

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
DECEMBER 1, 2020
6:30 P.M.

Case No. SDPZ20-002 Millstone at Columbine Specific Development Plan

Kat Hammer, Planner II

November 18, 2020

LOCATION & VICINITY MAP

The proposed development is located southwest of the intersection of West Bowles Avenue and South Platte Canyon Road. This proposal is located in Commissioner's District #1.



Location & Zoning of Millstone at Columbine

ADJACENT SUBDIVISIONS, ZONING, AND LAND USE

	Zoning	Land Use	Subdivision
North	Littleton – R-E & OS	Single-Family & Open Space/Park across W Bowles Ave	N/A & Wynetka Ponds Subdivision
East	R-2	Denver Water Board	N/A
South	R-2	Single-Family	N/A
West	Littleton – R-2	Single-Family	The Hamlet at Columbine

PROPOSAL

The applicant, LAI Design Group, LLC, on behalf of the property owner, The Francis Company, LLC, is proposing a Specific Development Plan (SDP) to allow for construction of 22 single-family detached units on 5.65 acres located at 5977 South Platte Canyon Road, which would result in a density of approximately 3.89 dwellings per acre. The applicant is proposing approximately 30% open space, one access private drive from South Platte Canyon Road, landscaping and lighting. The proposed development will utilize the existing curb cut/driveway for the Columbine Trail parking lot and is proposing a new and improved parking lot for the Columbine Trail in ensure public access to the trail is maintained.

This application qualifies for the two-step Planned Unit Development (PUD) process. If this proposal is approved by the Board of County Commissioners, it will establish the zoning for this parcel. The applicant will need to submit an Administrative Site Plan and receive approval prior to any building permits being issued. The site is currently unplatted. Staff is concurrently processing a Preliminary Plat for this parcel, case number PP19-003. If the preliminary plat is approved by the BOCC, the applicant will also need to submit a Final Plat application and receive approval prior to any building permits being issued.

BACKGROUND

The property is approximately 5.65 acres, zoned R-2 and is primarily agricultural in use. The Comprehensive Plan identifies this parcel as suitable for Urban Residential/Single Family Detached and Attached. The proposed use is consistent with this land use designation.

ANALYSIS OF THE SDP APPLICATION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent zoning regulations; 3) analysis of referral comments; and analysis of citizen comments.

1. The Comprehensive Plan

Comprehensive Plan - *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

The proposal is located within the Urban Area and is expected to be serviced from existing public infrastructure and services with minimal extensions/adjustments. The proposed density of 3.89 dwelling units per acre is comparable to some of the other developments nearby.

Comprehensive Plan - *Policy GM 3.1 – Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards*

The proposal is located within areas of low risk natural and man-made hazards.

Comprehensive Plan - *GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development*

The proposal will be served by Denver Water and Columbine Water and Sanitation.

Comprehensive Plan - *Policy PFS 4.3 - Require Adequate Wastewater Treatment*

The proposal will be served by Denver Water and Columbine Water and Sanitation.

Comprehensive Plan - *GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet*

The proposal will be served by Xcel Energy and Century Link.

Comprehensive Plan - *GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development*

The Arapahoe County Sheriff expressed concerns about the one way in one way out access, indicating it is not desirable. The Arapahoe County Engineering Department reviewed this comment and determined that the proposed street layout is acceptable as proposed due to the low number of housing units. Neither the school district nor the fire district requested an additional access onto Bowles.

South Metro Fire District reviewed and approved the plans with one issue that needs to be resolved prior to issuance of permits. The applicant has agreed to resolve comments with the Fire District. Staff has included this as a condition of approval.

Comprehensive Plan - *GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met*

The site will be served by Littleton Public School District. The school district has indicated they prefer the applicant use the appraisal method to determine cash-in-lieu fees. If this application is approved cash-in-lieu fees will be determined and due at the time of the Final Plat.

Comprehensive Plan - *Policy NL 1.3 - Encourage Higher Density Development in New Neighborhoods within the Urban Area*

The Comprehensive Plan identifies this site as suitable for 1-8 dwelling units per acre. The applicant is proposing 3.89 dwelling units per acre. The site includes 22 single-family detached units, 30% open space, on-site detention and water quality and connections to the existing Columbine Trail. The proposed minimum lot area is 5,250 square feet, similar to the minimum lot requirement for single family residences in the R-2-A and R-M conventional zone districts.

2. Land Development Code (LDC) 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*

The proposed development generally conforms to the Arapahoe County Comprehensive 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 residential units will be served by Denver Water and Columbine Water and Sanitation. The proposed development will be served by existing transportation system, a proposed private drive, and it includes on-site detention and water quality features.

