

SUBJECT: CASE NO. LR22-003 – 1170 S QUEBEC WAY COMPREHENSIVE PLAN / FOUR SQUARE

MILE SUB-AREA PLAN AMENDMENT

Loretta Daniel, Long Range Planning Program Manager Gretchen Ricehill, Project Specialist

November 15, 2022

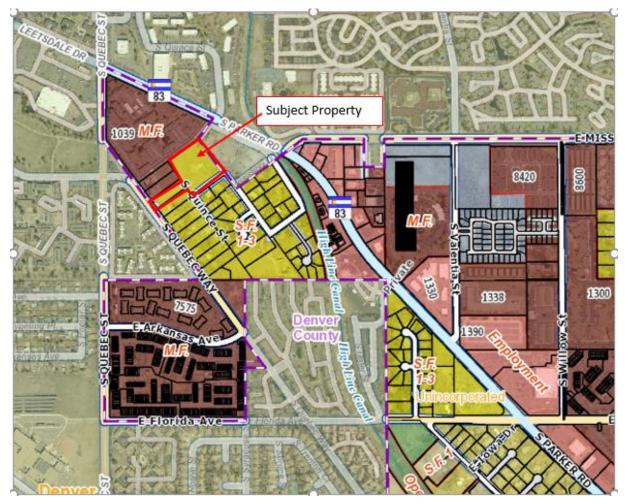
PROPOSAL

The owner of two properties (1973-21-2-03-005 and 1973-21-2-03-015) identified on the map below is proposing a revision to the County's Four Square Mile Sub-Area Plan, an element of the Arapahoe County 2018 Comprehensive Plan, to change their current land use designation from Single Family Detached, 1-3 dwelling units per acre to Single Family Detached and Attached, 6-12 dwelling units per acre. The subject properties being considered for this Plan Amendment are currently vacant and are located generally south of Parker Road and east of S. Quebec Way. Together the properties amount to 3.9 acres.



ARAPAHOE COUNTY PLANNING COMMISSION November 15, 2022 6:30 P.M.

The Four Square Mile Sub-Area Plan map, a portion of which is provided below, shows the subject properties within a larger area designated as Single Family Detached, 1-3 dwelling units per acre. Bordering the subject properties to the northwest are three parcels classified as Multi-Family, the largest of which is a 276-unit apartment complex constructed in 1970. The subject properties are also bordered on the southwest by a 15-building apartment complex and to the northeast by the former Galilee Baptist church. Both parcels are located within the City and County of Denver. South of the subject properties is a neighborhood of single-family detached homes on lots that range in size from 9,000 square feet to 2.5 acres.



STAFF RECOMMENDATION

Staff believes that this request to change the land use designation to Single Family Detached and Attached would serve as a transition or buffer between the adjacent and more densely populated multifamily developments and the low-density single-family neighborhood to the south of the subject properties. Therefore, staff recommends approval of Case Number LR22-003 based on the analysis and findings outlined in this report.

BACKGROUND INFORMATION

Sub-Area Plan History and Amendment Process

The Planning Commission adopted the Four Square Mile Sub-Area Plan in February 2005, as a supporting element of the 2001 Comprehensive Plan. This included the adoption of a Sub-Area Plan Map which established land use designations for all properties within the Four Square Mile Area. The two land use categories affected by this request are described below:

SINGLE FAMILY DETACHED – Primary uses are: Detached Single Family dwellings on individual lots with direct or shared access to public streets. Secondary uses are: Parks and recreation facilities, public and private schools, places of worship, and neighborhood commercial uses subject to locational, height, bulk and scale considerations. The dwellings will have central water and sanitary sewer service and the streets are paved. Development density: One to six dwelling units per gross acre. The Single Family Detached land use designation density is further defined on the Land Use Map.

SINGLE FAMILY DETACHED AND ATTACHED – Primary uses are: Detached Single Family dwellings on smaller individual lots and/or Single Family Attached dwellings with direct or shared access to public streets. The smaller lot and attached dwellings provide common open space for the development as well as some individual dwelling unit open space in the form [of] yards and patios. Vehicle parking is intended to be in individual garages and in on-site parking bays. Secondary uses can include recreational facilities, limited convenience commercial uses and quasi-public uses such as schools and places of worship. Development density is from six to 12 dwelling units per gross acre.

In January 2014, the Planning Commission approved Chapter V of the Comprehensive Plan, which provided a process for citizen-initiated amendments to the Comprehensive Plan and its various Sub-Area Plans. Adopting specific amendment procedures resulted from an internal review of the Land Development Code, which was found to lack a defined method for amending the Comprehensive Plan. At the time, the decision was made to incorporate amendment procedures into the Comprehensive Plan document rather than the Land Development Code. These procedures were included in the 2018 Comprehensive Plan update and subsequent amendments. Today, the amendment procedures are located in Chapter VI and detailed in Appendix A.

Request

As indicated above, the applicant requests a reclassification of their properties (1973-21-2-03-005 and 1973-21-2-03-015) from the existing Single Family Detached (1-3 dwelling units per acre) to Single Family Detached and Attached (6-12 dwelling units per acre). As stated in the application, the intent of this request is to allow for the redevelopment of these parcels into 26 townhomes (6.7 dwelling units per acre).

As part of the amendment application process, the owner conducted neighborhood outreach meetings with the Four Square Mile Area Neighborhoods development review committee on August 11, 2022 and the Four Square Mile Area Neighborhood Association on September 14, 2022. Much of

ARAPAHOE COUNTY PLANNING COMMISSION November 15, 2022 6:30 P.M.

the discussion involved the actual development of the properties. Summaries of both meetings are included in the application materials which are attached to this report. In addition to these meetings, the owner and project designers met on a number of occasions with the Hughes Mountain View homeowner association which represents residents of the neighborhood south of the subject properties.

Both properties included in the request are currently zoned R-1-A. The R-1-A zone district is intended to provide for low-density single-family detached residential development within the more urban portions of unincorporated Arapahoe County. The district has a minimum lot size limit of 40,000 square feet. Of the two subject properties, only the larger 3.23-acre property meets this minimum lot size requirement. The smaller parcel, which fronts S. Quebec Way, is 32,582.88 square feet.

Development of these properties into townhomes will require rezoning to planned unit development or a conventional residential zoning district that would allow single-family attached homes. While an individual application to rezone the properties could move forward either with or without this additional step of amending the Sub-Area Plan, however any re-zoning or Planned Unit Development proposal will still have to be in general conformity to the Sub-Area and Comprehensive Plans to be approved.

It is important to note that the pending action on the Comprehensive Plan amendment will not change the zoning of the subject properties. Any subsequent rezoning application will require additional public hearings before the Planning Commission and the Board of County Commissioners.

Result of Sub-Area Plan change if approved

This legislative action, if approved, would amend the Four Square Mile Area Sub-Area Plan map for the identified parcels. The Plan currently limits these parcels to detached single-family land uses. The amendment would allow both detached and attached residential uses which would serve as a buffer between the existing neighborhood of single-family detached residences to the south and the multifamily developments to the north, northeast, and southwest.

While the applicant is considering a project of up to 26 townhomes (6.7 dwelling units per acre), subject to re-zoning, the change to the Sub-Area Plan could allow other types of projects as well. The Single Family Detached and Attached land use category allows secondary uses such as recreational facilities, limited convenience commercial, and quasi-public uses such as schools and places of worship.

DISCUSSION

Staff reviewed this application for compliance with the 2018 Comprehensive Plan, the Four Square Mile Sub-Area Plan, and development patterns and activity within the planned area. In addition, staff considered comments received from referral agencies and individuals. A summary of this analysis follows:

Comprehensive Plan:

The Plan amendment process identifies six criteria by which all Comprehensive Plan amendment applications are evaluated. Each are listed below followed by staff's analysis of their applicability to the proposed application.

1. Consistency with the vision, guiding principles, intent, goals, and policies of the Comprehensive Plan.

The applicant's narrative identifies a number of goals and policies from both the 2001 and 2018 Comprehensive plans and the Four Square Mile Sub-Area Plan that are generally supportive of infill development within the urban area. These include:

- *Encourage urban development to locate in designated growth areas.* (Policy GM 1.2, 2001 Comprehensive Plan, Four Square Mile Plan, p.6)
- Promote compact growth in the Urban Service Area. Within the Urban Service Area, existing developed areas will maintain their character and land use pattern while undeveloped land should be developed at urban densities in an efficient and attractive manner. (Goal GM 4, 2001 Comprehensive Plan, Four Square Mile Plan, p.6)
- Encourage Infill Development and Redevelopment. Arapahoe County will encourage infill development that is compatible with existing land uses in the Urban Area to take advantage of existing public infrastructure and services. (Policy GM 1.2 2018 Comprehensive Plan)
- *Promote a Diversity of Housing Types.* As demographic trends change, Arapahoe County will promote diverse types of housing, lot sizes and densities that are appropriate to meet the changing needs and assure options for residents of all income levels and ages. (Policy NL 4.1 2018 Comprehensive Plan)

For context, the 2018 Comprehensive Plan defined "urban development" as those land uses typically associated with more densely populated areas with residential lot sizes generally one acre or less, with infrastructure and facilities, such as paved streets, sidewalks, municipal/district water and wastewater facilities, and other similar characteristics. The Plan identified "Urban Areas" as lands in the western portion of the county that are most appropriate for urban-level development.

In the goals and policies noted above, staff found the following statements in the 2018 Comprehensive Plan that support the purpose of the requested amendment, that is the construction of townhouse-style housing:

- "In the future, both new and existing neighborhoods should contain a mix of land uses (e.g., parks, neighborhood retail services, civic centers, schools, transit stops, and places of worship) as well as a mix of housing (e.g., houses, apartments, and townhomes). The arrangement of land uses within neighborhoods should allow residents to walk and bicycle to and from their daily activities and easily travel to nearby neighborhoods, redevelopment projects should be sensitive to existing neighborhoods to maintain their character." (Intent Statement, Neighborhood Livability, pp 67-68).
- Encourage Higher Density Development in New Neighborhoods within the Urban Area. Arapahoe County will encourage new residential development projects within the Urban

Area to develop at higher densities than what is currently typical to reduce the amount of land consumed and to ensure efficient use of infrastructure. (Policy NL 1.3 2018 Comprehensive Plan)

2. Compatibility with surrounding land uses and zoning.

The requested Single Family Detached and Attached (6-12 dwelling units per acre) land use designation is intended to be a transition between existing and approved high-density multifamily developments north, northeast, west, and southwest of the subject properties and the lower-density single-family detached neighborhood to the south. One multifamily development of particular note is the approved, but not yet constructed, redevelopment of the former Galilee Baptist Church site, northeast of the subject properties. Located in the City and County of Denver, the approved project allows up to 220 units in three- and five-story buildings, on a roughly 3.4-acre property (64.7 dwelling units per acre). GBC Acquisition, LLC, is the owner of both the former Galilee church and the properties involved in this amendment request.

