



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

FDP21-005 & PF21-007 COPPERLEAF #30 FINAL DEVELOPMENT PLAN & FINAL PLAT

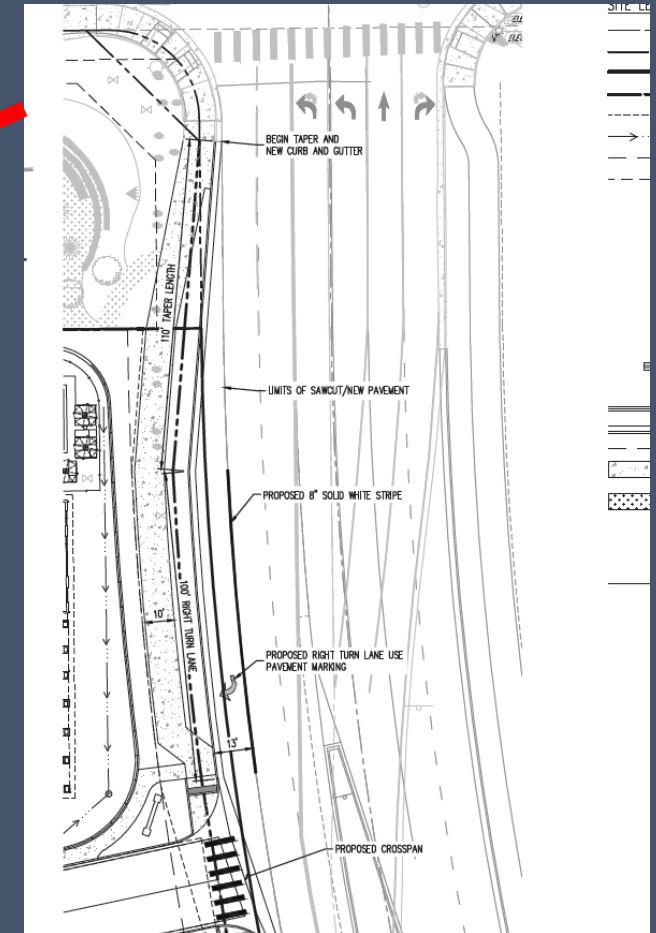
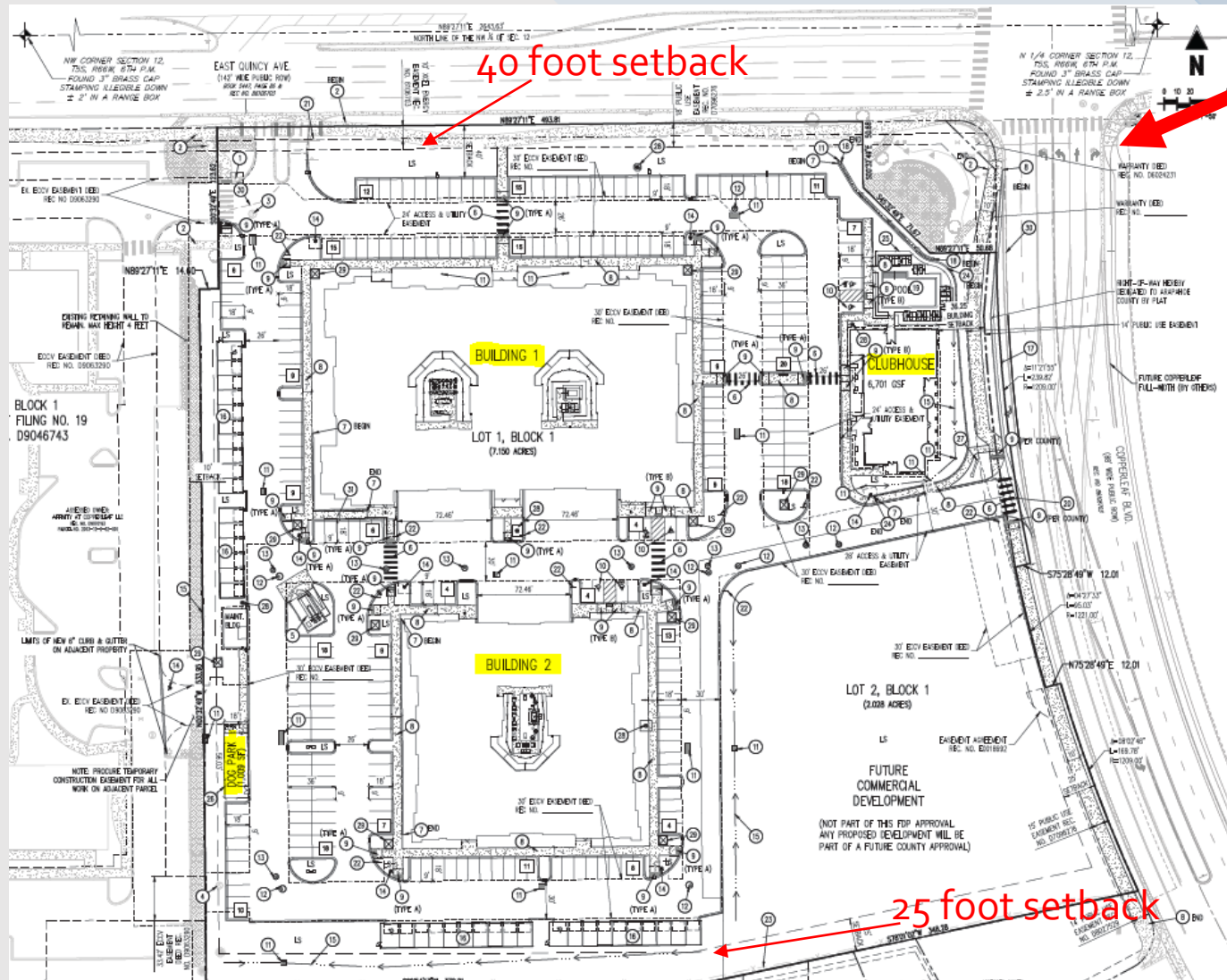
Public Hearing

