



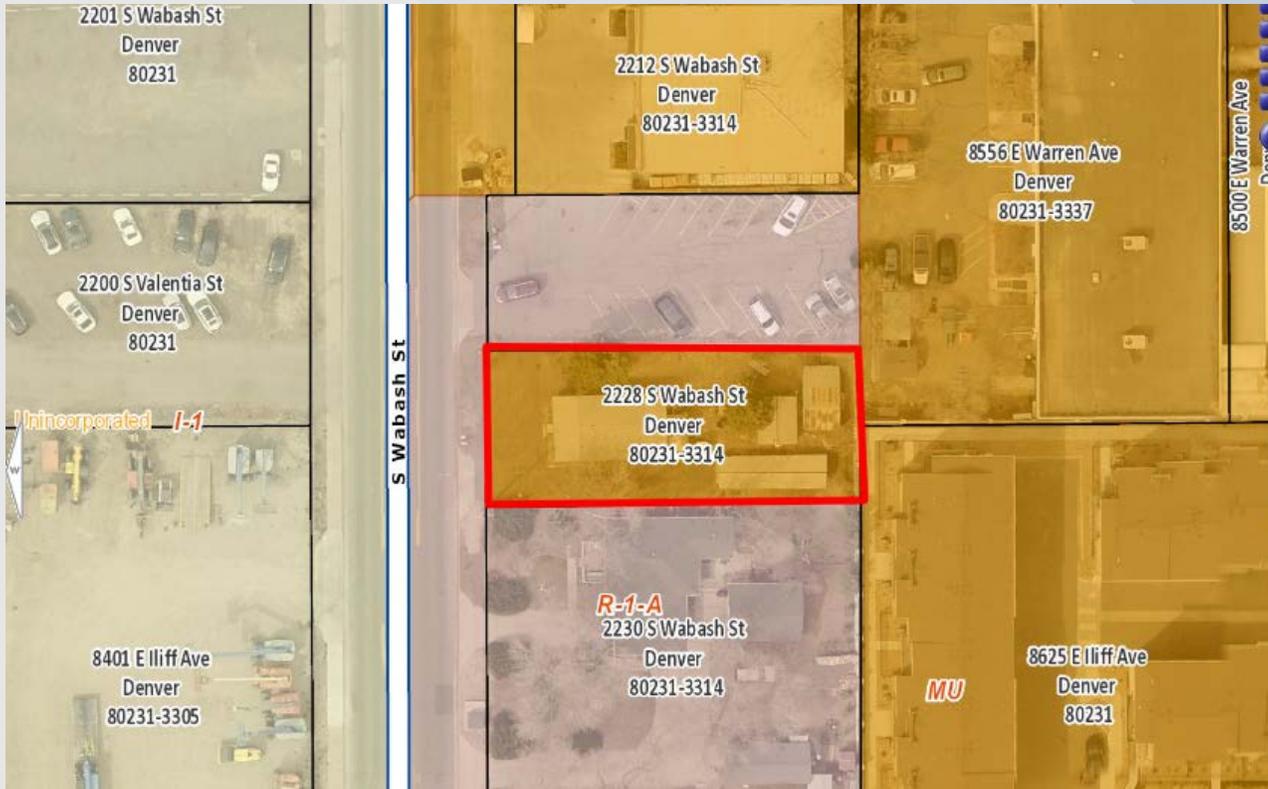
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

SDPZ22-001 Alamia Outdoor Power Equipment Specific Development Plan with Zoning

Public Hearing

February 7th, 2023
Presenter: Bill Skinner





CenterPoint Integrated Solutions, on behalf of property owner Saad Bulifa, proposes rezoning the property at 2228 S. Wabash Street, from MU zoning to PUD.

This 0.16-acre site is currently Zoned A-1.

The applicant has requested a rezoning MU/PUD for:
office/warehouse /commercial/retail

The applicant is seeking a positive recommendation that supports the rezoning request from the Planning Commission.