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

The proposal is compatible with the adjacent land uses and natural environment. The adjacent land uses include single-family residential uses, open space and land owned by the Denver Water Board. The proposed density is comparable with other nearby developments.

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 District. Littleton School District is able to serve the proposed development and cash-in-lieu will be collected for schools, parks, and other public uses at the time of Final Plat.

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 residential development is within close proximity to commercial uses/employment, Wynetka Ponds Public Park and the Columbine Trail.

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.

The proposed development is located within areas of low risk natural and man-made hazards. Per the Traffic Letter of Conformance, the development is expected to generate 16 additional trips in the AM hours and 22 additional trips in the PM hours. If approved, South Platte Canyon Road will be restriped to include a 250-foot middle refuge lane and a 75-foot long left turn lane to alleviate congestion and increase safety. The proposed development is not anticipated to create noise or water pollution or create airport hazards.

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.

The proposed development provides one private drive and a hammerhead feature for residents, visitors and emergency vehicles to turn around. The private drive includes a 5-foot sidewalk along the south side. The applicant is proposing improvements to the adjacent site as part of this approval. The improvements include a 9-foot side walk and an improved parking lot. The site is adjacent to the 59 bus line along W Bowles Avenue and the closest bus stops are located at S Bell Flower Drive west of the site and just east of S Platte Canyon Road. Improvements will be required along South Platte Canyon Road to provide accessibility to the site. Staff is recommending a conditional of approval requiring a pedestrian connection at the northeast corner of the site to the Platte Canyon Bowles intersection.

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

The proposal will minimize disruptions to existing features during and after construction.

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 proposal will not disturb mountain views, and will provide landscaped areas, 30% open space, improved trail access, and is adjacent to public open space.

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 30% open space. The site is located adjacent to a public park and provides connectivity to the Columbine Trail. South Suburban Parks and Recreation District is supportive of the project and the proposed improvements but requests a maintenance responsibility agreement between South Suburban, Denver Water and the developer to ensure maintenance of the proposed improvements. The developer acknowledges the district's concerns and has indicated he will continue to work with the district and Denver Water as the project moves forward.

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*

The proposal represents an improvement in quality from the strict standards of the LDC. The LDC requires 10% open space for residential developments with four dwelling units per acre or less. The applicant is proposing 30% open space. The applicant is also working with Denver Water and the South Suburban Parks and Recreation District to provide improvements to the Columbine Trailhead at part of this project. If this application is approved the applicant will proceed with the fire lane designation process with the County to ensure emergency access is provided. The applicant is also proposing light poles along the private drive to increase visibility.

- 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 is consistent with the PUD purpose, and the proposal appears to satisfy the Arapahoe County Zoning Regulations and procedures as stated in Section 5-3.3.A of the LDC.

- 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*

The applicant is requesting a modification from Section 4-1.5.E.3 which limits the sign allowance for this use to one sign per entrance that is no more than 40 square feet in sign area and no more than 6 feet in height. The applicant is requesting a 10-foot decorative sign as part of this approval. The proposed sign can be found on page six of the plan set. The applicant has requested this deviation because the sign will be set back from the right-of-way, due to the location of the trailhead/Denver Water Board property.

- 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 except as stated above.

3. Referral Comments

Comments received during the referral process are as follows:

REFERRAL AGENCY	REFERRAL RESPONSE	APPLICANT/STAFF COMMENTS
<u>ARAPAHOE COUNTY PWD/BUILDING DEPT</u>	No comments	
<u>ARAPAHOE COUNTY ECONOMIC DEVELOPMENT-UACED</u>	No comments	
<u>SOUTH METRO FIRE-REFERRALS</u>	Approved the plans based on the following comments that must be resolved prior to issuance of permits. Applicants and contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.	The applicant noted this concern and is working with the district. A condition of approval addresses SMFD concerns.
<u>MILE HIGH FLOOD CONTROL/FORMERLY URBAN DRAINAGE</u>	Would like to review any future plans, especially those including detailed plans/profiles of the 18" RCP pond outfall pipe.	The applicant will coordinate with MHFD and a referral will be sent to MHFD at the time of ASP and PP.
<u>ARAPAHOE LIBRARY DISTRICT- REFERRALS</u>	No concerns	No action required.
<u>ARAPAHOE PARK & RECREATION DISTRICT</u>	No comments	
<u>SOUTH SUBURBAN PARKS & RECREATION</u>	<p>The District is not opposed to the proposed improvements, but any alterations or an improvement to the lease area requires approval from Denver Water. All relocated amenities will need to be constructed to District standards. The District would not agree to maintain the new improvements except for the parking lot surface, trail surface, existing shelter and natural grass mowing. If the development moves forward, a maintenance responsibility agreement between South Suburban, Denver Water and the developer will need to be negotiated prior to formal approvals.</p> <p>Any proposed easements shown on the preliminary plat that are on Denver Water property will need to be approved by Denver Water.</p> <p>The District would like to use any Cash-in-Lieu funds for park dedication to be used to improve the Columbine Trail or other South Suburban parks or trails in the area.</p>	The developer spoke with the District's Planning Director and will continue to work with South Suburban Parks and Recreation as the project moves forward.