Below is a summary of other multifamily developments located close to the subject properties:

- Greentree Village: A 276-unit apartment complex on 12.5 acres located northwest of the subject properties (22 dwelling units per acre)
- Torrey Pines Apartments: A 235-unit development on 8.71 acres located south of the subject properties (27 dwelling units per acre)
- Windsong Condominiums: 398 condominium units on roughly 22 acres located southwest of the subject properties (18 dwelling units per acre)
- Advenir at Cherry Creek Apartments: 292 units on 11.36 acres located west of the subject properties (25.7 dwelling units per acre)

Any potential impacts from the actual townhouse development on the adjacent single-family neighborhood will be addressed or mitigated at the time the development application is submitted.

3. Compatibility with existing, natural, and environmental conditions of the proposed amendment and preservation of important natural features, riparian corridors, wildlife habitat and movement corridors, and cultural resources.

The 2018 Comprehensive Plan encourages the preservation of wildlife corridors, sensitive areas, and cultural resources, and directs future development to areas with low risk from natural and manmade hazards (Policies NCR 2.1. NCR 1.2, GM 3.1, NL 4.3). The subject properties are not within wildlife corridors or mapped sensitive areas. There are no known cultural resources present on the properties and no known natural or human-caused hazards.

4. Adequacy of the water supply, water and sewer treatment facilities, transportation networks, accesses, emergency services, school facilities, and parks and trails to serve or support the land uses associated with the proposed amendment.

Water/wastewater: The parcels are currently served by the Cherry Creek Valley Water and Sanitation District with no expectation of change.

Transportation: The owner will be required to work with the Arapahoe County Engineering and Transportation divisions to address any transportation impacts as a result of the redevelopment of the property. Detailed analysis and assessment of transportation needs and impacts will occur when the owner submits the rezoning and development applications.

- Emergency services: The subject properties are served by South Metro Fire Rescue. Any issues with the development, such as fire access, will be addressed at the time the owner submits an application to develop the properties.
- School facilities: The subject properties are located within Cherry Creek School District #5. The school district provided a "will-serve" letter which is attached to this report. The District recommends a fee-in-lieu payment which will be collected at the time the owner receives approval for the actual development of the properties.
- Open Spaces/Trail/Recreation: The Arapahoe County Open Space Division expressed concerns regarding the quantity and quality of existing parks and trails within the Four Square Mile Area to serve the needs of an increasing population. Like the School District, Open Spaces recommends a fee-in-lieu dedication which will be collected at the time the owner receives approval for the actual development of the properties. The fee could be used in partnership with Denver to fund playground improvements at F.W. Jacobs Park, which is located less than $\frac{1}{4}$ mile west of the subject properties and within Denver's jurisdiction.

5. Capability of affected special districts to adequately meet anticipated service demand.

Cherry Creek Valley Water and Sanitation District which serves the subject properties did not respond to a request for comment about the proposed amendment application. The Mile High Flood District, South Metro Fire, and Southeast Metro Stormwater Authority had no objections to the proposed amendment. All of the special districts will have the opportunity to review and comment on the actual development of this property when that application is submitted.

6. Changing social, economic, or land use conditions within the area that warrant the Comprehensive Plan amendment.

The subject properties are in proximity to a number of multifamily developments in both unincorporated Arapahoe County and in the City and County of Denver, many of which were constructed in the 1970s and 1980s. As noted above, most recently, Denver approved the redevelopment of the former Galilee Church property which allows the construction of up to 220 multifamily units in two buildings of three and five stories. Additionally, in December 2021, the Arapahoe County Planning Commission approved a Comprehensive Plan Amendment of two parcels immediately northwest of the subject properties, changing the land use designation from Single Family, Detached to Multi-Family. The owner of these parcels has applied to rezone and develop 21 townhouses on the property. This project is still pending the Planning Commission and Board of County Commissioners' review.

In summary, staff finds that beginning in the late 1960s and 1970s, the general development pattern of this portion of the Four Square Mile neighborhoods shifted from large-lot residential properties in a rural setting to a more compact and densely-developed urbanized area with a mix of single-family and multifamily homes. Staff believes the proposed land use amendment to allow attached homes (townhomes) with a density of up to 12 dwelling units per acre reflects the development patterns already occurring in the area.

ARAPAHOE COUNTY PLANNING COMMISSION November 15, 2022 6:30 P.M.

REFERRALS

Staff sent out referral letters to 34 partner agencies, departments, and special districts (collectively, reviewing agencies), and to over 690 surrounding property owners, requesting that comments about the proposed application be submitted during the formal comment period beginning October 4, 2022. Additionally, the owner reached out to three homeowner associations in proximity to the subject properties. Six of the 11 responding referral agencies provided comments. At the time of writing this report, no written comments were received from surrounding property owners.

Reviewing agency comments are attached to this report. Below is a summary of issues and concerns that were raised, or the information that was provided by the agencies. All of the comments relate to the development of the property rather than the change of land use classification. These development-related issues will be addressed in the future as part of the rezoning and development application.

Arapahoe County Sheriff	No comment
Arapahoe County Public Works and Development, Oil and Gas	No Comment
Arapahoe County Open Space	Arapahoe County Open Spaces informed the applicant that it manages the High Line Canal, located east of the subject properties. During the last decade or more, the canal trail has experienced a dramatic increase in the number of users. Therefore, in partnership with the City and County of Denver, Open Spaces is planning and designing canal trail improvements including a widening project which will accommodate more trail users.
	Open Spaces indicated its commitment to adding more park acres within the Four Square Mile Area where feasible. Longs Pine Grove Park is the nearest County-owned park to the subject properties at about 0.75 miles. The Denver-owned F.W. Jacobs Park is less than 1000 feet to the west. This park, however, has limited amenities. Open Spaces requests that the developer provide a fee-in-lieu of parkland dedication with the fee amount calculated by the appraised value method. Open Spaces indicated that the fee could be spent on a joint funding project with Denver to make necessary upgrades in F.W. Jacobs Park.
CenturyLink/Qwest	CenturyLink indicated that it had facilities within the area. It did not object to the amendment application with the understanding that if its facilities are found and/or damaged within the project area, the applicant will bear the cost of relocation and repair.

Cherry Creek School District	Cherry Creek School District No. 5 indicated that the subject properties are within the Eastridge Elementary School, Prairie Middle School, and Overland High School boundaries, and provided a "will serve" letter. The district informed the owner that it would collect a fee-in-lieu as outlined in the Land Development Code, and included a student generation worksheet to illustrate how the fee was calculated. The fee will be collected at the time the owner
	receives approval for the actual development of the property.
Colorado Department of Transportation	No Comment
Mile High Flood District	The Mile High Flood District had no objections to the amendment application.
South Metro Fire District	South Metro had no objections to the amendment application.
Southeast Metro Stormwater Authority (SEMSWA)	SEMSWA had no objection to the proposed amendment. It informed the owner that Four Square Mile Area Outfall System Planning Report dated 1985 assumed a future 35% impervious area coverage for the amended area. As part of the actual development project, the owner will need to address the issue of any additional impervious area, including on-site detention, and addressing water quality issues.
Xcel Energy / Public Service Company of Colorado (PSCo)	PSCo addressed the issue of easements that it required for the dry utilities as part of the development project. It also notified the owner of existing natural gas and overhead electric distribution lines within the subject properties and informed the owner about relocation application procedures.

STAFF FINDINGS

Staff has reviewed the proposal, supporting documentation, and referral comments as detailed in this report. Based on the review of applicable goals and policies as stated in the 2018 Comprehensive Plan and the Four Square Mile Sub-Area Plan, staff finds:

1. The proposed amendment to the Four Square Mile land use map is consistent with the vision, guiding principles, intent, goals, and policies of the Four Square Mile Sub-Area Plan and the 2018 Arapahoe County Comprehensive Plan.

ARAPAHOE COUNTY PLANNING COMMISSION November 15, 2022 6:30 P.M.

- 2. The proposed amendment to the Four Square Mile land use map is compatible with existing and approved land uses in the surrounding area.
- 3. The proposed amendment to the Four Square Mile land use map is compatible with existing natural, and environmental conditions in that the subject properties are not within wildlife corridors or mapped sensitive areas; there are no known cultural resources present on the subject properties; and, there are no known natural or human-caused hazards associated with the subject properties.
- 4. The land use conditions of the surrounding properties have changed in such a manner as to support the proposed amendment.
- 5. The proposed amendment will not affect current water and wastewater facilities, transportation networks, accesses, emergency services, school facilities, and parks and trail amenities. Any direct impacts to these facilities will be assessed at the time an application is submitted for the development of the subject properties.
- 6. The proposed amendment will not affect the capability of affected special districts to adequately meet anticipated service demand.
- 7. The Arapahoe County Planning Commission has the authority to amend provisions of the Four Square Mile Sub-Area Plan as proposed by this amendment.

STAFF RECOMMENDATION

Based on the findings described above, staff recommends **approval** of this Amendment request. The Planning Commission is the deciding authority for Comprehensive Plan Amendments, including changes to the related Four Square Mile Sub-Area Plan.

DRAFT MOTIONS

Motion for <u>Approval</u>: *This motion is consistent with the staff's recommendation.*

In the case of LR22-003-1170 S Quebec Way Comprehensive Plan and Four Square Mile Sub-Area Plan Amendment, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to <u>approve</u> this application based on the findings in the staff report with the following condition:

1. An attachment to this report illustrates the changes to be made to the Four Square Mile Sub-Area Plan Map if the Planning Commission approves the request. Staff, in conjunction with the County Attorney's Office, is hereby authorized to update the map.

Motion for <u>**Denial**</u>: *This motion is* <u>*not*</u> *consistent with the staff's recommendation.*

In the case of LR22-003-1170 S Quebec Way Comprehensive Plan/Four Square Mile Sub-Area Plan Amendment, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. (State new or amended findings to support a motion for denial)

ARAPAHOE COUNTY PLANNING COMMISSION November 15, 2022 6:30 P.M.

Motion to Continue:

In the case of LR22-003-1170 S Quebec Way Comprehensive Plan/Four Square Mile Sub-Area Plan Amendment, I move to continue the [public hearing for] or [action on] this item to [Date, 2022], 6:30 p.m., in the Arapahoe Room, 6954 S. Lima Street, [to obtain additional information] or [to further consider the information presented during the public hearing] or [to allow for additional public comment].