ADJACENT ZONING AND LAND USES

North - R-1-A, currently occupied by a parking lot serving the building north of this property.

South - R-1-A, currently occupied by a single-family detached residential unit

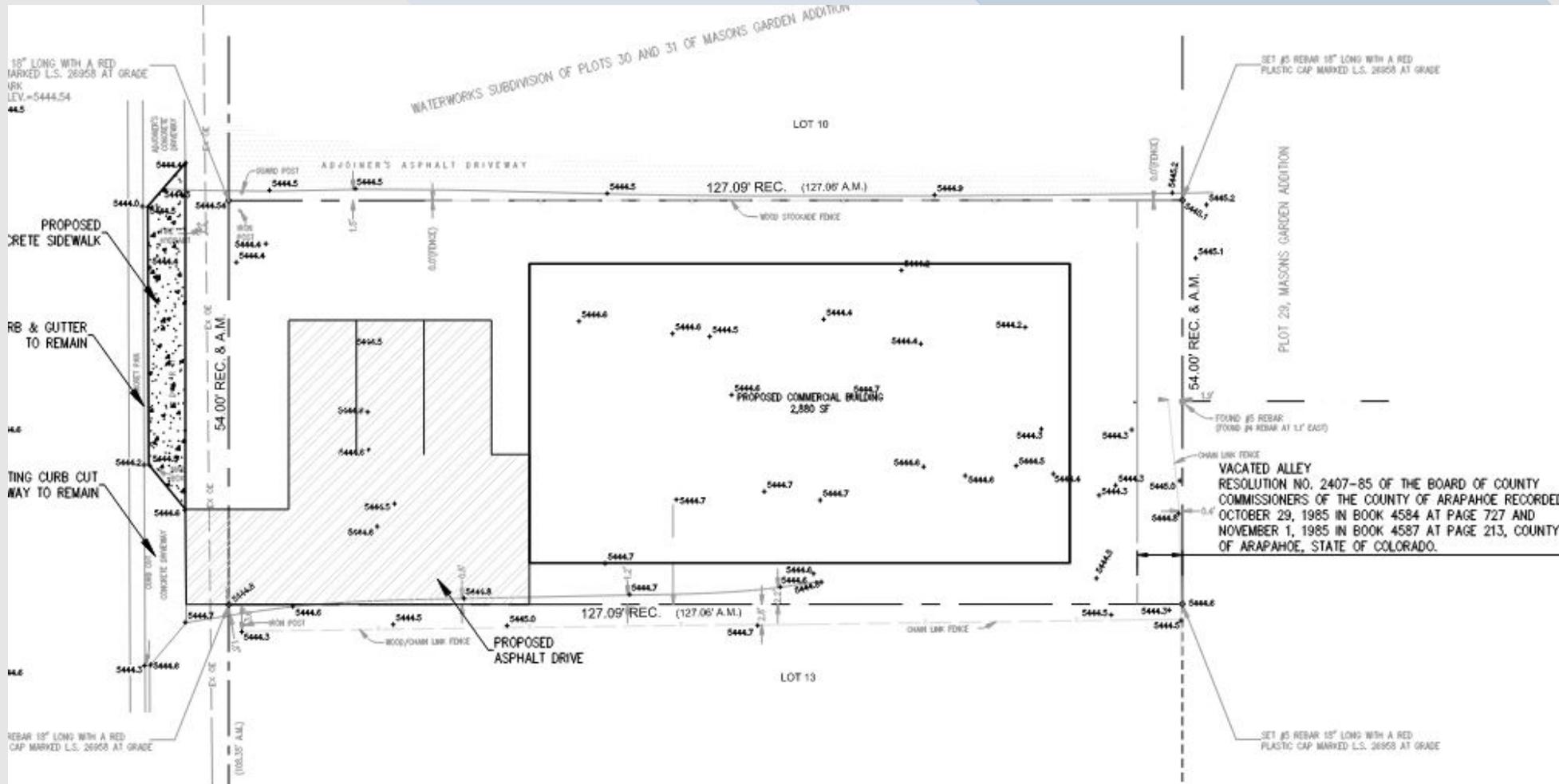
East - Multiple MU/PUD zonings with light industrial and multi-family residential uses