REFERRAL AGENCY	REFERRAL RESPONSE	APPLICANT/STAFF COMMENTS
<u>COLUMBINE VALLEY PLANNING</u>	<p>The AM left turn movement out of the site will operate at a LOS F (Failure). Although the projected left turn movement volume is low, the predominate destination would be to access the northbound right turn lane on So. Platte Canyon Road and then proceed east of Bowles Ave. This would entail crossing three lanes on So. Platte Road in the morning rush hour. In our opinion, a significant number of drivers would turn right (southbound) and then cut through Columbine Valley to get to Bowles Ave. More importantly, someone will inevitably attempt the left turn out movement without an adequate gap and an accident will result. In such a case there could be serious damage or injury. Even a minor accident could tie up traffic on So. Platte Canyon Road during the morning rush hours resulting in a massive cut through problem on Town streets.</p> <p>We have repeatedly commented that we do not feel that this location is suitable for residential development. We have recommended that the owner consider a nonresidential such as support retail or office which would not experience the early morning exiting traffic.</p> <p>Please let us know the date of the Planning Commission Hearing on this case.</p>	<p>The applicant's traffic engineer found the traffic generated from this subdivision will have no discernable impact on the traffic on Platte Canyon Road. The applicant will be making improvements to South Platte Canyon Road if the project is approved. The proposed design was reviewed and found adequate by CDOT and Arapahoe County Engineering</p> <p>The applicant believes the traffic generated from nonresidential uses would create sustainably more traffic and be detrimental to the abutting residential neighborhoods.</p>
<u>LITTLETON PLANNING- REFERRALS</u>	<p>Stormwater Comments - Maintenance responsibility requires a permanent drainage easement from the landowner.</p> <p>Grading permit required from the City of Littleton</p>	<p>The applicant has indicated that the existing pond constraints (off-site and on private property) will not provide a meaningful benefit to reconstructing said pond.</p>

REFERRAL AGENCY	REFERRAL RESPONSE	APPLICANT/STAFF COMMENTS
<u>LITTLETON PLANNING- REFERRALS</u>	<p>Traffic Letter - NB left turn lane on Platte Canyon does not meet CDOT standard.</p> <p>NB refuge lane does not satisfy CDOT standards.</p> <p>Recommendation of a two-way center left turn lane striping for the refuge lane does not seem appropriate given the purpose is for acceleration from the proposed site.</p> <p>Allowing SB right turn movements from the outside through lane, partially into the merge area of the two through lanes, could result in potential conflicts as drivers are looking to merge and not for a vehicle to be slowing in front of them.</p> <p>SDP Site Plan - - No additional right-of-way appears to be proposed along Platte Canyon Road. As a result, narrower proposed lanes appear to be required to accommodate the additional site access NB left turn lane.</p> <p>- Is an adequate turn around provided for vehicles and fire trucks along the internal roadway adjacent to parcel 1?</p> <p>- The proposed realignment of the Columbine Trail adjacent to the reconfigured trailhead parking lot requires trail users to negotiate two tight s-curves rather than the current straight section.</p> <p>- Depending on the proposed separation between the trailhead parking lot and the Columbine Trail, shouldn't the ADA stalls be located as close to the trail access from the parking lot as possible (i.e., southeast corner of the lot)?</p> <p>- As indicated as comments for the Traffic Letter, the proposed Platte Canyon Road NB left deceleration lane and acceleration lanes do not satisfy CDOT standards. In addition, without additional right-of-way, the lane widths on Platte Canyon Road appear to be narrower than standard lanes.</p>	<p>The applicant has met and worked with CDOT to develop the intersection layout for South Platte Canyon Road.</p> <p>The turnaround was coordinated with SMFD.</p> <p>The reconfigured trailhead parking lot was designed to provide a more smooth transition to the alignment.</p> <p>The ADA stalls have been relocated.</p>
<u>ARAPAHOE COUNTY SHERIFF/#760 COCEM</u>	No comments	No action required.
<u>ARAPAHOE COUNTY SHERIFF/PATROL REFERRALS</u>	The one way in one way out access via a private roadway is not preferable for emergency response by law enforcement, fire and EMS first responders. Not sure if there is any possibility of at least an emergency access for ingress/egress onto W. Bowles Ave. I can't tell from the plan set but not sure how much on street or guest parking is available however, adequate guest (first responder) parking should be made available through either on street or designated guest parking spaces on site.	The Arapahoe County Engineering Department reviewed this comment and found with the current proposal the school district and fire district did not impose any requirements for an access on Bowles and due to the low number of housing units within this development the County determined the street layout is acceptable as proposed.