Attachments:

- Application
- Illustration showing the Four Square Mile Sub-Area Plan map, if amended
- Referral comments
- Four Square Mile Sub-Area Plan (link to Plan)
- Draft Resolution

PLANNING APPLICATION CASE LR22-003

ARAPAHOE C COLORADO'S	COUNTY	Iblic Wo Pla 69 Cente Pho	apahoe County orks and Developm anning Division 24 S. Lima Street annial, Colorado 80112 one: 720-874-6650 a.arapahoegov.com		Land Deve	This fo		-
APPLICANT NA	ME:	ADDRES	SS:				CONTACT:	
		PHONE:					TITLE:	
		EMAIL:						
OWNER(S) OF NAME(S):	RECORD	ADDRES	SS:				SIGNATURE(S):	
		PHONE:						
		EMAIL:						
ENGINEERING	FIRM NAME:	ADDRES	SS:				CONTACT:	
		PHONE:					TITLE:	
		EMAIL:						
Pre-Submittal Case Number: Q			Pre-Submittal	Planner:		P	re-Submittal Enginee	r:
State Parcel ID	No. (AIN no.):							
Parcel Address	or Cross Streets:							
Subdivision Na	me & Filing No:							
			EXISTING	ì			PROPO	DSED
Zoning:								
Project Name:								
Site Area (Acres	<i>'</i>							
Density (Dwellin								
Building Square		N1/A						
Disturbed Area	(Acres):	N/A		CASE TYP	F (S)			
_					2 (0)			
M			0]	
			THIS SECTIO	UN IS FOR C	OFFICE USE ON			
Case No:			Assigned Planner:			-	ned Engineer:	
TCHD Fee:	\$		Planning Fee(s):	\$		Engine	eering Fee(s):	\$
a vested property	y right in accordanc	e with C.R.		and review of				s application <i>does not</i> establish itional information, subsequent



Approval Criteria Narrative August 23, 2022

RE: Long Range Planning Submittal for the Galilee Church Site Case No.: LR22-003

Thank you for continuing to work with us for the rezoning of the project listed above. Included with this letter are the items required in the *LR22-003 Submittal Requirements Checklist* from 6/14/2022 (see attached).

As discussed at the pre-submittal meeting, we are requesting to change the existing "Single-Family Detached, 1-3 dwelling units per acre" land use designation as shown on the Four Square Mile Area Sub-Area Plan, to "Single-Family Attached and Detached, 1-12 du/acre (SF 1-12) to transition the scale and density of the multi-family projects down to the single-family neighborhood.

1. Intent of the Amendment:

The project is comprised of two parcels in Arapahoe County as summarized below:

County	Situs Address	Parcel Number	Square Footage	Current Zoning	Proposed Re-Zoning
Arapahoe	1170 S Quebec Way	1973-21-2-03-005	32,474	R-1-A	SF 1-12
Arapahoe	None	1973-21-2-03-015	136,895	R-1-A	SF 1-12

These parcels are located in the Four Square Mile Area which is a sub-area of the countywide comprehensive plan. The Four Square Mile Sub-Area plan includes a land use map that classifies the former Galilee Church parcels as Single-family, detached, 1-3 dwelling units/acre. The parcels are currently undeveloped other than access roads for the Hughes Mountain View subdivision to get from their neighborhood to S. Quebec Way and Parker Road, and overflow parking that was used by the church. Our intent is to build 26 townhomes on the 3.88 acre site, equaling 6.7 units/acre. As part of the property redevelopment, the owners have worked with the Hughes Mountain View Neighborhood, Arapahoe County and City of Denver to design appropriate right-of-way conditions needed for this neighborhood. Existing on-site access roads will be upgraded to more closely match current County ROW standards and grant public access easements through the site for neighborhood traffic Parker Road and S. Quebec Way.

2. Conditions that have changed in the County to warrant the amendment:

The parcels were previously owned by the Galilee Baptist Church which was located on the east end of this site facing Parker Road. That part of the property is actually located in the City of Denver and is currently being redeveloped as multi-family housing under the current zoning that allows 5-story development on the west half of the lot and 3-story development on the east half. As stated above, the Arapahoe County parcels have remained undeveloped and served as overflow parking for the former church and access for the Hughes Mountain View neighborhood to the south. Parcels to the west and south of the parcels are already zoned for Multi-Family development. The Greentree Village Apartments to the west have density over 13 units per acre and the lots to the south at

PAGE 1 of 4

Parikh Stevens Architects is now Santulan Architecture.

While our name has changed, we are the same team you have come to rely on! Please visit SantulanArch.com to learn more.

1140 and 1160 S Quebec Way were recently rezoned to Multi-Family. Across S. Quebec Way, just outside the Four Square Mile Area, is the Avenir Apartments which are also zoned for higher density development. Rezoning the area to higher density helps transition the density of development from the surrounding multi-family projects to the single-family homes.

3. Consistency with the vision, guiding principles, goals, policies, and intent of the Comprehensive Plan and/or the Four Square Mile Area Sub-Area plan:

<u>Four Square Mile Sub-area plan:</u> "Goal GM 4-Promote compact growth in the Urban Service Area. Within the Urban Service Area, existing developed areas will maintain their character and land use pattern while undeveloped land should be developed at urban densities in an efficient and attractive manner."

<u>Four Square Mile Sub-area plan:</u> "Policy GM 4.3-Promote infill development and redevelopment in the Urban Service Area. Arapahoe County will promote infill development that is compatible with existing land uses in the Urban Service Area to take advantage of existing infrastructure and services."

<u>Comprehensive Plan:</u> "Policy GM 1.2 – Encourage Infill Development and Redevelopment Arapahoe County will encourage infill development that is compatible with existing land uses in the Urban Area to take advantage of existing public infrastructure and services." <u>Comprehensive Plan:</u> "The goals, policies and strategies are organized under the following categories:

- 1. Growth Management
- 2. Public Facilities and Services
- 3. Neighborhood Livability
- 4. Economic Health
- 5. Transportation and Mobility
- 6. Natural and Cultural Resources and Environmental Quality."

The project supports the goals of the Four Square Mile Area and Arapahoe County. It redevelops and infills an existing vacant site, adding housing opportunities for new residents which will support and strengthen the community. Rezoning the area to higher density helps transition the density of development from the surrounding multi-family projects to the single-family homes and provide better pedestrian and transportation access for the existing neighborhood.

4. Consistency with regional plans including Metro Vision, the Regional Transportation Plan, etc:

<u>Four Square Mile Sub-area plan:</u> "GOAL: Address the significant infrastructure concerns of the area in the coordination and timing of CIP improvements and maintenance of the project areas through the construction period."

<u>Four Square Mile Sub-area plan:</u> "Strategy: Acquire the necessary easements from private property owners to facilitate the completion of the desired improvements." <u>Comprehensive Plan:</u> "Policy NL 1.3 - Encourage Higher Density Development in New Neighborhoods within the Urban Area."

As stated above, the owners have worked with the Hughes Mountain View Neighborhood, Arapahoe County and City of Denver to design appropriate right-of-way conditions needed

Parikh Stevens Architects is now Santulan Architecture.

While our name has changed, we are the same team you have come to rely on! Please visit SantulanArch.com to learn more.

for this neighborhood. Existing on-site access roads will be upgraded to more closely match current County ROW standards and grant public access easements through the site for neighborhood traffic Parker Road and S. Quebec Way.

5. Compatibility with surrounding land uses, density, and zoning:

<u>Four Square Mile Sub-area plan:</u> "Policy: Recognize the existing and stable residential neighborhoods and advocate for the preservation of these areas within the urbanized portion of the area."

<u>Comprehensive Plan:</u> "Policy NL 4.1 - Promote a Diversity of Housing Types." <u>Comprehensive Plan:</u> "Urban Residential / Single Family Detached and Attached: Primary Uses: Single Family Detached, Single Family Attached (duplexes, triplexes, fourplexes, townhouses, and row houses, each with private entrance) and small Multi-Family units.

"Characteristics: Urban Residential / Single Family Detached and Attached (UR/SFDA) development areas will contain primarily residential neighborhood development. Neighborhoods will contain a variety of housing types. Residential will be served by central water and sewer, paved streets, and other urban services. They must comply with all height restrictions and be similar in scale and character to single-family dwellings in order to be compatible with the neighborhoods in which they are to be located."

The property owners have met with the Hughes Mountain View Neighborhood HOA to discuss the project and agreed upon several conditions to gain support from the neighborhood. These items are being documented through the County SDPZ process. Special consideration has been made to ensure density and height limits, buffers and access agreements to complement and improve the existing quality of the neighborhood.

6. Environmental conditions and hazards shown on the current Comprehensive Plan: Not applicable to this site.

7. Important natural features, riparian corridors, wildlife habitat, and movement corridors shown on the current Comprehensive Plan:

Not applicable to this site.

8. Relationship to the existing road network and transportation element of the Comprehensive Plan:

<u>Four Square Mile Sub-area plan:</u> "Policy: Recognize the traffic capacity limits of the street classification system in the density of development of the adjacent lands." <u>Four Square Mile Sub-area plan:</u> "Address the inadequate transportation corridors in the Capital Improvements Program (CIP) to improve traffic circulation in and through the Four

Square Mile Area."

<u>Comprehensive Plan:</u> "Policy NL 1.6 – Upgrade Infrastructure and Facilities in Older Neighborhoods."

<u>Comprehensive Plan:</u> "Strategy TM 2.3(a) – Require Sidewalks in New Development. The County will require streets and sidewalks and/or walkways in developing areas to form an interconnected network within neighborhoods and commercial areas and between neighborhoods and commercial areas and to other parts of the region." The parcels are located in an urban area, surrounded with an existing network of paved roadways. The owners have worked with the Hughes Mountain View Neighborhood, Arapahoe County and City of Denver to design appropriate right-of-way conditions needed for this neighborhood. Existing on-site access roads will be upgraded to more closely match current County ROW standards and grant public access easements through the site for neighborhood traffic Parker Road and S. Quebec Way.

9. Capabilities of, and impacts on, existing or planned special districts affected by the amendment:

Not applicable to this site.

