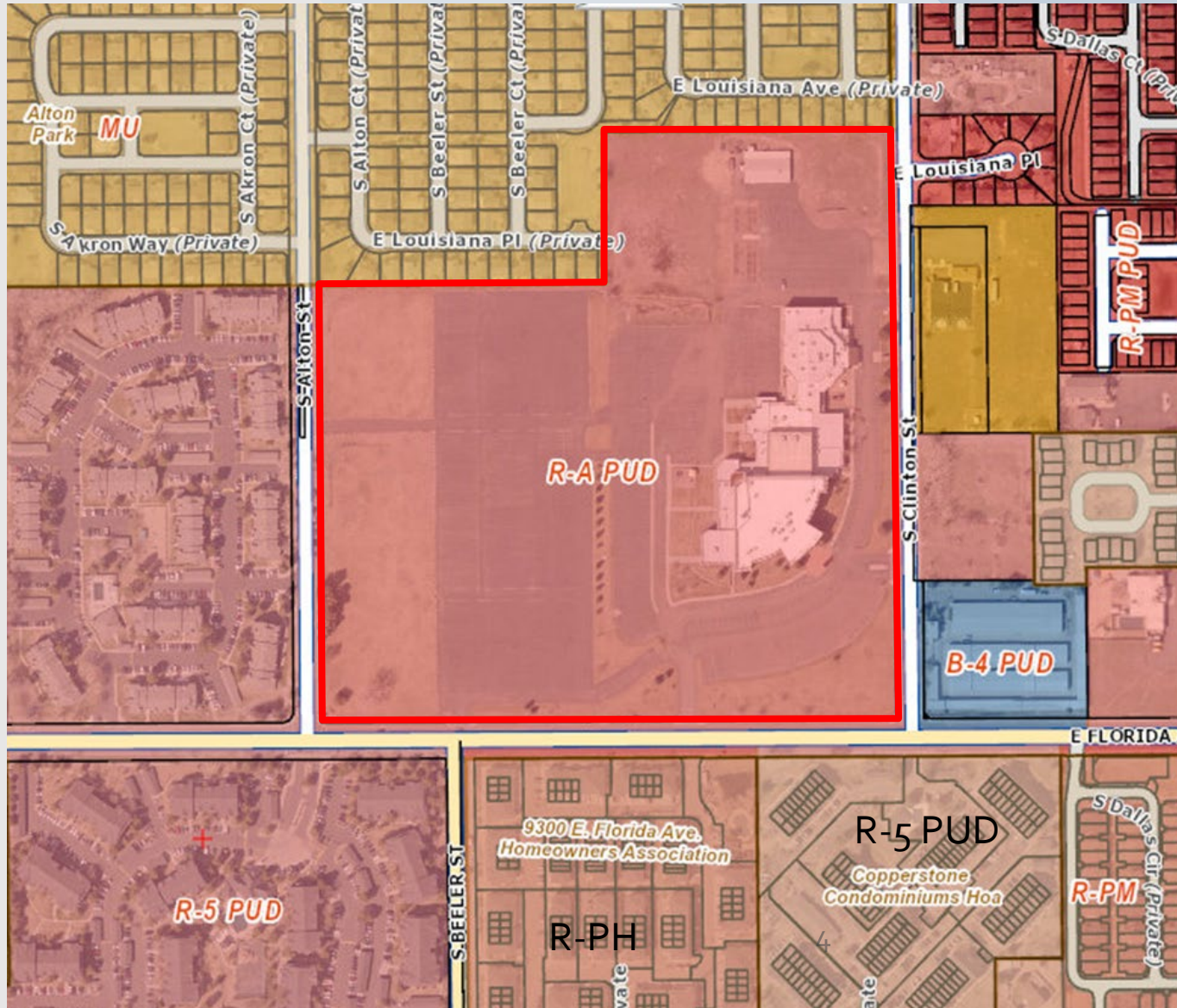
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Zoning



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Approved uses: church, bookstore, Sunday school services, day care center, future regular school services, gymnasium and weight room and food distribution facility