REFERRAL AGENCY	REFERRAL RESPONSE	APPLICANT/STAFF COMMENTS
<u>CDOT-DEPT. OF TRANSPORTATION/ STATE OF CO-REGION ONE</u>	Please include a plan set for the road widening to include profile, cross sections every 50 feet, and signing and striping plan with paint type called out. Include an overhead light at the access to Platte Canyon Road. Please include a pavement design report.	The applicant acknowledges the concerns and will complete the requirements with the final plat and ASP.
<u>RTD</u>	No comments	
<u>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</u>	No comments	
<u>COLORADO NATURAL GAS</u>	Colorado Natural Gas has no facilities or gas line in this location	
<u>IREA</u>	Outside of service territory	
<u>XCEL ENERGY - PSCO</u>	Must complete the application process for any new natural gas or electrical service or modification to existing facilities. See letter dated December 23, 2019.	The applicant noted this comment and will follow-up with Xcel.
<u>COLUMBINE VALLEY W&S</u>	See letter from Platte Canyon Water and Sanitation District dated November 19, 2019.	The applicant will be required to submit will serve letters from Platte Canyon Water and Sanitation District and a Petition for Inclusion into the Platte Canyon Water and Sanitation District.
<u>DIVISION OF WATER RESOURCES-STATE ENGINEER/GROUNDWATER</u>	Water supply demand is unknown. Confirm Denver Water is committed to serving the proposed development. Ensure the storm water detention structure meets statutory and administrative requirements.	The applicant will be required to submit will serve letters from Platte Canyon Water and Sanitation District and a Petition for Inclusion into the Platte Canyon Water and Sanitation District.
<u>TRI COUNTY HEALTH DEPARTMENT-SEPTIC QUESTIONS</u>	Building Demolition Comments Vector Control Comments On-Site Wastewater Treatment System - Abandonment Mosquito Control - Stormwater Facilities Connection to nearby trails request	The applicant has indicated the contractor will perform the work to applicable standards. Mosquito control will be part of the O & M for the pond and will be addressed at the time of ASP/Phase III drainage report.

Staff has reviewed all other referral agency responses and the applicant's response and believes all requests have been satisfied or are included as a condition of approval.

4. Citizen's Concerns/Comments

Staff spoke with one citizen who lives in the neighborhood to the east of the property (across South Platte Canyon Road). The citizen expressed concerns regarding existing cut-through traffic. Staff provided the citizen with the traffic documents and the contact for the County Engineer. A citizen who lives directly to the west of the site provided written comment to staff in support of the project.

STAFF FINDINGS

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

1. Staff finds that the proposed SDPZ20-002 Millstone at Columbine Specific Development Plan generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed SDPZ20-002 Millstone at Columbine Specific Development Plan meets the Arapahoe County Zoning Regulations and procedures, including Section 5-3.3, Planned Unit Development.

RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of case SDPZ20-002 Millstone at Columbine Specific Development Plan 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.
2. The applicant will meet all of South Metro Fire District requirements.
3. The applicant will provide a pedestrian connection at the northeast corner of the site to the Platte Canyon/Bowles intersection.
4. The applicant will enter into a maintenance agreement with South Suburban Parks and Recreation and Denver Water Board.
5. Prior to approval of the final copy of a Final Plat, the applicant must provide a will-serve letter for water and sanitation and approval of annexation into the Platte Canyon Water and Sanitation District.

DRAFT MOTIONS

Conditional Approval

In the case SDPZ20-002 Millstone at Columbine Specific Development Plan, the Planning Commissioners 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 public hearing. I 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.
2. The applicant will meet all of South Metro Fire District requirements.
3. The applicant will provide a pedestrian connection at the northeast corner of the site to the Platte Canyon/Bowles intersection.
4. The applicant will enter into a maintenance agreement with South Suburban Parks and Recreation and Denver Water Board.
5. Prior to approval of the final copy of a Final Plat, the applicant must provide a will-serve letter for water and sanitation and approval of annexation into the Platte Canyon Water and Sanitation District.

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

Denial:

In the case of case SDPZ20-002 Millstone at Columbine Specific Development Plan, the Planning Commissioners 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 public hearing. I hereby move to RECOMMEND DENIAL of this application based on the findings:

1. *State new or amended findings in support of denial as part of the motion.*
- 2.

