

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING

February 7, 2023
6:30 P.M.

SUBJECT: CASE NO. SDPZ22-001
ALAMIA OUTDOOR POWER EQUIPMENT SPECIFIC DEVELOPMENT
PLAN with ZONING

BILL SKINNER, SENIOR PLANNER

JANUARY 25, 2023

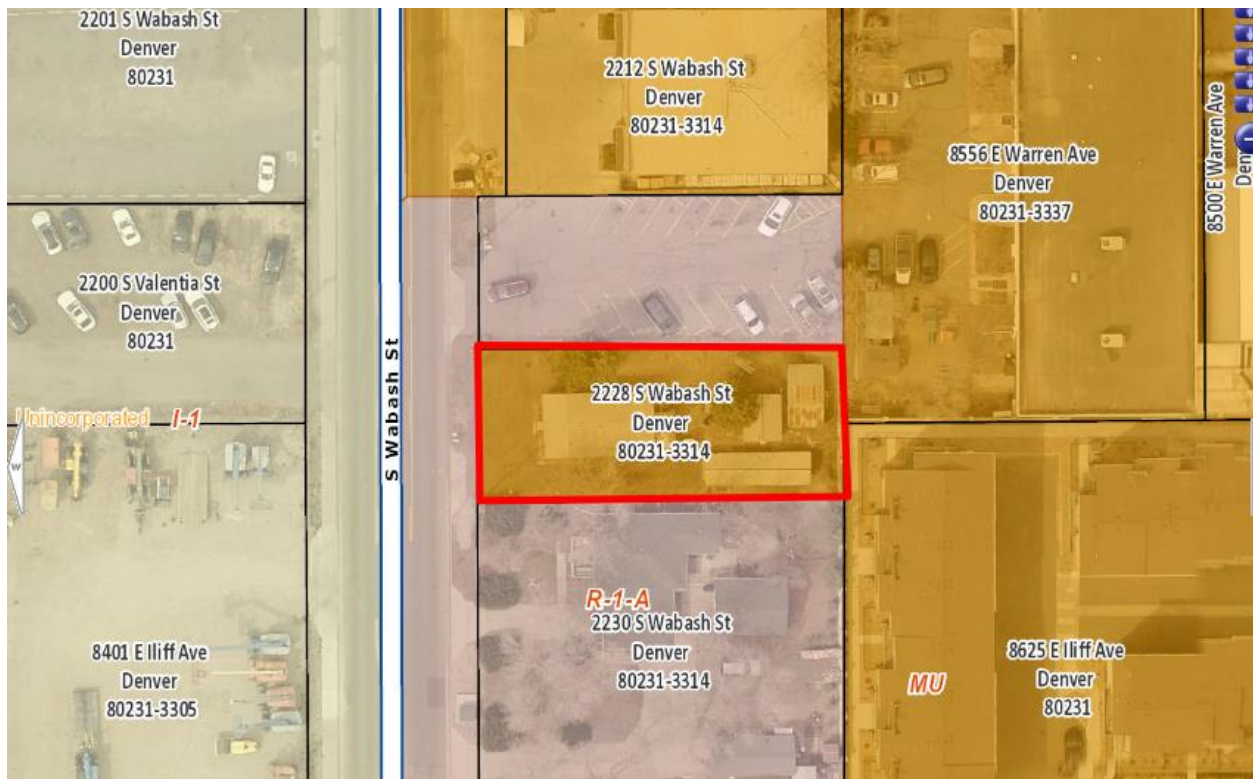
Location and Vicinity Map

The subject property is located at 2228 S. Wabash Street in Commissioner District # 4. The site is roughly one block west of Yosemite Street and north of E. Iliff Avenue in the Four Square Mile neighborhood.



Subject Property is outlined in red

ADJACENT SUBDIVISIONS, ZONING, AND LAND USE



- 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

PURPOSE AND REQUEST?

CenterPoint Integrated Solutions, on behalf of property owner Saad Bulifa, proposes rezoning the property at 2228 S. Wabash Street, from MU zoning to PUD. Zoning controls for the subject property are currently provided by the Cherry Creek Market Preliminary Development Plan (PDP) under case number Z04-008. The Cherry Creek Market PDP limits development of the site to mostly access drive for adjacent parcels and open space, which makes it unlikely to develop this parcel under the current PDP. The applicant proposes a new Specific Development Plan (SDPZ) with rezoning from MU to PUD and desires to develop the property with a 6,141 square-foot office/warehouse for the sale of landscaping equipment. The proposed Specific Development Plan (SDPZ) with Rezoning exhibit is attached.

A summary of the standards for the existing and proposed zone district can be found in the “Background” section of this report.

NEIGHBORHOOD OUTREACH AND PUBLIC COMMENT

The presubmittal meeting for this application occurred on June 6, 2019. The initial application for this proposal was deemed complete and accepted by the County in June, 2020. Both of these dates occurred prior to the adoption of neighborhood meeting requirements on September 3, 2020. No neighborhood meeting was required for this application. However, acknowledging that

this application has been under review for more than two years after 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 for 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.

