



**ARAPAHOE COUNTY**  
PUBLIC WORKS & DEVELOPMENT

**CASE NO. LE22-004**  
**EAST CHERRY CREEK VALLEY WATER & SANITATION**  
**DISTRICT**  
**LOCATION AND EXTENT AMENDMENT**

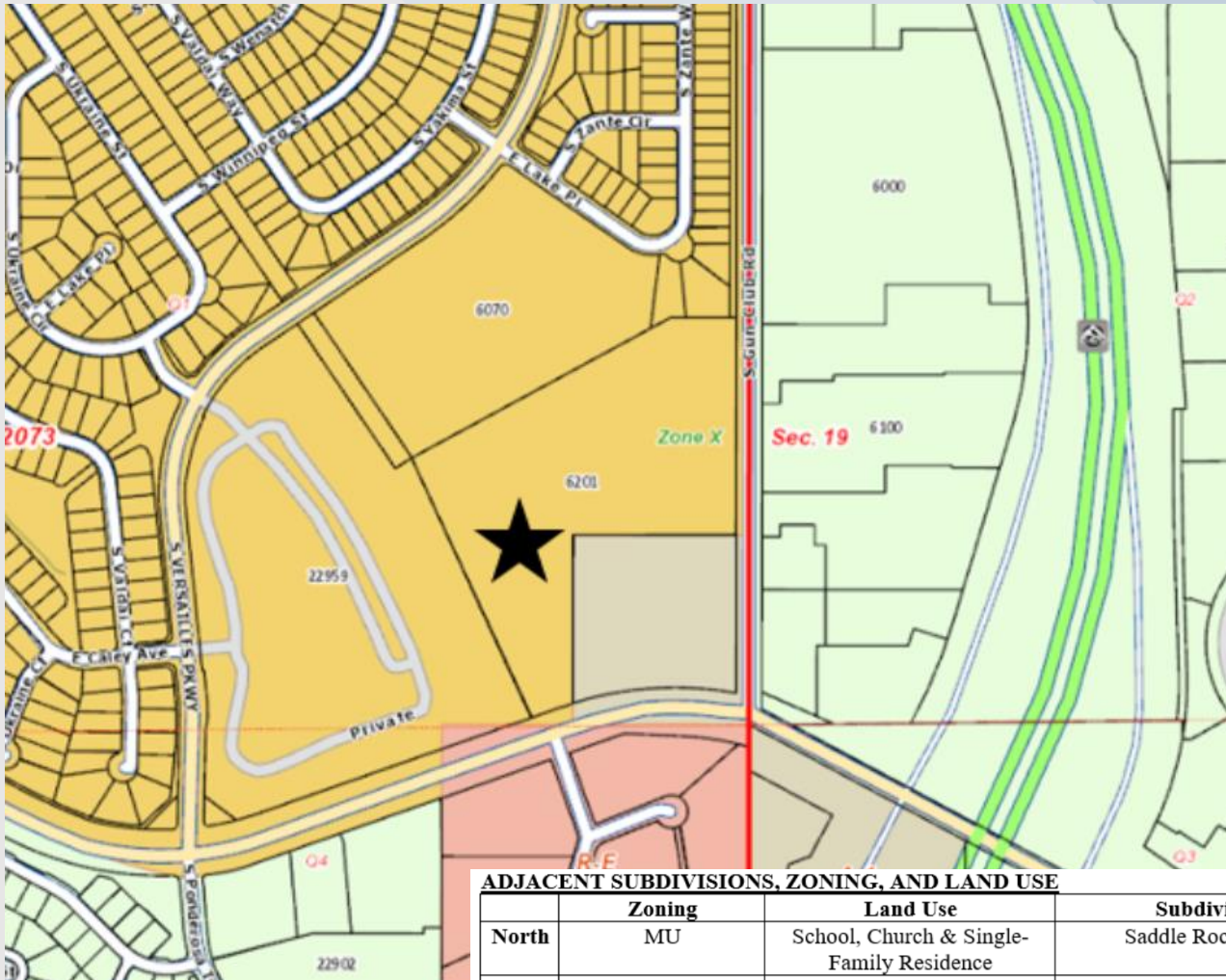
**Planning Commission Public Hearing**

**June 6, 2023**  
**Presenter: Kat Hammer**



Applicant & Property Owner:  
East Cherry Creek Water &  
Sanitation District

Request:  
Modify an existing wireless  
facility to increase transmission  
signals and improve service.



**ADJACENT SUBDIVISIONS, ZONING, AND LAND USE**

	<b>Zoning</b>	<b>Land Use</b>	<b>Subdivision</b>
<b>North</b>	MU	School, Church & Single-Family Residence	Saddle Rock Ridge
<b>East</b>	City of Aurora Jurisdiction	Commercial	Saddle Rock Marketplace
<b>South</b>	A-1	Vacant Parcel	None
<b>West</b>	MU	Multi- Family	Saddle Rock Ridge



Existing View from the South



New 20' Tower  
Extension  
& Antennas

# Comprehensive Plan/Sub-Area Plan

*Policy PFS 12.2 - Consider Utility Needs to Support Growth and Development of the Region*

*Policy PFS 12.3 - Require Land Use Compatibility when Siting Local and Regional Utility Facilities*

*Strategy GM 3.3(h) – Locate Critical Facilities to Avoid Floodplains*

## Urban Residential / Single Family Detached and Attached

This land use designation is described as “development areas containing primarily residential development with a variety of housing types combined with non-residential secondary land uses that are complementary and supportive, including mobile antennas.”



# Land Development Code



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Section 5-7.3 of the Land Development Code covers the policy and regulatory aspects of a Location and Extent. A Location and Extent does not have specific approval criteria but may be approved upon the finding that:

*5-7.3.B.1.a. No road, park, public way, ground, or space, no public building or structure, and no major facility of a public utility shall be constructed or authorized in the unincorporated areas of Arapahoe County unless and until the proposed location and extent thereof has been submitted to and approved by the Arapahoe County Planning Commission.*

The proposed modification to the existing tower on the East Cherry Creek Water and Sanitation District site requires approval of an amendment to the Location and Extent.

*5-7.3.B.1.b. Routine extensions of public utility lines and minor modifications to existing utility lines and/or facilities shall not be subject to this procedure.*

The proposed project is not a routine extension or minor modification to an existing utility line and is therefore not exempt from the Location and Extent procedure.



# Referral Comments & Neighborhood Outreach



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Comments received during the referral process are summarized in the referral comment document attached to this report. There are no outstanding referral comments and staff is not recommending any conditions of approval based on comments received from referral agencies.

The applicant held a neighborhood meeting on September 12, 2022.

Staff did not receive any comments from the public.



# Staff Findings



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1. The proposed LE22-004, East Cherry Creek Valley Water and Sanitation District Office Expansion Location and Extent Amendment generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed LE22-004, East Cherry Creek Valley Water and Sanitation District Office Expansion Location and Extent Amendment meets the Arapahoe County Zoning Regulations and procedures stated in Section 5-7.3 for consideration and approval of a Location and Extent application under the Land Development Code.



# Recommendation



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Staff recommends approval of Case No. LE22-004 East Cherry Creek Valley Water and Sanitation District Office Expansion Location and Extent Amendment subject to 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.