Continue to Date Certain:

In the case of SDPZ20-002 Millstone at Columbine Specific Development Plan, I move to continue the hearing to [date], 6:30 p.m., to obtain additional information and to further consider the information presented.

Attachments:

ESD Staff Report

Application & Exhibits

Referral Comments

Planning Commission Summary Report

Date: December 1, 2020

To: Arapahoe County Planning Commission

Through: Planning Division

From: Kurt Cotten, PE
Engineering Services Division, Case Engineer

Case name: PP19-003 and SDPZ20-002 – Millstone at Columbine

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Staff findings, comments, and recommendations regarding the land use application identified above.

Engineering Staff has reviewed the land use application and has the following findings:

1. The project proposes approximately 22 single family lots on approximately 5.5 acres at the southwest corner of the intersection of West Bowles Avenue and South Platte Canyon Road.
2. Stormwater detention and water quality for the site will be provided by a proposed onsite water quality and detention pond. The stormwater system has been reviewed by the Southeast Metro Stormwater Authority, Mile High Flood District, and the Colorado Department of Transportation (CDOT) and has been found to be acceptable so far. The final details of the site will be reviewed with a subsequent site plan and final plat process.
3. A traffic letter was submitted with this development that concludes the development is in conformance with the full traffic study that was conducted with a previous development proposal on this parcel in March of 2017. CDOT, who controls access to this development, has indicated that the proposed full movement access with shorter than standard left and right turn decel lanes is acceptable due to the low volume of turn movements associated with this development and restricting the access could potentially cause issues with u-turns. The school district has indicated that the right turn decel lane will be used as a bus stop which was also found to be acceptable by CDOT.

Engineering Staff is recommending the land use application(s) favorably subject to the following conditions:

1. Applicant addresses all Arapahoe County Engineering Services Division comments.
2. Applicant obtains all necessary approvals and permits.
3. Applicant enters into an SIA and provides collateral to the County for all public improvements associated with the project.



ARAPAHOE COUNTY
COLORADO'S FIRST

**Arapahoe County
Public Works and Development
Planning Division**
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm
shall be date stamped received the following business day.

APPLICANT NAME: LAI Design Group	ADDRESS: 88 Inverness Circle East Building J Suite 101 Englewood Colorado 80112 PHONE: 303-734-1777 EMAIL: jcarpenter@laidesigngroup.com	CONTACT: Jennifer Carpenter TITLE: Associate Principal
OWNER(S) OF RECORD NAME(S): Royce and Melissa Smith Pending Purchase: The Frances Company, LLC	ADDRESS: Royce and Melissa Smith 7037 S. Platte Canyon Road Littleton, Colorado 80128 The Francis Company 1998 Oak Leaf Lane, Greenwood Village CO 80121 PHONE: 720-335-1370 EMAIL: eckelberger@comcast.net	SIGNATURE(S):  Royce L. Smith  Melissa Smith
ENGINEERING FIRM NAME: CWC Consulting Group	ADDRESS: 9360 Teddy Lane Lone Tree, Colorado 80124 PHONE: 303-395-2700 EMAIL: bryanc@cwc-consulting.com	CONTACT: Bryan Clerico TITLE: Civil Engineer

Pre-Submittal Case Number: Q 19 - 073 Pre-Submittal Planner: Kat Hammer Pre-Submittal Engineer: Kurtis Cotten

State Parcel ID No. (AIN no.): 2077-19-1-00-045
Parcel Address or Cross Streets: 5977 S. Platte Canyon Road, Littleton, Colorado 80123
Subdivision Name & Filing No: Platte Canyon Estates Subdivision Filing 1

EXISTING		PROPOSED
Zoning:	R2	R-PSF Residential PUD - Single Family
Project Name:	NA	Millstone at Columbine
Site Area (Acres):	5.6494	5.6494
Density (Dwelling Units/Acre):	NA	3.89
Building Square Footage:	NA	NA
Disturbed Area (Acres):	N/A	5.6494

CASE TYPE (S)

☒ SDP ☒ Plat ☐

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application *does not* establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.



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:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
Date to be returned:	12/27/2019

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 checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input type="checkbox"/>	I Have the following comments to make related to the case:	

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



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

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	<u>Joe Richards Building Division Manager</u>
<input type="checkbox"/>	I Have the following comments to make related to the case:	

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

No comment at this time.



COLORADO

Department of Transportation

Region 1

Region 1 Permits Unit
2829 W. Howard Place, 2nd Floor
Denver, CO 80204

01/14/2020

Kat Hammer
Arapahoe County Public Works
6924 South Lima Street
Centennial, CO 80112

Subject: Millstone at Columbine
South Platte Canyon Road (SH 75) and West Bowles Avenue.