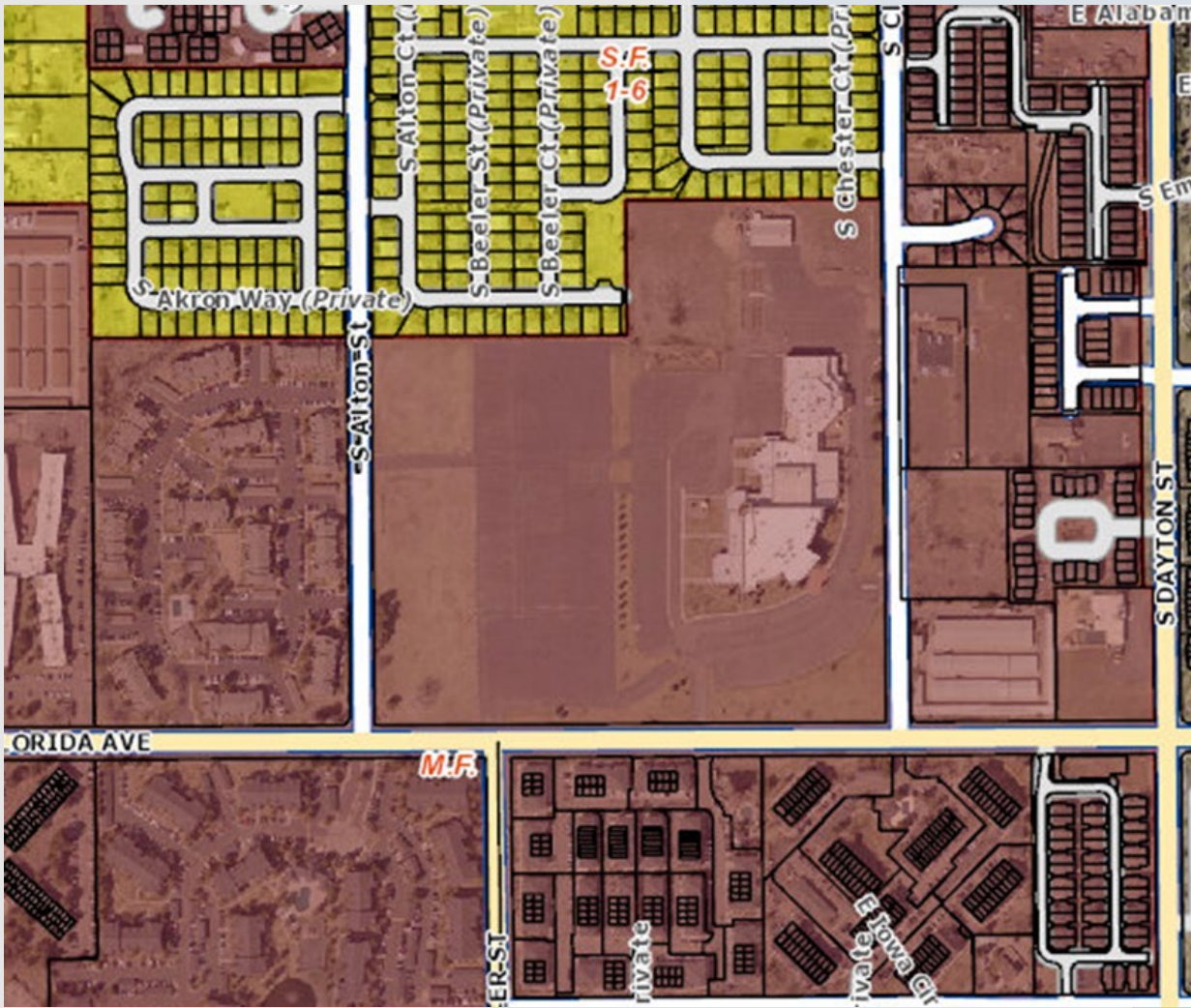


Four Square Mile Sub-Area Plan



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MF – Multi-family, density: 13-25 du/ac
SF-Single-family, density: 1-6 du/ac