10. Availability of water supply and provision of water and sanitary sewage treatment:

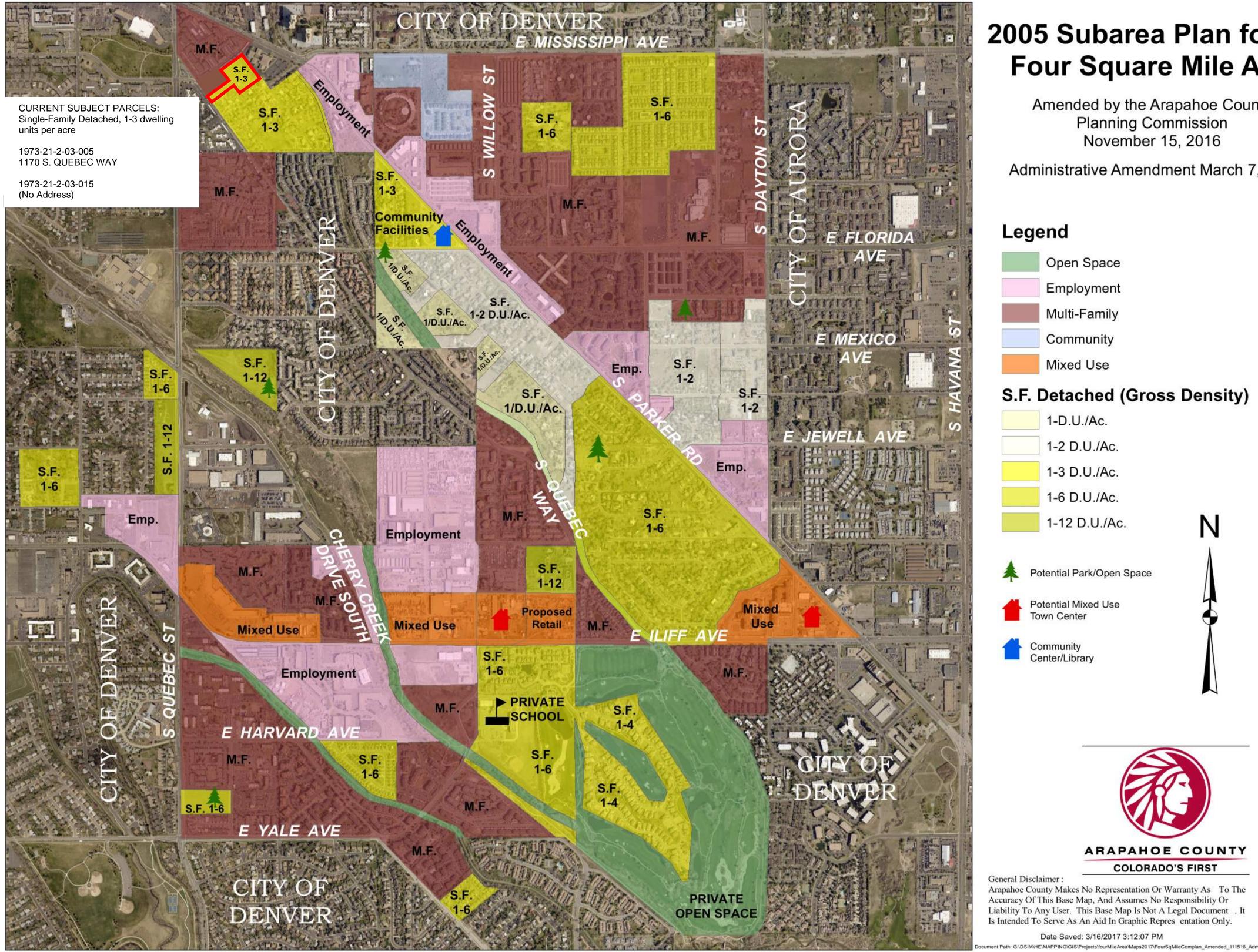
The parcels are located in an urban area with water and sanitary services located on or adjacent to the site. The owner has already made contact with these utility providers for this project.

11. Availability of public facilities such as schools, parks and trails. libraries, fire stations, etc:

The parcels are located in an urban area with these facilities existing near the site.

Parikh Stevens Architects is now Santulan Architecture.

While our name has changed, we are the same team you have come to rely on! Please visit SantulanArch.com to learn more.

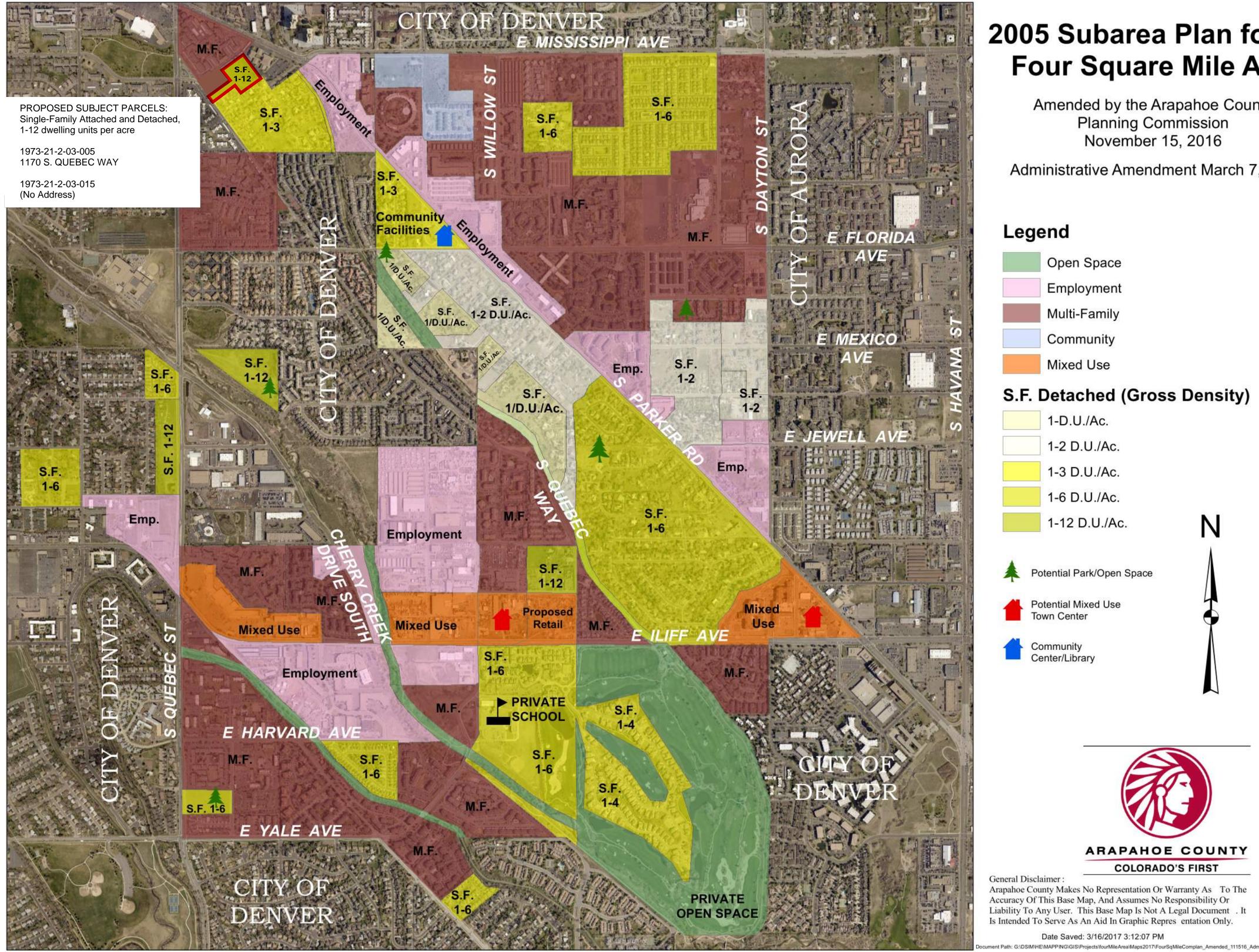


2005 Subarea Plan for the **Four Square Mile Area**

Amended by the Arapahoe County

Administrative Amendment March 7, 2017

ent Path: G:\DSIM\HE\MAPPING\GIS\Projects\fourMileArea\Maps2017\FourSqMileComplan_Amended_111516_Admin_Amend_030717.mxd



2005 Subarea Plan for the **Four Square Mile Area**

Amended by the Arapahoe County

Administrative Amendment March 7, 2017

ent Path: G:\DSIM\HE\MAPPING\GIS\Projects\fourMileArea\Maps2017\FourSqMileComplan_Amended_111516_Admin_Amend_030717.mxd

Galilee Church Site – LR22-003, Q21-028 Neighborhood Outreach – Four Square Mile Association Meeting September 14, 2022

1. Project Introduction and Discussion

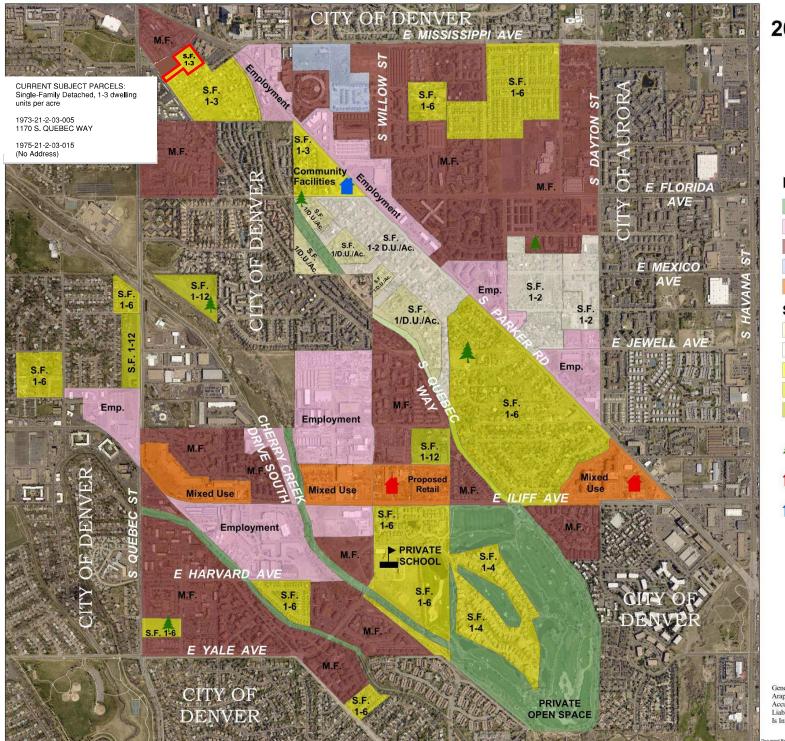
The design and ownership team presented the sub-area plan amendment and discussed the goals and approval criteria for the property:

- Request to change the existing "Single-Family Detached, 1-3 dwelling units per acre" land use designation to "Single-Family Attached and Detached, 1-12 du/acre (SF 1-12)
- Parcels to the west and south of the parcels are already zoned for Multi-Family development. Increasing the density on this site would help to transition the scale and density of the multi-family projects surrounding the property down to the single-family neighborhood at Hughes Mountain View.
- Intent is to build 26 townhomes on the 3.88 acre site, equaling 6.7 units/acre.
- Owner has worked with the Hughes Mountain View Neighborhood HOA to develop a Good Neighbor Agreement for the site development.