BACKGROUND

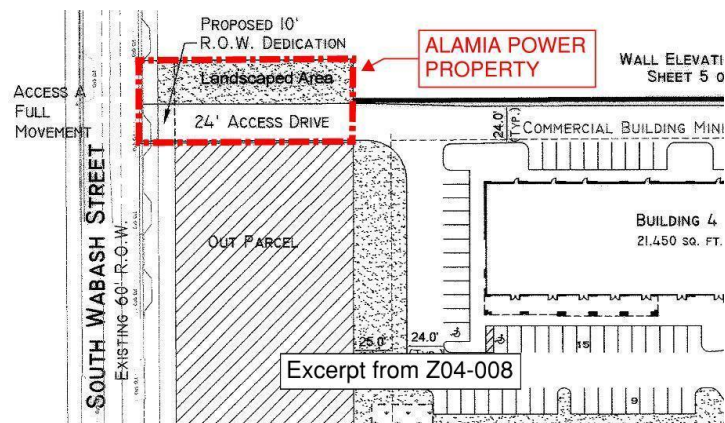
This application was initially submitted as Case No. SDP20-004. Staff determined the application would be better evaluated if the application was processed as a Specific Development Plan with Zoning, and re-initialized the previous application as SDPZ22-001. Fee structures for both application types are similar, and no additional fees were assessed.

Zoning History

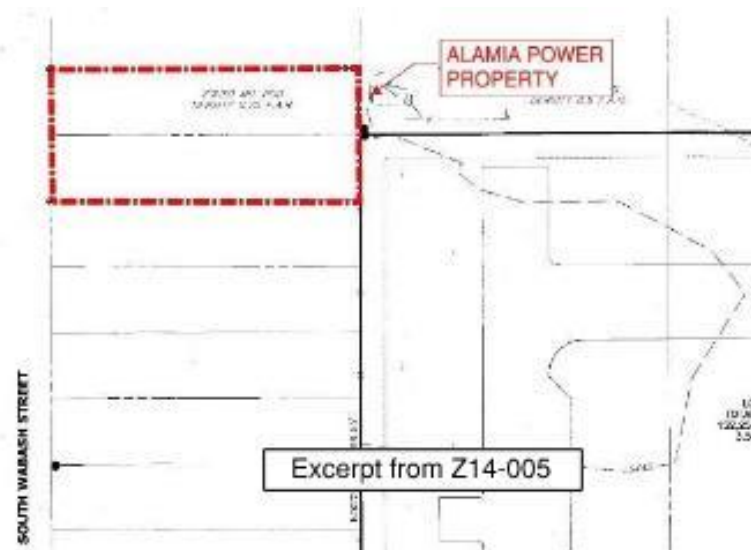
1961 - The property was zoned R-1 on October 7, 1961, as part of Arapahoe County's initial establishment of zoning. It appears that the existing single-family detached house shown below is constructed to R-1 standards.



2004 – The BOCC approved application Z04-008 Cherry Creek Market Preliminary Development Plan (PDP) on March 15, 2005. This approval rezoned the subject property from R-1 to MU/PUD, and depicts the Alamia Power property as a secondary access and open space as shown below.



The Z04-008 Cherry Creek Market PDP was largely, but not entirely superseded in 2015 when the BOCC approved the Z14-005 Illif Avenue Townhomes Preliminary Development Plan. Unfortunately the secondary access depicted on the 2004 PDP was not included in the 2014 PDP and the access and open space use approved in 2004 remains as a remnant of the Z04-008 PDP.



If approved, application SDPZ22-001 will supersede the previous rezonings and establish new uses and broad development standards that replace the approved access drive and open space use. The requested uses and development standards are shown below.

SITE DATA

GROSS SITE AREA:	0.1575 ACRES
PR. BUILDING HEIGHT:	NOT TO EXCEED 20 FT
PR. BUILDING MATERIAL:	PRE-FABRICATED METAL BUILDING W/IT SOME STONE
PR. BUILDING SIGNAGE:	APPROXIMATELY 32 SF
EX. ZONING:	MU
EX. USE:	SINGLE FAMILY RESIDENCE
PR. ZONING:	PUD
PR. USE:	OFFICE/WAREHOUSE/COMMERCIAL/RET.

PROPERTY SETBACKS: BUFFER FROM R.O.W./ADJACENT PROPERTY

NORTH:	5 FT
EAST:	10 FT
SOUTH:	5 FT
WEST :	20 FT

BUILDING SETBACKS: FROM PRIVATE PROPERTY LOT LINES

FRONT:	20 FT
REAR:	10 FT
SIDE:	5 FT

SDPZ22-001 proposes 5-foot side setbacks. This is a relatively small setback, but the SDPZ/PUD process allows exceptions like this when appropriate. When staff asked the applicants to justify this request, they demonstrated multiple examples of small setbacks on light industrial properties in this largely light industrial neighborhood and told staff they had discussed the setback with the adjacent property owner to the south. Although the property to the south is occupied by a residential home, the applicant states that they have spoken with the adjacent property owner about this request. To date, staff has not received any comments from the adjacent property owner to the south.

ANALYSIS OF THE REZONING APPLICATION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan and Four Square Mile Area Sub-Area Plan; 2) review of pertinent Land Development Code regulations; and 3) analysis of referral comments.

1. The Comprehensive Plan and Four Square Mile Area Sub-Area Plan

The Comprehensive Plan directs readers to the Four Square Mile Sub-Area Plan for recommended uses in the Four Square Mile Area, but the following Comprehensive Plan policies are applicable.

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

Policy GM 1.1 – Direct Growth to the Urban Area

The proposed development is within the Urban Area.

Policy GM 1.2 – Encourage Infill Development and Redevelopment

The proposed application is located in the Urban Area and has access to existing public facilities.

Goal PFS 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development.

The Cherry Creek Valley Water and Sanitation District can serve the property. The specific nature of this service, such as tap size and design, will be further explored if a site plan application is submitted later.

Policy PFS 4.3 – Require Adequate Wastewater Treatment

The Cherry Creek Valley Water and Sanitation District can serve the property. The specific nature of this service will be further explored if a site plan application is submitted later.

Goal PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet Utilities in Existing and new Development.

The proposed development is in an Urban Area and has access to all the utilities mentioned above.

