



Arapahoe County

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Board Summary Report

File #: 22-459

Agenda Date: 8/9/2022

Agenda #: 6.h.

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:
Kat Hammer, Senior Planner, Public Works and Development

Subject:
Case No. VAC22-001 Caliber at Copperleaf Vacation

Purpose and Request:

The property owner, Copperleaf Senior Living LLC, is requesting to vacate public use easements, drainage easements and a utility easements located on portions of Lots 2, 3, and 4, Block 1 and Tract B of Copperleaf Filing No. 19 (see attached exhibit). These easements are to be vacated prior to decision on the associated Final Development Plan (FDP21-005) and Final Plat (PF21-007) currently under review by the Arapahoe County Public Works and Development Department, and scheduled for public hearing at August 9, 2022 Arapahoe County Board of County Commissioners Business Meeting.

Background and Discussion:

Copperleaf Filing No. 19 established four Lots and Tract B. Lot 1 is currently being developed and The Garrett Companies, on behalf of the property owner, Copperleaf Senior Living, LLC, has submitted a Final Plat application (PF21-007) to combine Lots 2, 3, 4, and Tract B into two lots. Vacation of the public use easement adjacent to Copperleaf Boulevard will allow for right-of-way dedication, if the associated final plat is approved by the Board of County Commissioners. The existing drainage and utility easements are not consistent with the associated site plan and Final Plat and shall be vacated to accommodate the proposed development. If this vacation case, associated Final Plat and site plan are approved, the Final Plat will establish access and utility easements. The applicant will also need to record easements to allow East Cherry Creek Water and Sanitation District to serve the proposed development prior to signature of the Final Plat.

Alternatives:

The Board of County Commissioners has alternatives that include the following:

1. Approve the proposed easement vacation with conditions of approval.
2. Continue to a date certain for more information.
3. Deny the proposed easement vacation.

Fiscal Impact:

This request should have no fiscal impact on the County aside from enabling development and the dedication of right-of-way, if the associated Final Development Plan and Final Plat applications are approved.

Alignment with Strategic Plan:

☐ Be fiscally sustainable

☒ Provide essential and mandated service

☐ Be community focused

Concurrence:

The Arapahoe County Public Works and Development staff recommends approval of Case No. VAC22-001, Caliber at Copperleaf Vacation.

Resolution: A copy of the draft resolution is attached to this report.