The Design and Ownership team discusses the items in the Good Neighbor Agreement and how this is being codified in the SDP:

- Owner has worked with Arapahoe County, the City of Denver, and the Hughes Mountain View Neighborhood to design appropriate right-of-way conditions needed for this neighborhood and new development. Existing on-site access roads will be upgraded to more closely match current County ROW standards and grant public access easements through the site for neighborhood access to Parker Road and S. Quebec Way.
- Development is limited to 26 townhomes.
- Landscape buffers and fencing will be provided between the new development and the existing neighborhood.
- Traffic from the new development will be directed away from the neighborhood and adequate parking will deter new residents from accessing and parking in the neighborhood.
- 3. Questions and Discussion
 - Questions were related to the Good Neighbor Agreement, traffic flowing into the current Hughes Mountain View Neighborhood, parking and fencing.
 - The project is in early phases of development. If the rezoning is approved, the design and development team will return with a proposed design for site and building development.

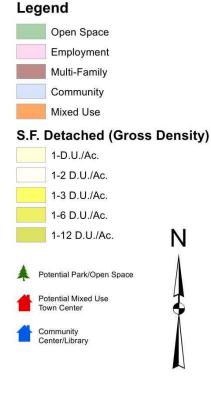
Discussion adjourned at 8:30pm.



2005 Subarea Plan for the Four Square Mile Area

Amended by the Arapahoe County Planning Commission November 15, 2016

Administrative Amendment March 7, 2017

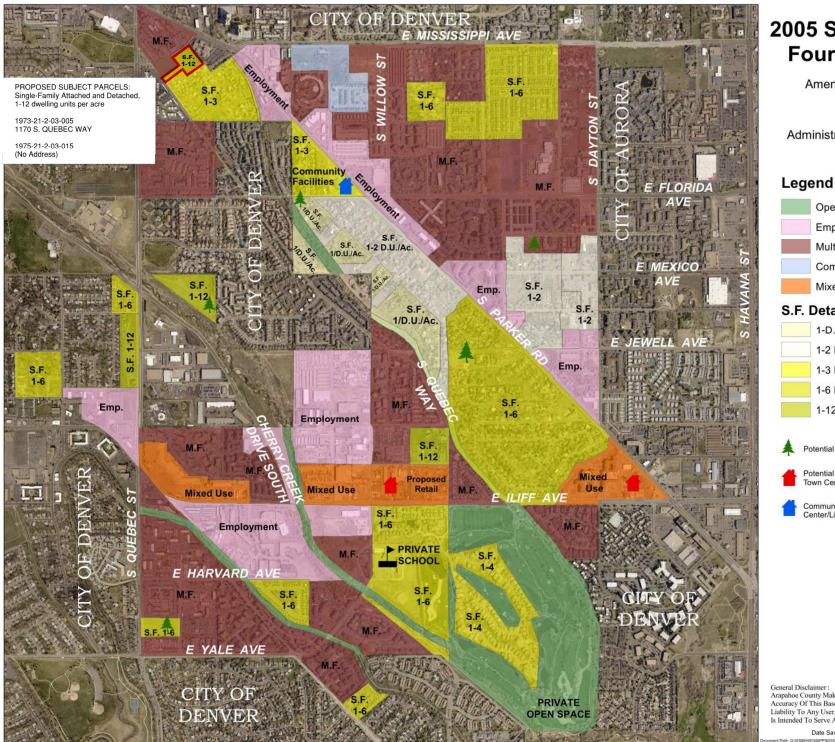




General Disclaimer : Arapahoe County Makes No Representation Or Warranty As To The Accuracy Of This Base Map, And Assumes No Responsibility Or Liability To Any User. This Base Map Is Not A Legal Document . It Is Intended To Serve As An Aid In Graphic Repres entation Only.

Date Saved: 3/16/2017 3:12:07 PM

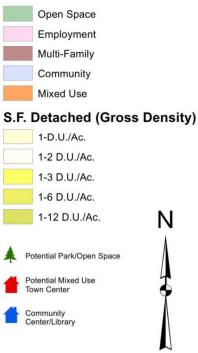
SiProjects/fourMileArea\Maps2017/FourSqMileComplan_Amended_111516_Admin_Amend_030717.ms



2005 Subarea Plan for the Four Square Mile Area

Amended by the Arapahoe County Planning Commission November 15, 2016

Administrative Amendment March 7, 2017





inded 111516 Admin Amend 030717.mx

General Disclaimer : Arapahoe County Makes No Representation Or Warranty As To The Accuracy Of This Base Map, And Assumes No Responsibility Or Liability To Any User. This Base Map Is Not A Legal Document . It Is Intended To Serve As An Aid In Graphic Repres entation Only.

Date Saved: 3/16/2017 3:12:07 PM



71"=2,000'

LEGAL DESCRIPTION:

PARCEL A:

PLOT 10, FIRST ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL B:

PLOT 3, SECOND ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

ARAPAHOE COUNTY CASE # Q21-028

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS GALILEE CHURCH STE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

SPECIFIC DEVELOPMENT PLAN **GALILEE CHURCH SITE** PARCEL A PLOT 10, FIRST ADDITION TO HUGHES MOUNTAIN NEW SUBDIMISION, COUNTY OF ARAPAHOE, STATE OF COLORADO, PARCEL B: PLOT 3, SECOND ADDITION TO HUGHES MOUNTAIN VIEW SUBDIMISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLATAFLAN WILL NOT BE MAINTAINED BY THE CONTUT VUTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDACE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAND ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS ANDIOS SUBDIVIDERS, THER SUCCESSIONS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MANDER AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MANDER AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNINTERACTION EAS STATET BADY. MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACLITIES INSTALLED PURSUANT TO THE SUBDINSION AGREEMENT, REQUIRE MENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRUCTION DRIVEDS AND FACILITIES INEEDED TO CONVEY FLOW TO SAD BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAD FACILITIES STALL PROVIDE NEEDED TO CONVEY FLOW TO SAD BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAD FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE:

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS

THIS ______ A.D., 20______

CHAIR:

ATTEST:

CHAIR:

PLANNING COMMISSION RECOMMENDATION:

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING

COMMISSION, THIS DAY OF ______ A.D., 20_____

CERTIFICATE OF OWNERSHIP:

HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF ______ (S.S.)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

___, A.D., 20_____ BY

SHEET INDEX:

GALILEE

ROJECT #

REVISIONS:

SDP SUBMITTAL #1

CHURCH SITE

DAY

1 OF 3 COVER SHEET 2 OF 3 SITE PLAN 3 OF 3 DEVELOPMENT STANDARDS/ CHARACTER

2008

DATE

11/17/2021

OF AUTHORIZED SIGNATORY.

NOTARY PUBLIC WITNESS MY HAND AND SEAL

COUNTY OF

AS

BY

MY COMMISSION EXPIRES

NOTARY NUMBER:

GBC AQUISITION, LLC 1936 W. 33RD AVE DENVER, CO 80211

SDP SUBMITTAL #2 3/15/2022 COVER SHEET

1 OF 3

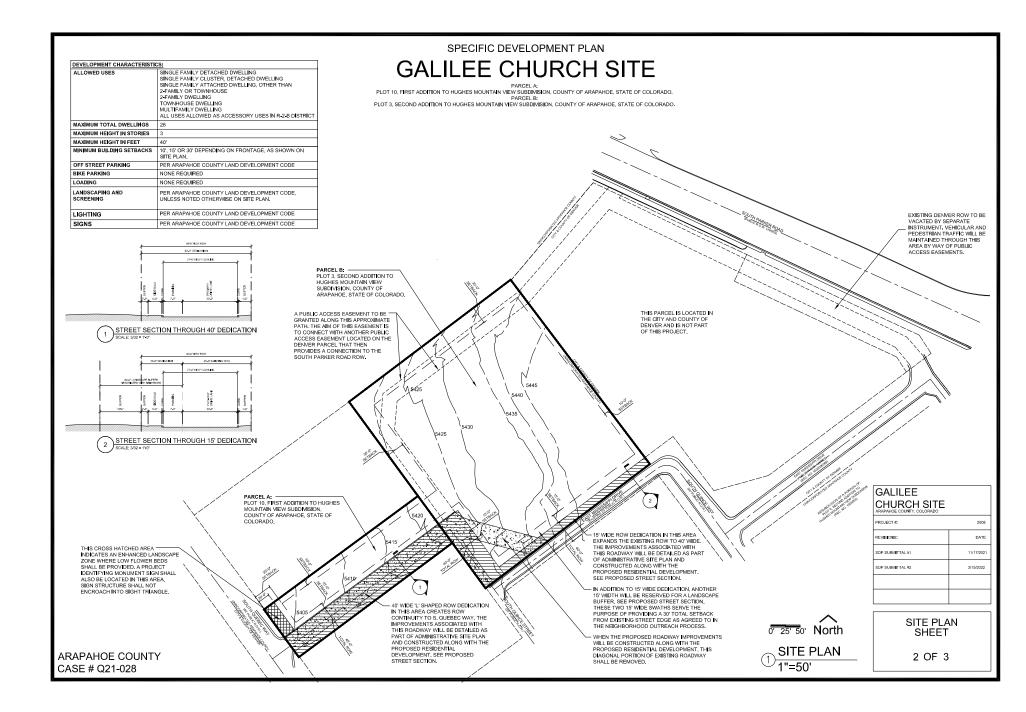


PLAN PREPARERS:

MGL PARTNERS 1936 W. 33RD AVE, DENVER, CO 80211 (303) 892- 6600

PLANS PREPARED FOR:

OWNER: (303) 892-6600



SPECIFIC DEVELOPMENT PLAN GALILEE CHURCH SITE

PARCEL A: PLOT 10, FIRST ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO. PARCEL B: PLOT 3, SECOND ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TRIPARTITE DESIGN AND ACCEPTABLE MATERIALS

BUILDING MATERIALS TO INCLUDE CHARACTERISTICS OF HIGH QUALITY BUILDING MATERIALS AND CRAFTSMANSHIP SUCH AS;

BASE: THE BASE SHOULD VISUALLY DISTINGUISH ITSELF FROM THE REST OF THE BUILDING, GENERALLY SPEAKING, HEAVER AND STURDER MATERIALS SHOULD BE USED AT THE BASE.