Goal PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection.

The proposed development is served by the South Metro Fire Rescue District and the Arapahoe County Sheriff.

Four Square Mile Sub-Area Plan

The Four Square Mile Sub-Area Plan recommends redevelopment in this location be “Mixed Use.”

The Four Square Mile Area Sub-Area Plan refers to Mixed Use in the context of a variety of uses within a single development plan or property. This is achievable in larger development proposals consisting of many properties, or a development proposal for a single large property with room to accommodate and adequately separate a variety of uses and their supporting infrastructure. The Sub-Area Plan has no provision for properties located in areas recommended for Mixed Use development consisting of small lots that are acting independently and that are not large enough to adequately accommodate a variety of uses, which is an accurate description of the subject property. 2228 S. Wabash is located in a fully developed area designated Mixed Use in the Sub-Area Plan, but it is not large enough to accommodate a wide variety of uses within its borders, and there are no undeveloped adjacent properties available for inclusion into this development plan. This plan is not part of a singular development proposal consisting of multiple properties as recommended by the Sub Area Plan, but the uses proposed can be accommodated on the subject property and are similar to other activities occurring in this area which indicates this proposal is compatible with the surrounding area.

However; when seen in the larger local context, this proposal for a single office warehouse retail use located in close proximity to a variety of types of residential units, the commercial retail center at the corner of S. Wabash Street and E. Illif Avenue, and the variety of light industrial activities occurring throughout this neighborhood, can be seen as a continuation of the established pattern of mixed uses in this neighborhood. Given this, the SDPZ22-001 Alamia Outdoor Power Equipment application generally conforms to the intent of the Four Square Mile Area Sub-Area Plan Mixed Use recommendation for this location.

2. Land Development Code Review

Section 5-3.3.F.1 of the Land Development Code allows Specific Development Plans to be approved if the proposal meets all of the following criteria:

a. It generally conforms to the Arapahoe County Comprehensive Plan; and

As described in the previous section, the proposed development generally conforms to the Arapahoe County Comprehensive Plan & Four Square Mile Sub-Area Plan.

b. 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, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The Cherry Creek Valley Water and Sanitation District provided a letter stating water and sanitation services are available to the property.

The surrounding streets can support development on this site.

Approval of an Administrative Site Plan that conforms to standards set by this Specific Development Plan is required before this property can be developed. A detailed traffic study that evaluates traffic generated by the uses proposed for this site is required as part of the Administrative Site Plan.

5-3.2.B.2 Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

SDPZ22-001 proposes development that is similar to that existing on other properties in this area. The subject property does not contain any vestiges of the Colorado short grass prairie environment that predated human settlement of this area.

5-3.2.B.3 Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.

The proposal will be served by South Metro Fire Rescue Fire Protection District and Arapahoe County Sheriff. Commercial/industrial development does not result in an increase in residential units, the occupants of which increase demands for schools, parks, and libraries.

5-3.2.B.4 Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

The proposed commercial/industrial development is close to bus stops on Iliff Avenue, recreational opportunities at the nearby Cherry Creek Trail, multiple types of residential units, and retail centers east and west of this location on Iliff Avenue.

5-3.2.B.5 Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

No indications of an elevated level of risk were forwarded by external referral agencies or discovered by staff during this review.

5-3.2.B.6 Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

Vehicles can access the proposed development from S. Wabash Street. If development proceeds, site construction will include a public sidewalk on S Wabash Street which facilitates pedestrian access to the public sidewalks on E. Iliff Avenue.

5-3.2.B.7 Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

No significant physiographic features currently exist on the subject property.

5-3.2.B.8 Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

The proposed SDPZ plan includes a requirement for 20% open space on any subsequent development and includes a 20-foot maximum building height limit. This is similar to other local height limitations and not as tall as some existing structures in this area.

5-3.2.B.9 Enhance the useable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

The proposal includes a 20% minimum open space requirement.

5-3.2.B.10 Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

The application complies with the LDC and the Arapahoe County Comprehensive Plan.

c. It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers; and

There are three primary justifications for PUD instead of conventional zone district rezoning for this property:

1. The limited range of uses allowed by the previous, now defunct Z04-008 PDP approvals make the property undevelopable unless new zoning is approved.
2. The configuration and development standards proposed by this application are similar to the characteristics of many existing properties in this area.
3. Lots fronting local streets in this area, those being S. Wabash Street, S. Valentia Street, E. Warren Avenue, and E. Evans Avenue are almost exclusively occupied by light industrial structures and activities. The subject property is unique in having residential zoning adjacent to the east and south property lines. If this property is rezoned to a conventional zone district, 50-foot setbacks would be required adjacent to the residentially zoned properties, making the remainder of this small property impractical to develop. SDPZ plans offer greater flexibility than conventional zoning but must also provide a conceptual site plan. The conceptual site plan provided in SDPZ22-001 depicts a buildable area with minimal setbacks. The final design of this project will be closely scrutinized during the subsequent administrative site plan review. In order to mitigate the impacts of the proposed development on the residential home on the south, staff may recommend enhanced landscaping and/or a screen wall on the south side of this property during the ASP process.

d. It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC; and

The proposal results in the establishment of new PUD zoning that is generally consistent with the surrounding development and appears to satisfy the Arapahoe County Zoning Regulations and procedures as stated in Section 5-3.3.A of the LDC. Proposed use and other similar uses as would be allowed by the rezoning can fit on the lot with the allowances shown on the plan document.

e. Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features; and

1. Section *c* above describes unique property features that justify modifications to the standards found in the Arapahoe County I-1 Light Industrial zone district.

f. The proposed plan meets the applicable standards of this LDC, unless varied by the PUD.