August 9, 2022
Presenter: Kat Hammer

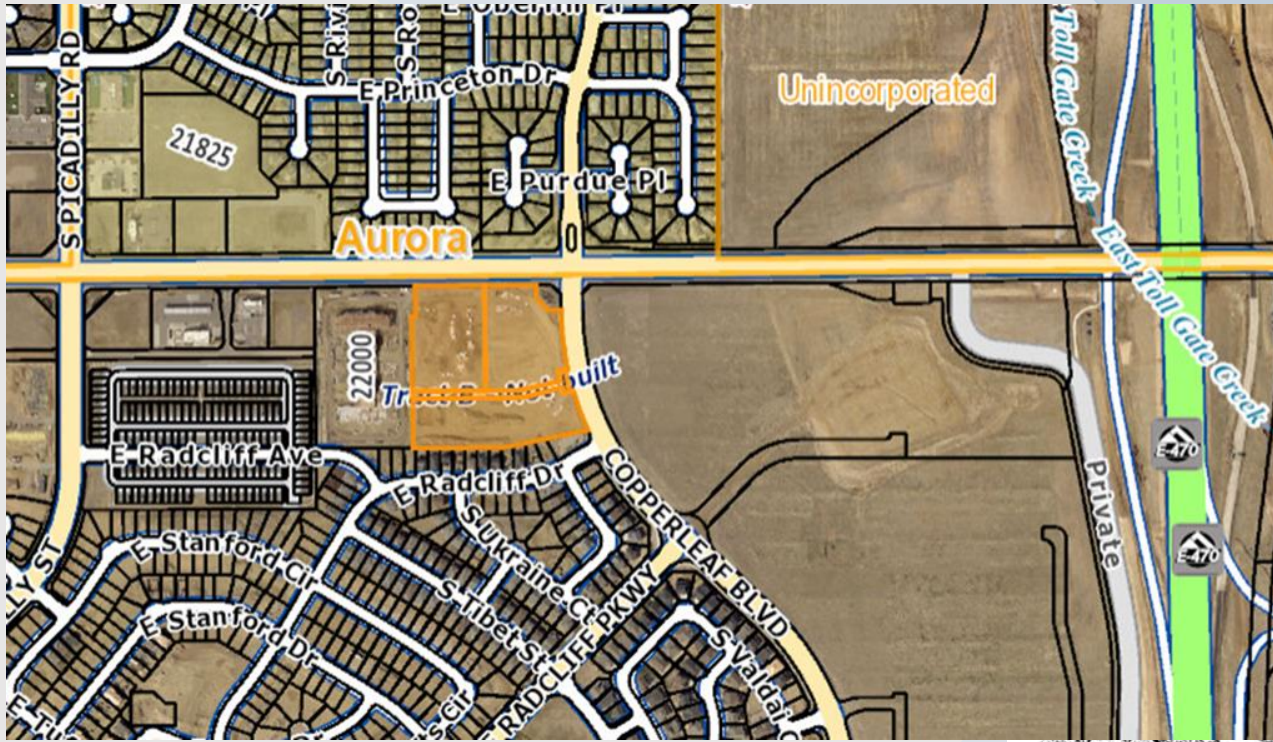


Applicant: The Garrett Companies, LLC

Owner: Copperleaf Senior Living, LLC



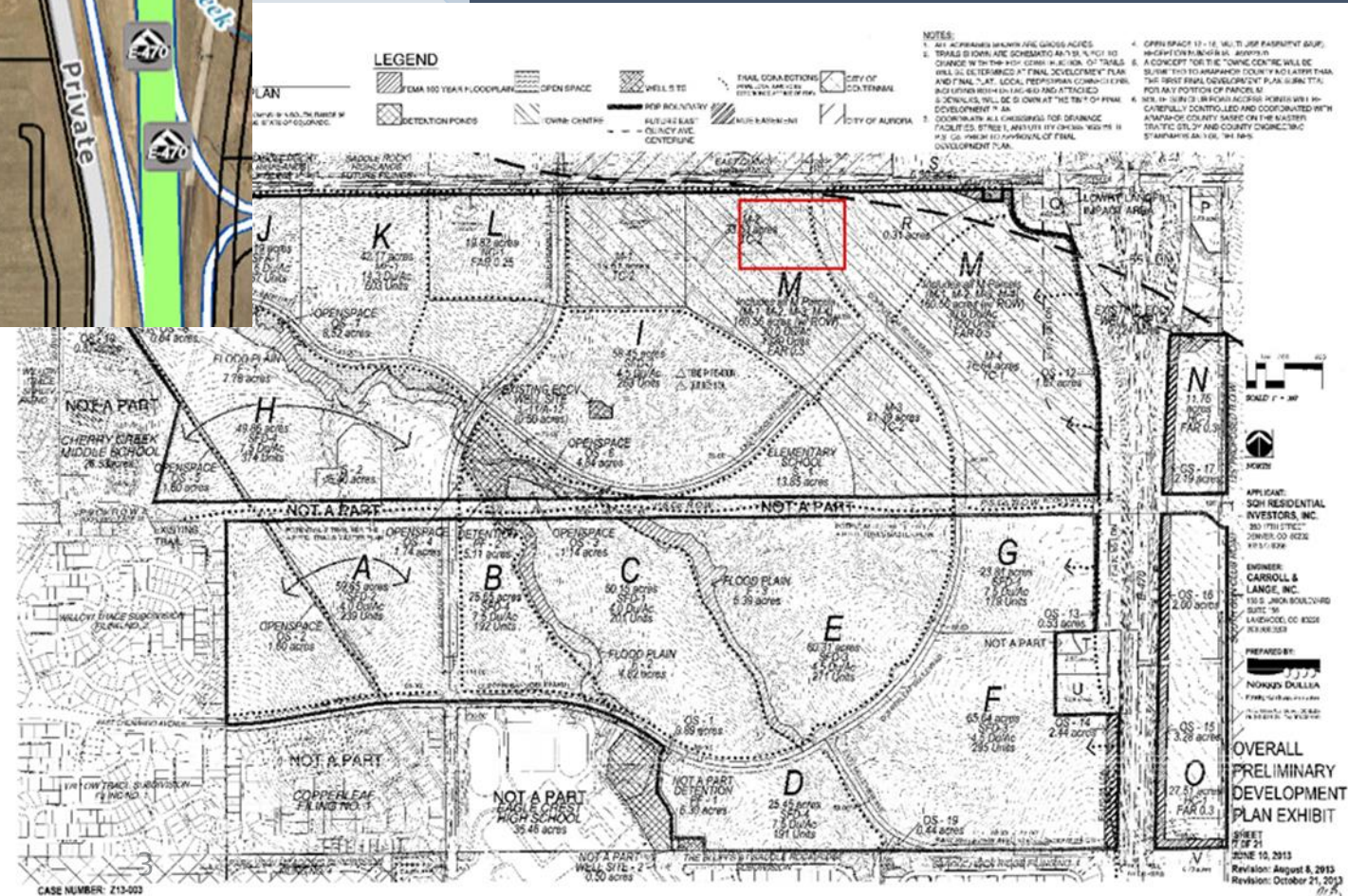
Right Turn Lane Enlargement



MU-PUD, Use Area M, Parcel M-2/Towne Centre 2

Multi-family is a permitted use
PDP allows 175 units in the use area

- North - East Quincy Highlands Subdivision Filing No. 1, R-1 (City of Aurora), Single Family
- South - Copperleaf Filing No. 15, Mixed Use, Single Family
- East - Copperleaf Filing No. 27, Mixed Use, Duplexes
- West - Copperleaf Filing No. 16, Mixed Use, Copperleaf Senior Living



Discussion: Parking Reduction Request

356 parking spaces required

LDC allows up to a 10% reduction

Applicant is requesting 9.2% reduction

323 parking spaces (~ 1.75 spaces per unit)

33 fewer parking spaces

Staff is supportive of this request.