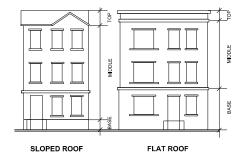
MATERIALS PALETTE: MASONRY, NATURAL STONE OR BRICK WITH MORTAR, CONCRETE

NIDDLE: THE MIDDLE OF THE BUILDING SHOULD VISUALLY CONNECT THE BASE AND THE TOP TOGETHER AND THE PORTION SHOULD MAKE A MAJORITY OF THE BUILDING HEIGHT. THE MIDDLE PORTION SHOULD INCLUDE A VISIBLY APPARENT MATERIAL CHANGE SETBACKS, PROTRUSONS, RECESSES OR BANDING.

MATERIALS PALETTE: WOOD, STUCCO, METAL OR FIBER CEMENT PRODUCTS, NATURAL STONE OR BRICK WITH MORTAR

TOP: THE TOP OF THE BUILDING SHOULD INCLUDE LINES INTEGRAL TO THE REST OF THE DESIGN. THE TOP PORTION CANINCLUDE CORNICES AND PARAPET WALLS. ARTICULATION AND DETAILING SHOULD BE USED TO GIVE PROPERT WALL WEIGHT AND PROPORTION TO THE BUILDING, PARAPETS SHOULD INCLUDE VARIATION AND VERTICAL BREAKS, FLAT HOOFS SLOPED THA'LS OR LESS WALL MAVE A PARAPET.

NATERIALS PALETTE: COMPOSITION SHINGLES, TILE SHINGLES OR METAL ROOFING FOR SLOPED ROOFS. PARAPET AT FLAT ROOF SHALL CONCEAL ROOFTOP EQUIPMENT.



EXAMPLES OF 3-STORY ELEVATIONS WITH TRIPARTITE DESIGN

DESIGN GUIDELINES

TRPARTITE DESIGN: EACH BUILDING SHOULD HAVE WELL DEFINED BASE, MIDDLE, AND TOP, HOWEVER, THE CONFIGURATION AND HEIGHT OF EACH LAYER PARTICULARLY THE BASE - SHOULD BE VARIED IN ORDER TO AVOID A 'LAYER CAKE' LOOK, THE BASE MAY BE ELIMINATED ENTIFIELY IN PORTIONS OF A BUILDING TO ACHIEVE VARIETY AND ARTICULATION.

CHANGE OF COLOR: EXTERIOR COLOR SHALL NEVER BE CHANGED AT AN OUTSIDE CORNER.

CHANGE OF MATERIAL CHANGE OF MATERIAL SHALL BE ACCOMPANED BY AT LEAST 4" CHANGE IN PLANE,

NOMPUAL UNITS: IN ROW HOME BUILDINGS, BUILDING ARTICULATION SHALL BE UTILIZED TO PROVIDE SOME MONDUAL DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF MATERIALS, WELL DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF INTERNALS, WELL DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF DEFINITION TO EACH OWELLING, ENTRY CANOPIES, CHANGE OF DEFINITION OF TO ACHIEVE THIS OBJECTIVE.

DESIGN FLEXENTLY THE AIM OF THESE OUIDELINES IS TO CREATE HIGH OUALITY ARCHITECTURE THAT APPEARS TO BE OF ITS TIME, BUT STILL HAS A TIMELESS OUALITY, THIS IS BEST ACHEVED BY EMPLOYING CONTEMPORARY DESIGN FLUAR WHILE ALSO ALLUDING TO THE LOCAL ARCHITECTURAL HERITAGE AND COLOR PALETTE

IF IN THE OPINION OF COUNTY STAFF, THE PROPOSED BUILDING DESIGN ACHIEVES THE DESIRED HIGH QUALITY TIMELESS AESTHETIC WITHOUT STRICTLY ADHERING TO THE CRITERIA ABOVE, STAFF MAY APPROVE ALTERNATIVE DESIGN APPROACHES.

ARAPAHOE COUNTY CASE # Q21-028



EXAMPLES OF 2-STORY ELEVATIONS WITH TRIPARTITE DESIGN

GALILEE CHURCH SITE

ARAPAHOE COUNTY, COLORADO	
PROJECT #:	2008
REVISIONS:	DATE
SDP SUBMITTAL #1	11/17/2021
SDP SUBMITTAL #2	3/15/2022

CHARACTER SHEET

3 OF 3

Galilee Church Site – LR22-003, Q21-028 Neighborhood Outreach – Four Square Mile Association Board Review August 11, 2022

1. Introductions

Mark Lampert introduced the board.

2. Project Introduction and Discussion

The design and ownership team presented the sub-area plan amendment and discussed the goals and approval criteria for the property:

- Request to change the existing "Single-Family Detached, 1-3 dwelling units per acre" land use designation to "Single-Family Attached and Detached, 1-12 du/acre (SF 1-12)
- Parcels to the west and south of the parcels are already zoned for Multi-Family development. Increasing the density on this site would help to transition the scale and density of the multi-family projects surrounding the property down to the single-family neighborhood at Hughes Mountain View.
- Intent is to build 26 townhomes on the 3.88 acre site, equaling 6.7 units/acre.
- Owner has worked with the Hughes Mountain View Neighborhood HOA to develop a Good Neighbor Agreement for the site development.

The Design and Ownership team discusses the items in the Good Neighbor Agreement and how this is being codified in the SDP:

- Owner has worked with Arapahoe County, the City of Denver, and the Hughes Mountain View Neighborhood to design appropriate right-of-way conditions needed for this neighborhood and new development. Existing on-site access roads will be upgraded to more closely match current County ROW standards and grant public access easements through the site for neighborhood access to Parker Road and S. Quebec Way.
- Development is limited to 26 townhomes.
- Landscape buffers and fencing will be provided between the new development and the existing neighborhood.
- Traffic from the new development will be directed away from the neighborhood and adequate parking will deter new residents from accessing and parking in the neighborhood.

3. Questions and Discussion

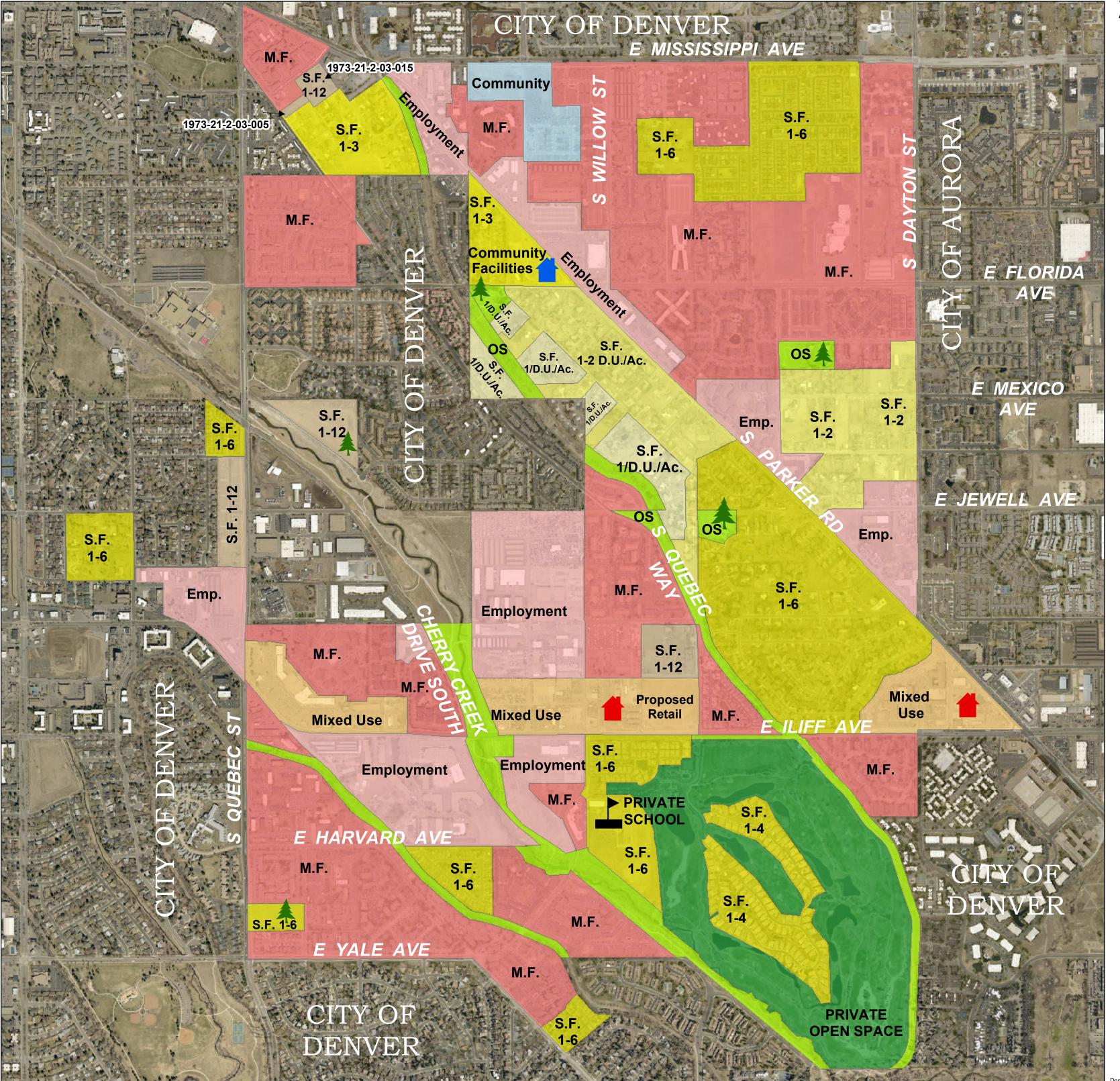
- Many of the questions were related to the Good Neighbor Agreement, traffic flowing into the current Hughes Mountain View Neighborhood, parking and fencing.
- Understanding that the project is in early phases of development, the board advised that when the design team brings architecture and site plan designs to the group, they will want to see a more traditional style to blend with the area and will want to know how it matches the adjacent Denver parcel.

4. Next Meeting

Presentation to the full association is planned for Wednesday, September 14, 2022.

Discussion adjourned at 8pm.