The proposal meets the applicable standards of the LDC.

3. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing.

STAFF FINDINGS

Staff has reviewed the plans, supporting documentation, referral comments, and external agency input in response to this application. Based upon a review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed SDPZ22-001 Alamia Outdoor Power Equipment Specific Development Plan with Zoning generally conforms to the Arapahoe County Comprehensive Plan.
2. 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.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of Case No. SDPZ22-001, Alamia Outdoor Power Equipment Specific Development Plan with Zoning, subject to the following conditions of approval:

1. Prior to signing the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.

ALTERNATIVES

The Planning Commission has alternatives that include the following:

1. Recommend approval of the proposed rezoning.
2. Continue to a date certain for more information.
3. Recommend denial of the proposed rezoning.

CONCURRENCE

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS – SDPZ22-001 Alamia Outdoor Power Equipment Specific Development Plan with Zoning

Conditional Recommendation to Approve

In the case of SDPZ22-001 Alamia Outdoor Power Equipment Specific Development Plan with Zoning, 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 approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommendation to Deny

In the case of SDPZ22-001, Alamia Outdoor Power Equipment Specific Development Plan with Zoning, 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 findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of SDPZ22-001, Alamia Outdoor Power Equipment Specific Development Plan with Zoning, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.

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.
TRI-COUNTY HEALTH DEPARTMENT	Received; No Comment	
US Postal Service	Received; No Comment	
WEST ARAPAHOE CONSERVATION DISTRICT	Received; No Comment	



Planning Commission Engineering Summary Report

Date: January 18, 2023

To: Arapahoe County Planning Commissioners

Via: Bill Skinner, Senior Planner, Planning Division

From: Sarah White PE, Engineer III, Engineering Services Division

Cc: *Chuck Haskins, PE, Engineering Services Division, Division Manager
Case File*

Re: Alamia Outdoor Power Equipment
SDPZ22-001

Purpose and Recommendation

The purpose of this report is to provide the Engineering Services Division Staff findings, comments, and recommendations regarding the above-referenced land use application.

Location and Scope

CenterPoint Integrated Solutions, on behalf of property owner Saad Bulifa, is requesting approval of the Specific Development Plan. The project is located at 2228 S Wabash St near the intersection of Wabash and Iliff.

The site lies within the Cherry Creek drainage basin. The project proposes an accessory storage building to be used for the sale of professional landscaping equipment to landscaping contractors. No landscaping contracting services to be performed at this location.

Items included with this review

Plan Exhibit – SDP

Drainage Study

Findings

1. This application is for the Specific Development Plan- Zoning (SDPZ). It is the zoning component of a two-part PUD process. The SDPZ relies on preliminary design components, all civil construction plans and final design will accompany the second part of the PUD process, the Administrative Site Plan (ASP). The preliminary design reflected on the SDPZ and drainage reports may change along slightly with the final design and analysis or amendments to the SDP may be required. At the time of ASP, full site analysis will be required which may include, but is not limited to, Phase 3 drainage report (with design elements), civil site construction plans, and grading plans. A presubmittal meeting will be required before applicant submits the ASP application to the County.

2. This development lies within the boundaries of the following jurisdiction:
 - Southeast Metro Stormwater Authority (SEMSWA)
 - Mile High Flood District (MHFD)
 - Cherry Creek Valley Water & Sanitation District (CCVWSD)
 - South Metro Fire Rescue District (SMFR)
3. This parcel is in the Cherry Creek drainage basin.
4. This property does not contain a Special Flood Hazard Area (SFHA) as per FEMA FIRM Map Number 08005C0167L, effective date September 4, 2020.
5. Land development improvements do not directly affect a drainageway or regional stormwater facility, MHFD maintenance eligibility is not required.
6. SEMSWA, through a Memorandum of Understanding and associated Standard Operating Procedures administers the GESC Program on behalf of the County. SEMSWA, with concurrence from the County, will approve the GESC plans, issue the GESC permit and provide GESC inspections.
7. All public streets shall be complete with curb, gutter, sidewalk and pavement that shall be constructed in accordance with the Arapahoe County IDCs.
8. Wabash St is classified as a Minor Collector.
Existing ROW: 60 feet
Required ROW: 76 feet
Additional 8 ft ROW will be required to be dedicated to Arapahoe County
9. A waiver for additional ROW dedication was presented to the Technical Review Committee (TRC) on June 26, 2019. TRC did not recommend ROW waiver, as there was a concern with truck unloading within Wabash ROW and future roadway width may be needed to address concerns.
10. ROW dedication will be completed with the platting process.
11. Engineering review and approval fees have been paid.
12. The following variances have been requested/granted:
 - a) Waive the requirement for detention – yes, less than 5000 added impervious surface added.
TRC Recommends approval
 - b) Traffic Impact Study - no added traffic generate- ok to waive.

Recommendation

Engineering Services Division Staff is recommending this land use application favorably and has no further comments or conditions pending Planning Commission and Board of County Commissioner approval.



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number/Name:	SDP20-004 - Alamia Outdoor Power Equipment Specific Development Plan
Planner:	Bill Skinner – bskinner@arapahoegov.com
Engineer:	Sarah White – swhite@arapahoegov.com
Date sent:	July 16, 2020
Date to be returned:	July 31, 2020

The enclosed development application has been submitted to the Arapahoe County Planning Office 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 comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have no comments to make on the cases as submitted:	
<input checked="" type="checkbox"/>	I have the following comments to make related to the cases:	<u>Joe Richards CBO PWD Building Division</u>

Comments: Please provide Stamped Engineered plans with the appropriate permit requests.