West - I-1, with various contractor yards and outdoor storage

Proposed Rezoning



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Neighborhood Outreach & Public Comment

The initial application for this proposal occurred prior to the adoption of neighborhood meeting requirements. No neighborhood meeting was required for this application. However, acknowledging that this application has been under review for more than two years after the adoption of neighborhood meeting requirements, staff directed the applicant to apply the 500' notice radius adopted as part of the neighborhood notice requirement to the mailed notice of this public hearing. All addresses that would have received notice of this application through the newer neighborhood outreach process have received notice of this hearing and have been invited to participate in the hearing or otherwise inform staff of any concerns.



Discussion: Land Development Code / Rezoning



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The Board of County Commissioners may approve a Rezoning application if the proposal meets all of the criteria in Section 5-3.3.F.1 of the Land Development Code.

- It generally conforms to the Arapahoe County Comprehensive Plan
- It complies with the standards for conventional rezoning pursuant to Section 5-3.2.A; and; 5-3.2.B.1 Recognize the limitations of existing and planned infrastructure.
- Assure compatibility between the proposed development, surrounding land uses, and the natural environment
- Allow for the efficient and adequate provision of public services
- Enhance convenience for the present and future residents of Arapahoe County
- Ensure that public health and safety is adequately protected against natural and man-made hazards
- Provide for accessibility within the proposed development and adjacent uses
- Minimize disruption to existing physiographic features
- Ensure that the amenities provided adequately enhance the quality of life by creating a comfortable and aesthetically enjoyable environment
- Enhance the useable open spaces in Arapahoe County
- Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan
- [The proposed rezoning] represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards
- It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC
- Any modifications to the standards and requirements of this LDC are warranted



Discussion: Referral Comments



| Referral Agency | Referral Agency Comments | Response |
|--|---|---|
| ARAPAHOE COUNTY ASSESSOR | Received; No Comment | |
| ARAPAHOE COUNTY ASSESSOR-COMMERCIAL | Received; No Comment | |
| ARAPAHOE COUNTY OPEN SPACE | Received; No Comment | |
| ARAPAHOE COUNTY/OPEN SPACE | Received; No Comment | |
| ARAPAHOE COUNTY MAPPING | Received; No Comment | |
| ARAPAHOE COUNTY WEED CONTROL | Received; No Comment | |
| ARAPAHOE COUNTY/PWD/BUILDING DEPT. | Provide stamped engineered plans with the appropriate permit requests. | The referenced plans are required with building permit applications. |
| ARAPAHOE COUNTY/SHERIFF | Received; No Comment | |
| CHERRY CREEK VALLEY WATER AND SANITATION | Construction must meet all district rules and regulations related to water and sewer. | Detailed information pertaining to site design and construction will be provided to the water and san district for evaluation during any subsequent site plan review. |
| FOUR SQUARE MILE AREA | Received; No Comment | |
| PHILLIPS 66 | Received; No Comment | |
| SOUTH METRO FIRE | Received; No Comment | |
| SOUTHEAST METRO STORMWATER AUTHORITY | Cursory information related to construction type and required fire flows is provided. | Detailed information pertaining to site design and construction will be provided to the fire district for evaluation during any subsequent site plan review. |

Staff Findings:



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The proposed SDPZ22-001 Alamia Outdoor Power Equipment Specific Development Plan with Zoning generally conforms to the Arapahoe County Comprehensive Plan.

The proposed SDPZ22-001 Alamia Outdoor Power Equipment Specific Development Plan with Zoning meets the Arapahoe County Zoning Regulations and procedures, including those stated in Section 5-3.3.F.1 of the Land Development Code.



Recommendation:



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Staff is recommending the Planning Commission recommend 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.





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