COMPREHENSIVE PLAN MAP CASE LR22-003



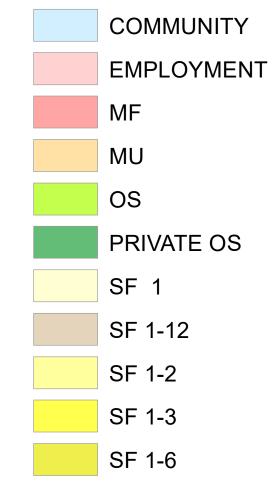
Planning Commission Resolution 22-005, 2005 Four Square Mile Sub-Area Plan Amendment, Planning Case #LR22-003

2005 Subarea Plan for the Four Square Mile Area

Amended by the Arapahoe County Planning Commission November 15, 2016

Administrative Amendment 03/07/2017 Amended Case # LR21-002 11/08/2021

LAND USE



Potential Park/Open Space



Potential Mixed Use Town Center

Community Center/Library





General Disclaimer :

Arapahoe County Makes No Representation Or Warranty As To The Accuracy Of This Base Map, And Assumes No Responsibility Or Liability To Any User. This Base Map Is Not A Legal Document . It Is Intended To Serve As An Aid In Graphic Representation Only.

Date Saved: 10/27/2022 3:54:27 PM

ent Path: G:\DSIM\HE\MAPPING\GIS\Projects\fourMileArea\FourSqMileAmendments\FourSqMileComPlan_Res LR22-003A.mxd

REFERRAL AGENCY COMMENTS CASE LR22-003



Referral Routing Form

Case Number/Name: LR 22-003 Comprehensive Plan Amendment-Four Square Mile Sub-Area Plan Planner's Name & Email: Gretchen Ricehill <u>gricehill@arapahoegov.com</u> Date Sent: October 4, 2022 Date to be Returned: October 25, 2022

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION &
		NAME/SIGNATURE
\square	I have NO comments to make on the case as	Glenn Thompson, Bureau Chief, Arapahoe County
	submitted.	Sheriff's Office
	I have the following comments to make related	
	to the case:	

Comments: (Please reply / submit reviews and comments via email)



Referral Routing Form

Case Number/Name: LR 22-003 Comprehensive Plan Amendment-Four Square Mile Sub-Area Plan Planner's Name & Email: Gretchen Ricehill <u>gricehill@arapahoegov.com</u> Date Sent: October 4, 2022 Date to be Returned: October 25, 2022

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION &
		NAME/SIGNATURE
X	I have NO comments to make on the case as	Diane Kocis, Arapahoe County Energy Specialist
	submitted.	
	I have the following comments to make related	
	to the case:	

Comments: (Please reply / submit reviews and comments via email)



Referral Routing Form

Case Number/Name: LR 22-003 Comprehensive Plan Amendment-Four Square Mile Sub-Area Plan Planner's Name & Email: Gretchen Ricehill <u>gricehill@arapahoegov.com</u> Date Sent: October 4, 2022 Date to be Returned: October 25, 2022

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
I have NO comments to make on the case as submitted.	Arapahoe County Open Spaces
I have the following comments to make related to the case:	Roger Harvey – Planning Manager rfh

Comments: (Please reply / submit reviews and comments via email). Arapahoe County Open Spaces has reviewed the proposed re-zoning of the Galilee Church Site. Being a in-fill development located within both City of Denver and County; park, trail and open space uses by new residents will not be apportioned by jurisdictional boundaries, unlike police, fire and utility service.

Open Spaces jointly manages the High Line Canal trail that is directly east of the proposed development. In the last decade+ use of this section of trail has increased dramatically as high density in-fill development has been built. This section of trail is being planned and designed for a trail re-surface and increase in width to accommodate more users, the rough estimate for this work is \$3,500,000. This will be a joint project with City of Denver. Open Spaces continues to add more park acres where feasible to serve new and existing residents. The area of this development is surrounded on 3 sides by City of Denver – the closest County Park is Longs Pine Grove approximately ³/₄ of a mile away. City of Denver has F.W. Jacobs park less than 1000' to west. This park, in very close proximity provides limited amenities: walking trails and 1 shelter for picnic use and active use irrigated fields. No Playground or active recreation amenities. The lack of amenities at this underutilized park should be studied for inclusion of a playground for children. It is unknown if the Denver side of the development is providing any recreation/playground? The closest playground would be ³/₄ of a mile which is much higher than established levels of service – most levels attempt to be within ¹/₄ mile.

Open Spaces requests that developer provide Cash in Lieu of parkland dedication. The Cash in Lieu amount shall be calculated by the appraised value method for maximum fee. This fee received could be spent in a joint funding project with City of Denver's recreation/Cash in Lieu received for funding a Playground at F.W. Jacobs Park. Thank you.



Instructional Support Facility 5416 S Riviera Way Aurora, CO 80015 720.554.5053 vlisi@cherrycreekschools.org

October 21, 2022

Gretchen Ricehill <u>gricehill@arapahoegov.com</u> Arapahoe County Planning Division 6924 S Lima St Centennial, CO 80112

Subject: Four Square Mile Sub Area (old Galilee Church site) Case Number: LR 22-003 Proposed Development – **26 Townhomes on 3.88 AC**

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the specific development plan for the Four Square Mile Sub Area (old Galilee Church site) project and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Eastridge Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the Arapahoe County Land Development Code, the land dedication calculation for the school district would be **3.2823 acres** or the appropriate cash-in-lieu fee. The cash-in-lieu of land dedication value of **\$170,808** uses the Appraisal Land Value to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-111.05.02 B.1. The student generation worksheet is included below.

Cherry Creek School District #5								
Planning & Enrollment								
Stude	Student Generation Worksheet - Arapahoe County							
Project Name:	Four Square Mile Su	ubdivision						
Developer/Contact Person:	c/o Gretchen Ricehi	II for GBC Acquistion L	LC					
Submitted for Review:	10/4/2022							
Total Project Acreage:	3.88	AC						
Maximum Dwelling Units:	26	Units						
Dwelling Units/Acre	6.701	du/ac						
Acres per child	0.026							
Desidential Density	#D.U.s	Student Generation	Students	Land				
Residential Density		per DU	Generated	Calculation				
< 7.49 du/ac	26	0.775	20	0.523900				
7.5 - 14.99 du/ac	0	0.364	0	0.000000				
> 15.00 du/ac	0	0.195	0	0.000000				
Totals	26		20	0.5239				
Arapahoe Count	e)	\$ 326,031						
Cash in Lieu calculation				\$ 170,808				

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

Vicky Lisi

Vicky Lisi Director, Planning & Enrollment

Cc: Scott Smith – CCSD Chief Operating Officer David Henderson – CCSD Deputy Chief of Operations



Referral Routing Form

Case Number/Name: LR 22-003 Comprehensive Plan Amendment-Four Square Mile Sub-Area Plan Planner's Name & Email: Gretchen Ricehill <u>gricehill@arapahoegov.com</u> Date Sent: October 4, 2022 Date to be Returned: October 25, 2022

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS CDOT has	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
X	Have NO comments to make on the case as submitted.	CDOT - Rick Solomon
	I have the following comments to make related to the case:	

Comments: (Please reply / submit reviews and comments via email)

The small parcels identified by this Comp Plan amendment appear to have

no direct access to SH 83



Referral Routing Form

Case Number/Name: LR 22-003 Comprehensive Plan Amendment-Four Square Mile Sub-Area Plan Planner's Name & Email: Gretchen Ricehill <u>gricehill@arapahoegov.com</u> Date Sent: October 4, 2022 Date to be Returned: October 25, 2022

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
	I have NO comments to make on the case as submitted.	
\square	I have the following comments to make related to the case:	

Comments:

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject Land Development and has determined there are CenturyLink facilities within area. It is the intent and understanding of CenturyLink that this development shall not reduce our rights to any existing easements or rights we have on this site or in the area.

This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged within the area as described in the proposal, the Applicant will bear the cost of relocation and repair of said facilities.

POC - VeShon Sheridan NIS| Right-of-Way Agent II | Contractor - Faulk & Foster 804-234-6825 / <u>VeShon.Sheridan@Lumen.com</u>

Sincerely yours,

Andrew Schlitt <u>Andrew.Schlitt@Lumen.com</u> Network Infrastructure Services CenturyLink P843475







October 26, 2022

To: Arapahoe County

Via email

- Subject: MHFD Review Comments
 - Re: LR22-003 1170 S Quebec Way

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Referenced project does not include any proposed MEP features at the current time

We have no objections to the referenced project at this time. We appreciate the opportunity to review this application and look forward to working with you as the drainage design progresses.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds

Laura Hinds, P.E. Project Engineer, Mile High Flood District <u>hinds@mhfd.org</u>

For MHFD staff use only.	
Project ID:	105898
Submittal ID:	10009768
MEP Phase:	Referral (1 st)





Public Works and Development – Planning Division 6924 S Lima St., Centennial CO 80112 ◊ Phone: 720-874-6650 www.arapahoegov.com

Referral Routing Form

Case Number/Name: LR 22-003 Comprehensive Plan Amendment-Four Square Mile Sub-Area Plan Planner's Name & Email: Gretchen Ricehill <u>gricehill@arapahoegov.com</u> Date Sent: October 4, 2022 Date to be Returned: October 25, 2022

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION &
		NAME/SIGNATURE
\square	I have NO comments to make on the case as	Phillips 66 Company – Chad Polak
	submitted.	
	I have the following comments to make related	
	to the case:	

Comments: (Please reply / submit reviews and comments via email)

There is no impact to the P66 pipelines located within Arapahoe County, CO and we do not have any questions, comments, or concerens.



7437 South Fairplay Street Centennial, CO 80112-4486

October 21, 2022

Ms. Gretchen Ricehill Public Works and Development 6924 S Lima Street Centennial, Colorado 80112

RE: 1170 S. Quebec Way - Comprehensive Plan Amendment-Four Square Mile Sub-Area Plan SEMSWA No. DPR22-00059, County Case No. LR22-003

Dear Ms. Ricehill,

Thank you for the referral request to the Southeast Metro Stormwater Authority (SEMSWA) regarding the proposed 1170 S. Quebec Way - Comprehensive Plan Amendment-Four Square Mile Sub-Area Plan Project. SEMSWA appreciates the opportunity to complete a review of the Comprehensive Plan Amendment and offers the following comments:

General Comments:

1. In general, SEMSWA has no objection to this amendment. However, the Four Square Mile Area Outfall System Planning Report dated 1985 assumed a future 35% impervious area coverage for the amended area. During the Site Plan/Engineering documentation process the applicant will need to show that the additional impervious area can be proposed without a detrimental impact on the storm sewer system. Additionally, this area will need to provide on-site full-spectrum detention and water quality when developed.