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number/Name:	SDP20-004 - Alamia Outdoor Power Equipment Specific Development Plan
Planner:	Bill Skinner – bskinner@arapahoegov.com
Engineer:	Sarah White – swhite@arapahoegov.com
Date sent:	July 16, 2020
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have no comments to make on the cases as submitted:	
<input checked="" type="checkbox"/>	I have the following comments to make related to the cases:	<i>Robert A. Warford</i>

Comments: (responding by email, letter, or an email attachment is optional)

*Construction must meet
all District Rules &
Regulations related to
water and sewer.*

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Bill Skinner, AICP, Senior Planner
Arapahoe County Public Works – Planning Division
6924 S. Lima St, Centennial CO 80112
720-874-6651
bskinner@arapahoegov.com

Project Name: Alamia Outdoor Power Equipment
Project File #: **SDP20-004**
S Metro Review # REFOTH20-00153

Review date: July 20, 2020

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

Project Summary: Site Development Plan for new building

Code Reference: 2018 Fire Code Edition, 2018 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above project and has approved the plans based on the following comments that must be resolved prior issuance of any permits.

Fire Flow per Appendix B

Construction Type	Building Area (SF)	Fire Flow (GPM)	Sprinkler System (Type)	Reduced Fire Flow
VB	2880	1500	NA	NA

SPECIFIC DEVELOPMENT PLAN

ALAMIA OUTDOOR POWER EQUIPMENT

LOTS 11 AND 12, WATERWORKS SUBDIVISION OF PLOTS 30 AND 31 OF MASONS GARDEN
ADDITION IN THE THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67
WEST, OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS ALAMIA OUTDOOR POWER EQUIPMENT, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS 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.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.

2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

FOUR SQUARE MILE AREA NOTE

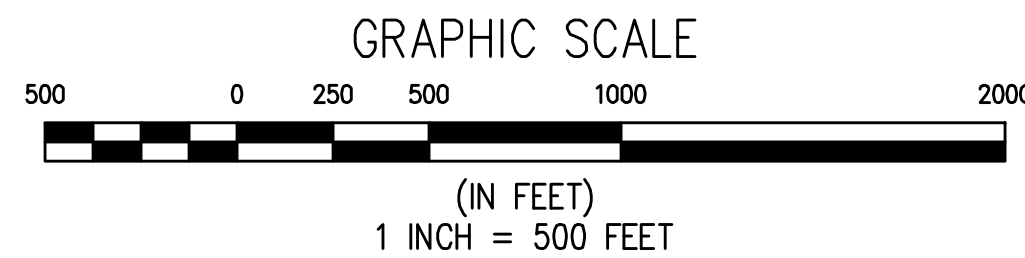
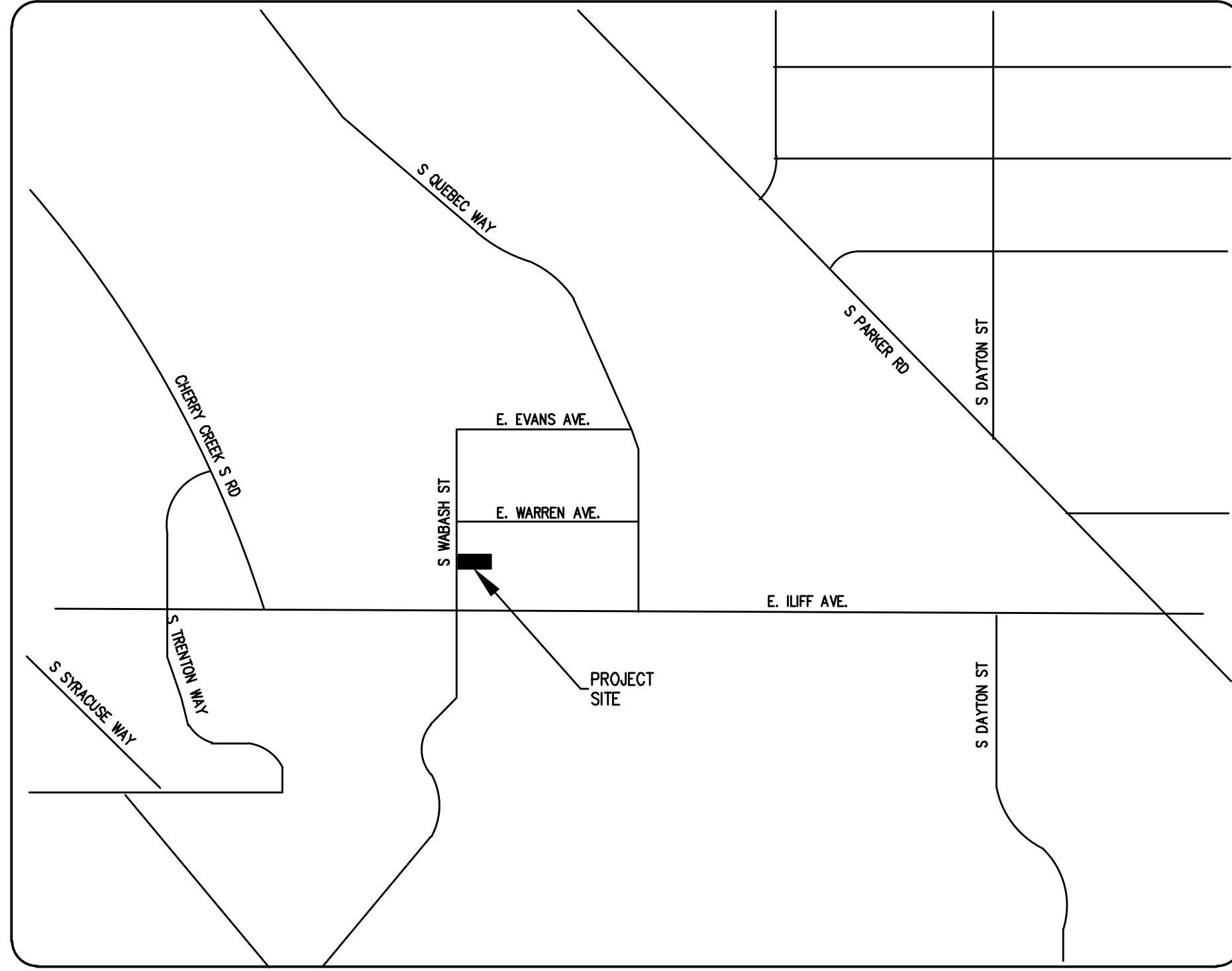
OWNER, SUCCESSORS, AND ASSIGNS HEREBY AGREE:

A) TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.

B) TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

C) TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

ARAPAHOE COUNTY CASE NO. SDP222-001



SHEET INDEX

SHEET 1 OF 3	COVER SHEET
SHEET 2 OF 3	SPECIFIC DEVELOPMENT PLAN
SHEET 3 OF 3	LANDSCAPE PLAN

PROJECT TEAM

APPLICANT
METRO DESIGN GROUP, INC
P.O. BOX 1255
LITTLETON, COLORADO 80160
720-539-9464
CONTACT: DENNIS C. FINN, P.E., M.ASCE

OWNER
SAAD BULIFA
159 QUEBEC ST, UNIT G
DENVER, CO 80220
CONTACT: SBULIFA@YAHOO.COM

SURVEYOR
COLORADO ENGINEERING & SURVEYING, INC.
4750 SOUTH SANTA FE CIRCLE #8
ENGLEWOOD, CO 80110
303-761-8055
CONTACT: RONALD W. FLANAGAN, RPLS 26958

CIVIL ENGINEER
METRO DESIGN GROUP, INC
P.O. BOX 1255
LITTLETON, COLORADO 80160
720-539-9464
CONTACT: DENNIS C. FINN, P.E., M.ASCE

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF ____ A.D., 2022.

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS ____ DAY OF ____ A.D., 2022.

CHAIR: _____

ATTEST: _____

CERTIFICATE OF OWNERSHIP

I, SAAD A. BULIFA, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS ALAMIA OUTDOOR POWER EQUIPMENT, CASE NO. SDP20-004.

OWNER OF RECORD OR AUTHORIZED AGENT _____

STATE OF _____)

)S.S.

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ A.D., 20 ____.

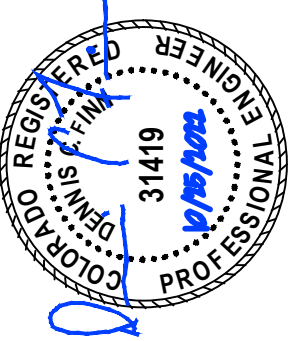
BY _____ AS _____

OF _____ AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER: _____



ALAMIA OUTDOOR
POWER EQUIPMENT
2228 SOUTH WABASH STREET
DENVER, COLORADO 80231
ARAPAHOE COUNTY

NO.	REVISIONS	DATE
1	3-SDP20-004 SUBMITTAL	1/22/2022
2	NOTES REVISED	6/14/2022
3	REVISED PER COUNTY COMMENTS	10/25/2022
4		
5		

PROJECT NO.	19011
DESIGNED BY:	DCF
DRAWN BY:	DCF

COVER SHEET

C1.0

SPECIFIC DEVELOPMENT PLAN
ALAMIA OUTDOOR POWER EQUIPMENT

LOTS 11 AND 12, WATERWORKS SUBDIVISION OF PLOTS 30 AND 31 OF MASONS GARDEN ADDITION
IN THE THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST
OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE DATA

GROSS SITE AREA: 0.1575 ACRES
PR. BUILDING HEIGHT: NOT TO EXCEED 20 FT
PR. BUILDING MATERIAL: PRE-FABRICATED METAL BUILDING WITH METAL VENEER AND SOME STONE ACCENTS.
PR. BUILDING SIGNAGE: APPROXIMATELY 32 SF
EX. ZONING: MU
EX. USE: SINGLE FAMILY RESIDENCE
PR. ZONING: PUD
PR. USE: OFFICE/WAREHOUSE/COMMERCIAL/RETAIL

DEVELOPMENT CRITERIA

PROPERTY SETBACKS: BUFFER FROM R.O.W./ADJACENT PROPERTY

NORTH: 5 FT
EAST: 10 FT
SOUTH: 5 FT
WEST : 20 FT

BUILDING SETBACKS: FROM PRIVATE PROPERTY LOT LINES

FRONT: 20 FT
REAR: 10 FT
SIDE: 5 FT

BUILDING:	PER CODE	PROPOSED
HEIGHT:	35 FT	19'-4"
OPEN SPACE:	20% MIN. REQ'D PER LDC 5-3.3 PUD C.2.c	58.0%
PARKING (MIN.):	1/1000 SF	3