Four Square Mile Sub-Area Plan



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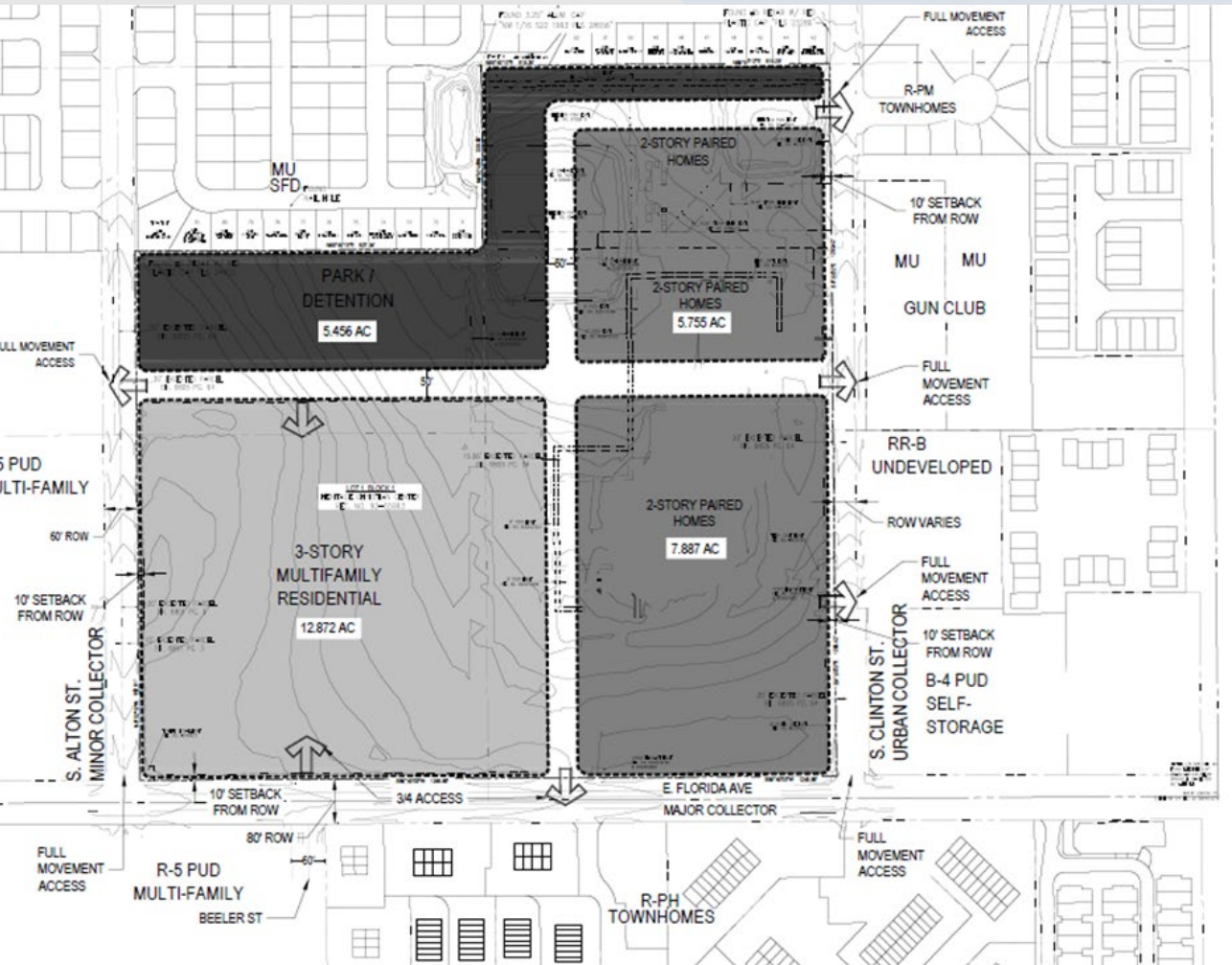
MF Definition: The primary uses in this designation are: multi-family residential structures including apartments, cooperatives and condominium dwelling units with shared or designated on-site parking, open space, and recreation facilities for residents. Secondary uses are: neighborhood commercial centers; parks and recreation facilities; schools, both public and private; and places of worship. Development density is from 13 to 25 dwelling units per gross acre.



General Development Plan



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- 352 for rent apartments
- 168 for sale paired homes
- Club house 5 acre public park
- Telecommunication Facility
- Density: 16.1 du/ac, max. 17 du/ac

Comprehensive Plan and Land Use Development Code Criteria



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Four Square Mile Sub-Area Plan:

- Paired-homes do not meet the MF land use definition.
- Staff feels that having two housing types will provide a better transition to the lower-density homes on adjoining and nearby property. The overall density of 16.1 du/ac and max. 17 du/ac of the proposed development complies with MF density of 13-25 du/ac.

Complies with the Comprehensive Plan:

- Can be adequately served by water, sanitary sewer, utilities, fire, sheriff, schools.
- Has no natural or man-made hazards on-site.
- Provides mixed-use housing in the Urban Growth Area.

Complies with the Land Use Development Code:

- Can be adequately served.
- Compatible with surrounding area; 3 story apartments are proposed and 2-3 story MF to west and south; 2 story paired-homes are proposed and subdivision to the north are 2-story homes. Proposed park will also assist in buffering the development with the Alton Park subdivision to the north.



Neighborhood Outreach



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- Meeting with Four Square Mile Neighborhood – September 2020
- Neighborhood Meeting – June 2021
- Other meetings with HOAs – July and August 2021
- 4SQM Neighborhood Meeting – February 9, 2022
- 4SQM Neighborhood Meeting – March 14, 2022
- Park Meetings – December 2021, February 1, 2022
- 4SQM Meeting – March 14, 2022



Referral and Public Comment



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Referral comments received with no issues.

Majority of public comments received were opposed the development.

- Don't want more apartments but want a park, single-family detached homes, retail/commercial.
- Increase traffic and intensify parking in the area (streets and Alton Park neighborhood).
- Impact schools.
- Removes existing open space and there's no near by parks.
- Increase crime.



Conclusion



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- Based on the findings in the staff report, staff is recommending approval.