Kat

Below are the comments from the various CDOT specialty units related to the proposed Millstone at Columbine development located along the west side of South Platte Canyon Road south of West Bowles Avenue.

Please have the developer's engineer include a response to comment letter indicating how each comment has been addressed.

Drainage Comments

1. The State Highway Access Code, March 2020 states that developed properties shall release at or below historical flow rates. CDOT does not allow for up to 20% of the site to bypass detention. I would like the drainage report to provide a design point at the existing 24" pipe system in S. Platte Canyon Road which compares historic vs proposed flow rates. This design point must compare the historic basin area of the development, Denver Water Board property and S. Platte Canyon Road to the proposed basin area of the development, Denver Water Board property and S. Platte Canyon Road. I would like to see no change in the historic vs proposed flow rates for the existing 24" pipe system.

Traffic Comments

1. The NB left turn lane should not be assumed, and it cannot be accommodated with the existing pavement.



Permits Comments

1. CDOT will be requiring a southbound right turn lane.
2. The two southbound through lanes must be continued further south to the south property line and not end at the proposed access as shown.
3. All new lanes will need to be 12-foot wide.
4. Please provide verification that Denver Water will allow expansion of the lanes into the Denver Water Board easement.

The CDOT specialty units thank you for the opportunity to comment!

Jeff Kloska PE 1
Central Program Delivery Region 1



Kathleen Hammer

From: Ellington, Kevin <Kevin.Ellington@centurylink.com>
Sent: Wednesday, December 18, 2019 12:49 PM
To: Kathleen Hammer
Cc: Terri Maulik; Michelle Lengyel
Subject: RE: Roark Steele ArapCO - Referral - Platte Canyon Estates

CenturyLink has no comment on this project.
Thank you,

Kevin Ellington

ROW Agent - NRE
100 CenturyLink Drive
Monroe, LA 71203
Mailstop: 3TCW087.2
tel: 318-570-7638
kevin.ellington@centurylink.com



From: Kathleen Hammer <KHammer@arapahoegov.com>
Sent: Friday, December 13, 2019 4:38 PM
To: Kathleen Hammer <KHammer@arapahoegov.com>
Cc: Terri Maulik <TMaulik@arapahoegov.com>; Michelle Lengyel <MLengyel@arapahoegov.com>
Subject: Roark Steele ArapCO - Referral - Platte Canyon Estates

Hello,

Please use the links below to access the documents for a proposed residential development. The proposal includes a Specific Development Plan and Preliminary Plat to allow for the construction of 22 single family detached units located at 5977 S Platte Canyon Road. Please provide comment on the attached sheet no later than December 27, 2019.

SDP Link:

<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=19CAP&capID2=00000&capID3=0060R&agencycode=Arapahoe>

PP Link:

<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=19CAP&capID2=00000&capID3=0060N&agencycode=Arapahoe>

If you have questions or concerns, please contact me directly.

Thank you,
Kat

Kat Hammer

Arapahoe County Planner II

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial CO, 80112
Planning Department: 720.874.6666

[Arapahoe County Public Works and Development Website](#)



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Kathleen Hammer

From: CGS_LUR <CGS_LUR@mines.edu>
Sent: Wednesday, December 18, 2019 2:01 PM
To: Kathleen Hammer
Subject: Re: [External] ArapCO - Referral - Platte Canyon Estates

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kat,

Colorado Geological Survey's review of the SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat referral is attached.

I am concerned about shallow groundwater, basement feasibility, and overexcavation details, so recommend that the county request/require additional analysis regarding groundwater levels on the site and to delineate the depth and lateral extent of RMG's recommended overexcavation. Letter attached (behind the referral form).

Please call or email if you have questions or need further review.

Thanks,
Jill Carlson

Engineering geologist
Land Use Review Program
[Colorado Geological Survey](#)
1801 Moly Road ([map](#))
Golden, CO 80401
carlson@mines.edu
303-384-2643

From: Kathleen Hammer <KHammer@arapahoegov.com>
Sent: Friday, December 13, 2019 3:37 PM
To: Kathleen Hammer <KHammer@arapahoegov.com>
Cc: Terri Maulik <TMaulik@arapahoegov.com>; Michelle Lengyel <MLengyel@arapahoegov.com>
Subject: [External] ArapCO - Referral - Platte Canyon Estates

Hello,

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PP Link:

<https://citizenaccess.arapahoe.gov/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=19CAP&capID2=00000&capID3=0060N&agencycode=Arapahoe>

If you have questions or concerns, please contact me directly.