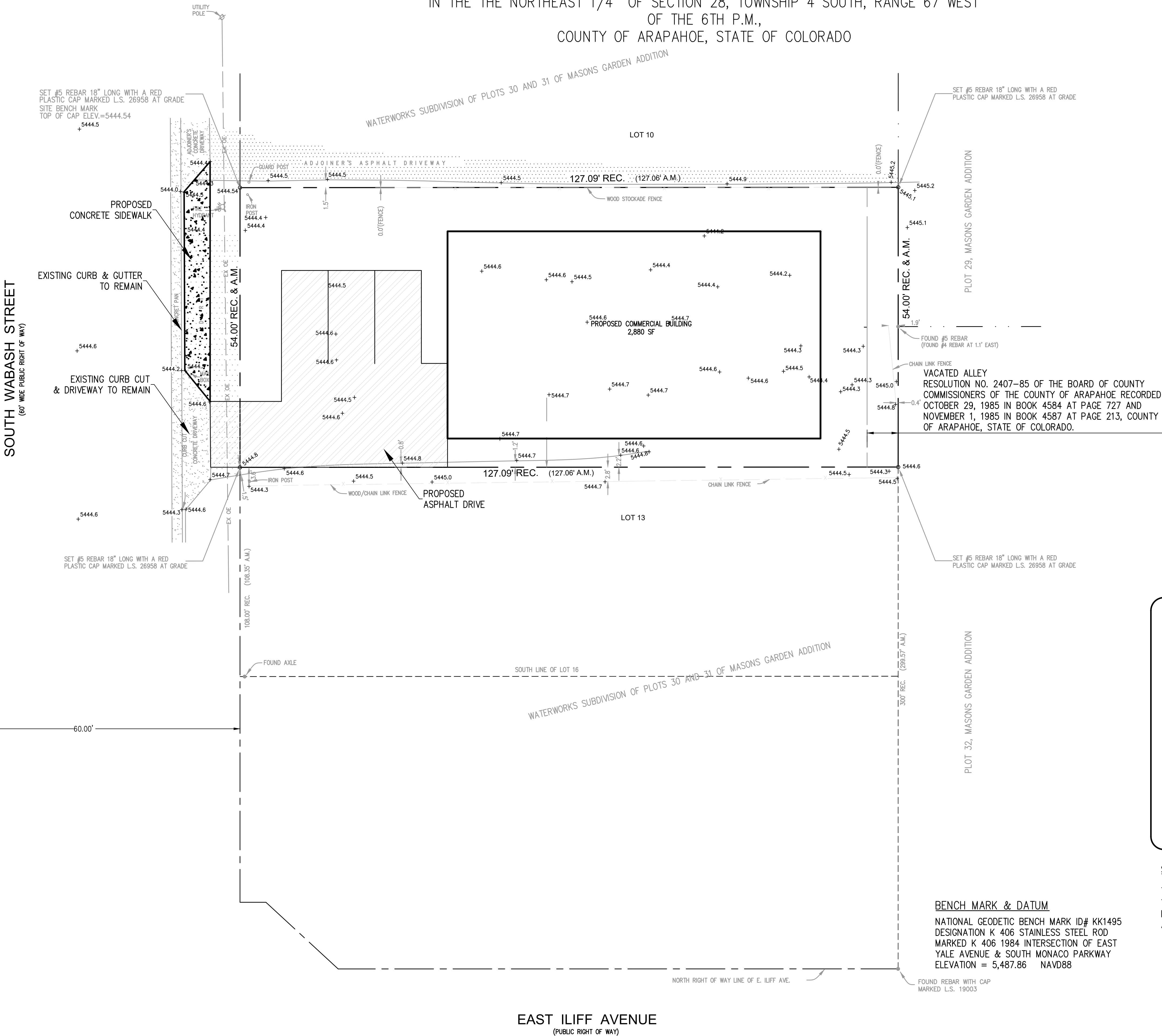
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POWER EQUIPMENT
2228 SOUTH WABASH STREET
DENVER, COLORADO 80231
ARAPAHOE COUNTY