Aurora – 210 spaces

Denver- 219 spaces

Brighton-227 spaces

Arvada-332 spaces

The Institute of Transportation
Engineers Parking Generation Manual
5th Edition

Estimates peak parking demands of
1.26 – 1.36 parking spaces per dwelling
unit with an average demand of 1.31
spaces per unit



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Neighborhood Outreach & Public Comment

September 9, 2021

Primary Concerns:

Schools, Traffic & General opposition to more residential development in this area

Staff received emails from two residents expressing concerns regarding school capacity, traffic and retail use for this site.

Three members of the public were present at PC

Two spoke in opposition

Planning Commission voted 4-2 to recommend approval of the Final Development Plan.



Comprehensive Plan:

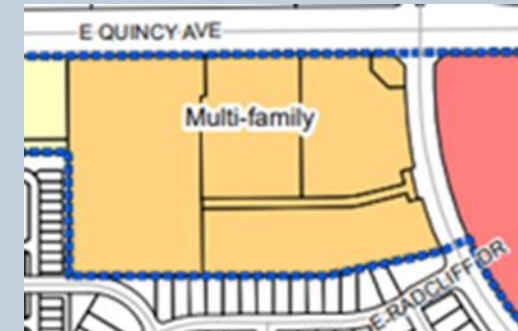


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This proposal complies with the Arapahoe County Comprehensive Plan as follows:

- Promote a Diversity of Housing Types
- Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards
- Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development
- Require Adequate Wastewater Treatment
- Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development
- Ensure that the Educational Needs of Existing and New Developments Are Met
- Encourage Higher Density Development in New Neighborhoods within the Urban Area

Multi-family designation is anticipated to “contain residences with shared parking access and other facilities within buildings or complexes” and “generally emphasize convenient connections to work, commercial centers and leisure-time areas.”



Discussion: Land Development Code Final Plat

The Board of County Commissioners may approve a Final Plat application, if the proposal meets all of the six criteria in Section 5-6.3 of the Land Development Code:

- Provisions for public water and sewage
- Consistent with zoning regulations – Copperleaf Preliminary Development Plan
- Not within Mineral Resource Area and no major topography concerns
- PDP dedicated school sites
 - Mountain Vista Elementary School, Sky Vista Middle School, and Eaglecrest High School
- Cherry Creek School District has adequate capacity to serve this development

Discussion: Land Development Code FDP

The Board of County Commissioners may approve a FDP application, if the proposal meets all of the nine criteria in Section 13-100 of the Land Development Code:

- Development will be served by East Cherry Creek Water & Sanitation District
- Close proximity to supporting activities and compatible with surrounding land uses and natural environment
 - Master planned community including various retail and neighborhood service business, places of worship, schools and childcare providers
- PDP dedicated school sites
 - Mountain Vista Elementary School, Sky Vista Middle School, and Eaglecrest High School
- Cherry Creek School District has adequate capacity to serve this development

Discussion: Referral Comments



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Staff is recommending one condition of approval to address referral agency comments and concerns:

- The applicant is working with East Cherry Creek Valley Water and Sanitation to address outstanding technical comments

Letter needs to specifically state the district has the water rights and actual water to serve the apartments



Staff Findings: Final Plat



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The proposed PF21-007, Copperleaf #30 Final Plat generally conforms to the Arapahoe County Comprehensive Plan.

The proposed PF21-007, Copperleaf #30 Final Plat meets the Arapahoe County Zoning Regulations and procedures, including those stated in Chapter 5, Section 5-6.3 of the Land Development Code.

The proposed PF21-007, Copperleaf #30 Final Plat is in conformance with the Preliminary Plat and Preliminary Development Plan and subsequent amendments, approved by the Board of County Commissioners.



Recommendation: Final Plat



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Staff and the Planning Commission are recommending approval of this application with the following conditions of approval:

1. Prior to signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.
2. This approval is contingent upon Board of County Commissioners approval of the associated Caliber at Copperleaf Vacation of Easements case, VAC22-003.
3. The applicant shall submit a letter from East Cherry Creek Valley Water and Sanitation indicating the District can, will and has the resources to serve the site prior to the signature of the Final Plat.



Staff Findings: Final Development Plan



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1. The proposed FDP21-005, Copperleaf #30 Final Development Plan generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed FDP21-005, Copperleaf #30 Final Development Plan meets the Arapahoe County Zoning Regulations and procedures, including those stated in Chapter 13-100 Planned Unit Development of the Land Development Code.
3. The proposed FDP21-005, Copperleaf #30 Final Development Plan is in substantial conformance with the Copperleaf PDP, Zo4-004 and subsequent amendments.



Recommendation: Final Development Plan



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Staff and the Planning Commission are recommending approval of this application with the following conditions of approval:

1. Prior to signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.
2. This approval is contingent upon Board of County Commissioners approval of the associated Final Plat application, case number PF21-007.
3. The applicant shall submit a letter from East Cherry Creek Valley Water and Sanitation indicating the District can, will and has the resources to serve the site prior to the signature of the associated Final Plat.





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