Thank you,
Kat

Kat Hammer

Arapahoe County Planner II

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial CO, 80112
Planning Department: 720.874.6666

[Arapahoe County Public Works and Development Website](#)





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:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
Date to be returned:	12/27/2019

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	

<input checked="" type="checkbox"/>	<p>I Have the following comments to make related to the case:</p>	<p>Traffic Letter:</p> <ul style="list-style-type: none"> - The identified improvement recommendation for a NB left turn lane of 75 feet on Platte Canyon Road does not meet the CDOT standards of 435 feet storage and a 13.5:1 taper on a 45 mph roadway. - The identified improvement recommendation for a NB refuge lane of approximately 250 feet does not satisfy CDOT standards of 270 feet for a 35 mph roadway or 550 feet for a 45 mph roadway. - The recommendation of a two-way center left turn lane striping for the refuge lane does not seem appropriate given the purpose is for acceleration from the proposed site. - Allowing SB right turn movements from the outside through lane, partially into the merge area of the two through lanes, could result in potential conflicts as drivers are looking to merge and not for a vehicle to be slowing in front of them. <p>SDP Site Plan:</p> <ul style="list-style-type: none"> - No additional right-of-way appears to be proposed along Platte Canyon Road. As a result, narrower proposed lanes appear to be required to accommodate the additional site access NB left turn lane. - Is an adequate turn around provided for vehicles and fire trucks along the internal roadway adjacent to parcel 1? - The proposed realignment of the Columbine Trail adjacent to the reconfigugred trailhead parking lot requires trail users to negotiate two tight s-curves rather than the current straight section. - Depending on the proposed separation between the trailhead parking lot and the Columbine Trail, shouldn't the ADA stalls be located as close to the trail access from the parking lot as possible (i.e., southeast corner of the lot)? - As indicated as comments for the Traffic Letter, the proposed Platte Canyon Road NB left deceleration lane and acceleration lanes do not satisfy CDOT standards. In addition, without additional right-of-way, the lane widths on Platte Canyon Road appear to be narrower than standard lanes. <p>Stormwater Comments: The City of Littleton will provide comments related to stormwater next week. Thank you for your consideration.</p>
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Comments:



Public Works and Development

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

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Planning Division

Referral Routing

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Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	

<input checked="" type="checkbox"/>	<p>I Have the following comments to make related to the case:</p>	<p>City of Littleton, Engineering Division, Carolyn Roan</p> <p>Drainage Report:</p> <ul style="list-style-type: none"> - Top of page 10: The city has indeed had discussions re. possible maintenance of the Les Maisonettes pond if necessary, but this has not yet been agreed upon and it is not “ownership”. In order for the city of Littleton to consider maintenance responsibility, the project must obtain a permanent drainage easement from the landowner, with language permitting city access to the site for inspections and maintenance activity (including, but not limited to, dredging or vegetation removal). The easement must also specify that the pond be preserved and maintained for storm drainage purposes and private landscaping is limited to that which does not impact the pond’s intended function. If a permanent drainage easement is not granted to the city, the maintenance of the pond remains with the private property owner where the pond is situated, as described in the Les Maisonettes Plat. This development should then obtain an additional maintenance commitment from the landowner to ensure the emergency spillway and pond outlet conditions remain as designed, to protect proposed housing downstream. - Top of page 11: A grading permit for modifications to the Les Maisonettes pond will be required from the city of Littleton, including a construction plan detailing the proposed grading and structure modifications, and a temporary erosion and sediment control plan. Please see the city’s storm drainage criteria manual on the Public Works/storm drainage portion of the city’s website. - A temporary construction easement from this private property will be required with the Grading Permit application. - Is the pond bottom at Les M. being lowered? Please specify the existing and proposed volumes of this pond in the report. - The output for the Les M. pond indicates that in 100-yr proposed conditions the pond reaches 79% full. Is there opportunity to further restrict the outflow (with restrictor plate) and/or increase the pond volume, perhaps to benefit of this development?
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Comments:



Public Works and Development

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

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Planning Division

Referral Routing

Case Number/Name:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	<u>Colorado Natural Gas has no facilities or gas line in this location</u>

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



Public Works and Development

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Planning Division

Referral Routing

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Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input type="checkbox"/>	I Have the following comments to make related to the case:	<u>Town of Columbine Valley, Phil Sieber, Town Planner</u>

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

The Columbine Valley Board of Trustees do not meet until January 21, 2020. Therefore we cannot give you an official response by December 27th.

However, we have reviewed and commented on two previous referrals both of which proposed residential development on the site. In both cases we expressed our concern over the fact that the AM left turn movement out of the site will operate at a LOS F (Failure). Although the projected left turn movement volume is low, the predominate destination would be to access the northbound right turn lane on So. Platte Canyon Road and then proceed east of Bowles Ave. This would entail crossing three lanes on So. Platte Road in the morning rush hour. In our opinion, a significant number of drivers would turn right (southbound) and then cut through Columbine Valley to get to Bowles Ave. More importantly, someone will inevitably attempt the left turn out movement without an adequate gap and an accident will result. In such a case there could be serious damage or injury. Even a minor accident could tie up traffic on So. Platte Canyon Road during the morning rush hours resulting in a massive cut through problem on Town streets.