NO.	DATE	REVISIONS
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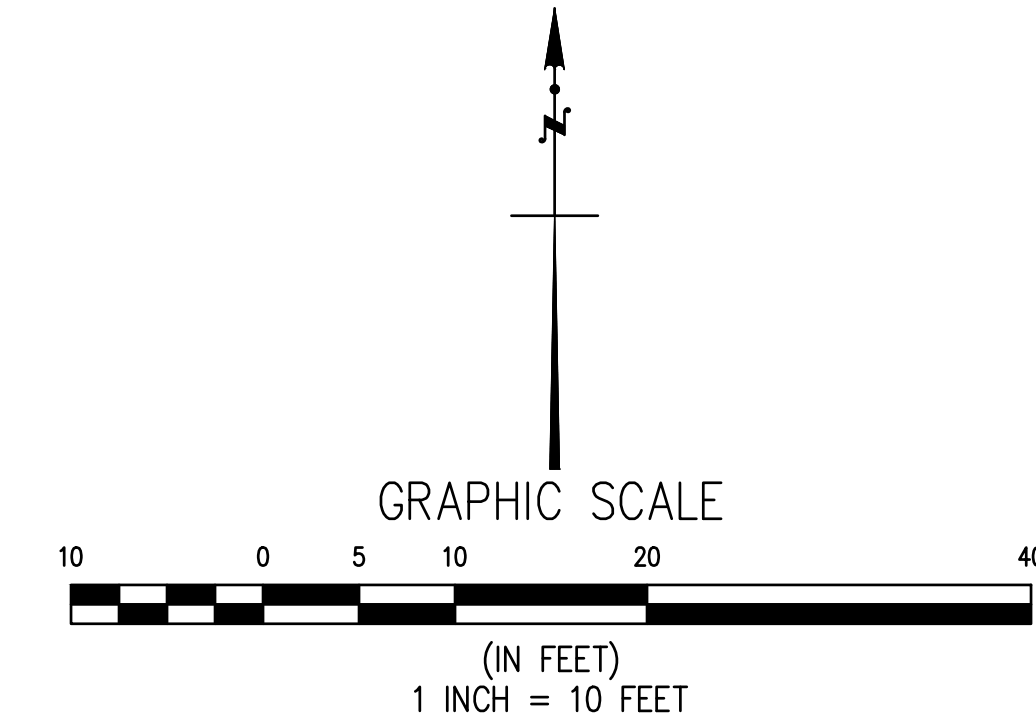
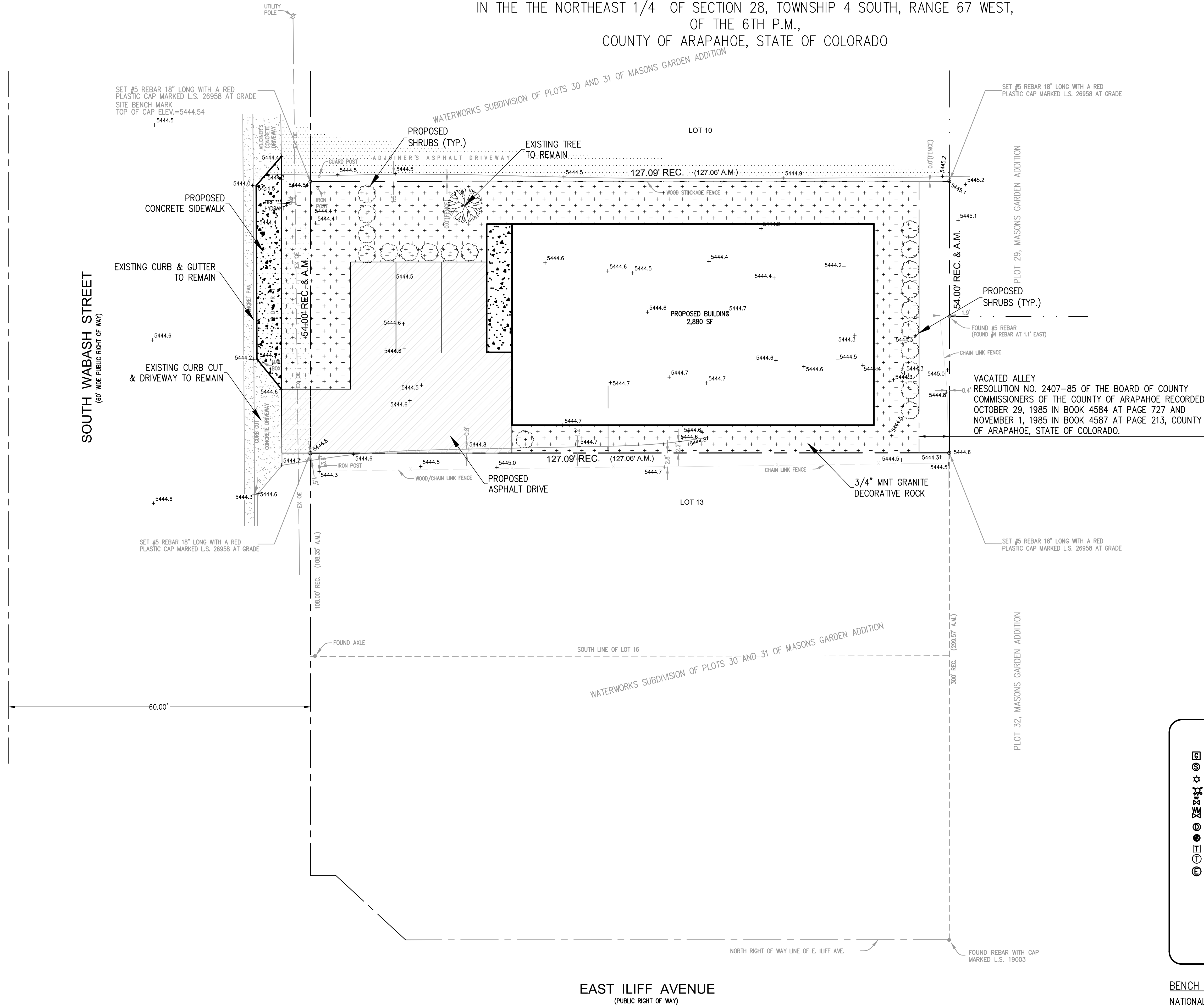
SPECIFIC
DEVELOPMENT
PLAN

C2.0



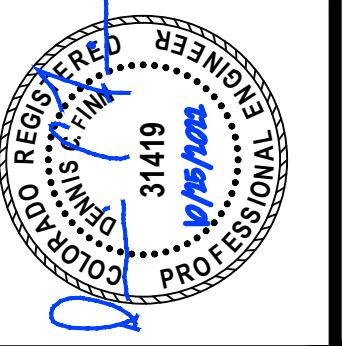
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LEGEND	
	GAS METER
	SEWER MANHOLE
	UTILITY OR POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	STORM SEWER MANHOLE
	WATER METER MANHOLE
	TRANSFORMER
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	PROPERTY LINE
	LOT LINE
	SWALE
	FENCE
	PR. CONCRETE WALK
	PR. ASPHALT
	PR. GRANITE DECORATIVE ROCK
REC.	INDICATES A MEASUREMENT THAT IS RECORDED EITHER PER THE RECORDED PLAT OR FROM A DEEDED DESCRIPTION
A.M.	INDICATED A DISTANCE AS MEASURED

BENCH MARK & DATUM
NATIONAL GEODETIC BENCH MARK ID# KK1495 DESIGNATION K 406
STAINLESS STEEL ROD MARKED K 406 1984
INTERSECTION OF EAST YALE AVENUE & SOUTH MONACO PARKWAY
ELEVATION = 5,487.86 NAVD88



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LANDSCAPE
PLAN
C3.0