Thank you for the opportunity to review and comment on this application. We look forward to continued coordination on this project. Please feel free to contact me if you have any questions.

Sincerely,

anh Hanlyn

 Tarah Hamlyn, PE, CFM

 Land Development Engineer

 cc:
 Dan Olsen, P.E., Executive Director, SEMSWA

 Ana McCarthy, Business Support Specialist, SEMSWA

 Case File

7437 South Fairplay, Centennial, CO 80112-4486 Phone: 303-858-8844 Fax: 303-649-2149 www.semswa.org



Public Works and Development – Planning Division 6924 S Lima St., Centennial CO 80112 ◊ Phone: 720-874-6650 www.arapahoegov.com

Referral Routing Form

Case Number/Name: LR 22-003 Comprehensive Plan Amendment-Four Square Mile Sub-Area Plan Planner's Name & Email: Gretchen Ricehill <u>gricehill@arapahoegov.com</u> Date Sent: October 4, 2022 Date to be Returned: October 25, 2022

A land development application has been submitted to the Arapahoe County Planning Division for consideration. Due to the close proximity of the proposed development to your property, or area of influence, this development proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
I have NO comments to make on the case as submitted.	Jeff Sceili – Plan Reviewer- South Metro Fire Rescue
I have the following comments to make related to the case:	

Comments: (Please reply / submit reviews and comments via email)

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Gretchen Ricehill, Planner/Project Specialist Planning Division, Arapahoe County Public works and Development 6924 S Lima Street. Centennial, CO 80112 720-874-6503 GRicehill@arapahoegov.com

Project Name:	Hughes Mountain View Rezoning
Project File #:	LR22-003
S Metro Review #	REFXRP22-00195

Review date: October 10, 2022

Plan reviewer: Jeff Sceili 720-989-2244 Jeff.Sceili@southmetro.org

Project Summary: Comprehensive Plan Amendment from 1-3 DU/Acre to 12DU/Acre

Code Reference: 2021 Fire Code Edition, 2021 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above proposal and has no objections to the amendment. Comments is reserved for the CPA only. Site development details are expected in the future.



Right of Way & Permits

1123 West 3rd Avenue Denver, Colorado 80223 Telephone: **303.571.3306** Facsimile: 303. 571.3284 donna.l.george@xcelenergy.com

October 25, 2022

Arapahoe County Public Works and Development 6924 South Lima Street Centennial, CO 80112

Attn: Gretchen Ricehill

Re: Comprehensive Plan Amendment - Four Square Mile Sub-Area Plan, Case # LR22-003

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the subarea plan for **Four Square Mile**. As always, thank you for the opportunity to take part in the review process. For these *single-family residential* lots and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot and eight-foot (8') on each rear lot line of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to the Arapahoe County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Please be aware PSCo has existing natural gas and overhead electric distribution facilities within the proposed project area. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via <u>xcelenergy.com/InstallAndConnect</u>. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the

Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George Right of Way and Permits Public Service Company of Colorado dba Xcel Energy Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com DRAFT RESOLUTION CASE LR22-003

PLANNING COMMISSION OF ARAPAHOE COUNTY, COLORADO RESOLUTION NUMBER 22- XXX

AMENDMENT OF THE 2005 FOUR SQUARE MILE SUB-AREA PLAN, AN ELEMENT OF THE 2018 ARAPAHOE COUNTY COMPREHENSIVE PLAN CASE NO LR22-003

RESOLUTION NO. 22-XXX It was moved by Planning Commissioner ______ and seconded by Planning Commissioner ______ to adopt the following Resolution:

WHEREAS, the Planning Commission is authorized by Colorado Revised Statutes \$30-28-108 to adopt a Comprehensive Plan for the unincorporated areas of Arapahoe County by resolution and make amendments thereto over time; and

WHEREAS, the Planning Commission adopted the Four Square Mile Sub-Area Plan as an element of the 2001 Arapahoe County Comprehensive Plan on February 15, 2005, and periodically updated and amended the Sub-Area Plan and Land Use Map; and

WHEREAS, the Planning Commission approved Chapter V of the Comprehensive Plan January 2014, which provided a process for citizens to propose amendments to the Comprehensive Plan and its various sub-area plans; and

WHEREAS, the Planning Commission adopted a new Arapahoe County Comprehensive Plan on January 9, 2018, pursuant to Resolution 18-0001, which incorporated the citizen-initiated amendment process in Chapter VI of that Plan, and adopted by reference, the Four Square Mile Sub-Area Plan; and

WHEREAS, on July 19, 2022, the Planning Commission amended the 2018 Arapahoe County Comprehensive Plan, pursuant to Resolution 22-004, including incorporating amendment procedures in Appendix A of the Plan; and

WHEREAS, on September 22, 2022, Arapahoe County received a citizen-initiated application to amend the Four Square Mile Sub-Area Plan map to change the land use designation of two parcels identified as 1973-21-2-03-005 and 1973-21-2-03-015, and legally described as Plot 3, Second Addition to Hughes Mountain View Subdivision and Plot 10, First Addition to Hughes Mountain View Subdivision, from Single Family Detached, 1-3 dwelling units per acre to Single Family Detached and Attached, as shown in **Exhibit A**; and

WHEREAS, the applicant held a neighborhood meeting in the affected area, and Arapahoe County staff on October 21, 2022, mailed written notice of the hearing by firstclass mail to the address of all landowners within one-quarter mile of the properties as required under Appendix A of the Comprehensive Plan; and WHEREAS, Arapahoe County staff referred the proposed amendment to the Colorado Department of Local Affairs as required by Colorado Revised Statutes §30-28-122; and

WHEREAS, the public hearing was duly noticed by publication in newspapers of general circulation within the County on November 3, 2022, and on the County's website beginning [ADD DATE]; and

WHEREAS, on November 15, 2022, the Planning Commission reviewed the staff report and the proposed findings contained therein, conducted a public hearing, and considered all testimony and public comment as was presented at the public hearing; all of which are contained in and made part of the Record for the proposed Comprehensive Plan amendment, Planning Case No. LR22-003; and

WHEREAS, the Planning Commission hereby makes the following Findings in support of this Resolution:

- 1. The proposed amendment to the Four Square Mile land use map is consistent with the vision, guiding principles, intent, goals, and policies of the Four Square Mile Sub-Area Plan and the 2018 Arapahoe County Comprehensive Plan.
- 2. The proposed amendment to the Four Square Mile land use map is compatible with existing and approved land uses in the surrounding area.
- 3. The proposed amendment to the Four Square Mile land use map is compatible with existing natural, and environmental conditions in that the subject properties are not within wildlife corridors or mapped sensitive areas; there are no known cultural resources present on the subject properties; and, there are no known natural or human-caused hazards associated with the subject properties.
- 4. The land use conditions of the surrounding properties have changed in such a manner as to support the proposed amendment.
- 5. The proposed amendment will not affect current water and wastewater facilities, transportation networks, accesses, emergency services, school facilities, and parks and trail amenities. Any direct impacts to these facilities will be assessed at the time an application is submitted for the development of the subject properties.
- 6. The proposed amendment will not affect the capability of affected special districts to adequately meet anticipated service demand.
- 7. The Arapahoe County Planning Commission has the authority to amend provisions of the Four Square Mile Sub-Area Plan as proposed by this amendment.

NOW THEREFORE BE IT RESOLVED, by the Planning Commission of Arapahoe County, State of Colorado:

1. That the 2018 Comprehensive Plan is hereby amended as proposed in Planning Division Case No. LR22-003 to change the land use classifications of parcels 1973-21-2-03-005 and 1973-21-2-03-015 from Single Family Detached, 1-3 dwelling units per acre to Single Family Detached and Attached, as shown in Exhibit A.

- 2. Arapahoe County Planning Staff, in conjunction with the County Attorney's Office, is hereby authorized to update the Four Square Mile Sub-Area Plan map to reflect this amendment.
- 3. That the Secretary to the Planning Commission is hereby directed to maintain this Resolution in the files of the Public Works and Development Department. The Staff Report to the Planning Commission, documenting the amendment to be made, and all attachments and exhibits are a part of this Record.

The vote was: Commissioner Brockelman, ____; Commissioner Latsis, ___; Commissioner Miller, ___; Commissioner Mohrhaus, ___; Commissioner Sall, ___; Commissioner Sauve, ___, Commissioner Wollman, ___.

November 15, 2022

Planning Commission Chair

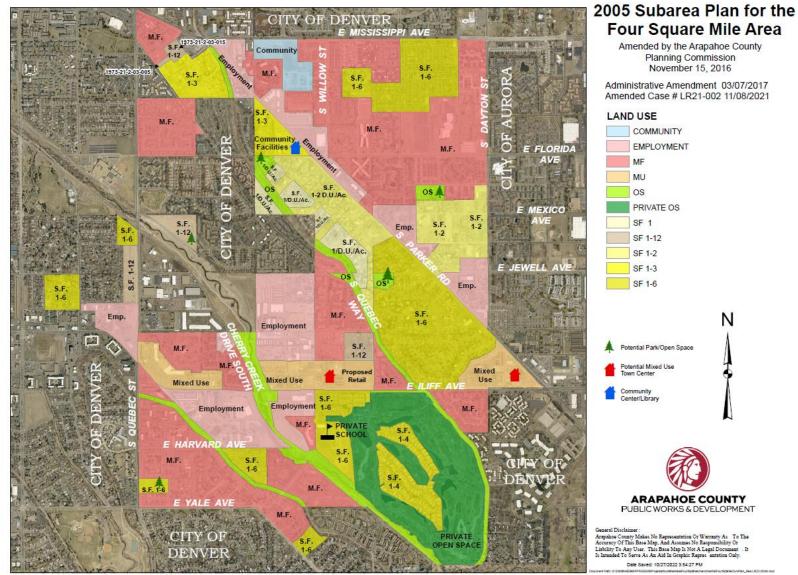
I, Jason Reynolds, **Secretary to the Arapahoe County Planning Commission**, do hereby certify that the above and foregoing Resolution is a true copy of the Resolution of the Planning Commission of Arapahoe County, Colorado adopted on November 15, 2022.

Jason Reynolds, Secretary

Date

EXHIBIT A

2005 SUBAREA PLAN FOR THE FOUR SQUARE MILE AREA



Planning Commission Resolution 22-005, 2005 Four Square Mile Sub-Area Plan Amendment, Planning Case #LR22-003