We have repeatedly commented that we do not feel that this location is suitable for residential development. We have recommended that the owner consider a nonresidential such as support retail or office which would not experience the early morning exiting traffic.

Please let us know the date of the Planning Commission Hearing on this case.

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Kathleen Hammer, Arapahoe County Planner II
Arapahoe County Public Works and Development
Arapahoe County Lima Plaza
6924 South Lima Street, Centennial, CO 80112
khanner@arapahoegov.com
720-874-6650

Project Name: Platte Canyon Estates
Project File #: SDP19-005 & PP19-003
S Metro Review #: REFPDP19-00310

Review date: December 17, 2019

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

Project Summary: Rezone and plat 5.69 acres into 22 lots for 22 single family homes.

Code Reference: 2015 Fire Code Edition, 2015 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. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

Fire Flow per Appendix B

Construction Type	Building Area (SF)	Fire Flow (GPM)	Sprinkler System (Type)	Reduced Fire Flow
VB	2800	1000	NA	NA



Public Works and Development

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Planning Division

Referral Routing

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	South Metro Fire Rescue – Jeff Sceili – Plan Reviewer
<input type="checkbox"/>	I Have the following comments to make related to the case:	

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



Public Works and Development

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

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Planning Division

Referral Routing

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Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	

Comments: The one way in one way out access via a private roadway is not preferable for emergency response by law enforcement, fire and EMS first responders. Not sure if there is any possibility of at least an emergency access for ingress/egress onto W. Bowles Ave. I can't tell from the plan set but not sure how much on street or guest parking is available however, adequate guest (first responder) parking should be made available through either on street or designated guest parking spaces on site.



12855 E. Adam Aircraft Circle
Englewood, CO 80112

December 20, 2019

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

Re: SDP19-005 and PP19-003 Platte Canyon Specific Development plan

Thank you for the opportunity to comment on the above-noted application. After reviewing the provided information, we have no concerns about this project.

Please feel free to contact me with any questions or concerns.

Sincerely,

Linda Speas
Director of Library Operations

LOCATIONS

arapahoelibraries.org
303-LIBRARY (303-542-7279)

Castlewood Library (Centennial) | Davies Library (Deer Trail) | Eloise May Library (Denver)
Keller Library (Byers) | Koelbel Library (Centennial) | Sheridan Library (Denver)
Smoky Hill Library (Centennial) | Southglenn Library (Centennial)



Public Works and Development

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

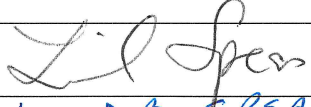
www.co.arapahoe.co.us

Planning Division

Referral Routing

Case Number/Name:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input type="checkbox"/>	I Have the following comments to make related to the case:	LINDA SPEAS ARAPAHOE LIBRARIES

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



Public Works and Development

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

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Planning Division

Referral Routing

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	<u>Bryan Kohlenberg, Mile High Flood District</u>

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

- **We would like to review any future plans, especially those including detailed plans/profiles of the 18" RCP pond outfall pipe.**



Public Works and Development

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Planning Division

Referral Routing

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Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	<u>Nathan Fogg, OEM</u>
<input type="checkbox"/>	I Have the following comments to make related to the case:	

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



Public Works and Development

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Planning Division

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input type="checkbox"/>	I Have the following comments to make related to the case:	<u>Please see letter from Platte Canyon Water and Sanitation District dated November 19, 2019</u>

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



Public Works and Development

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	<u>C. Scott Woodruff, RTD</u>
<input type="checkbox"/>	I Have the following comments to make related to the case:	

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



Public Works and Development

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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	South Metro Fire Rescue – Jeff Sceili – Plan Reviewer
<input type="checkbox"/>	I Have the following comments to make related to the case:	

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

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Kathleen Hammer, Arapahoe County Planner II
Arapahoe County Public Works and Development
Arapahoe County Lima Plaza
6924 South Lima Street, Centennial, CO 80112
khanner@arapahoegov.com
720-874-6650

Project Name: Platte Canyon Estates
Project File #: SDP19-005 & PP19-003
S Metro Review #: REFPDP19-00310

Review date: December 17, 2019

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

Project Summary: Rezone and plat 5.69 acres into 22 lots for 22 single family homes.

Code Reference: 2015 Fire Code Edition, 2015 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. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

Fire Flow per Appendix B

Construction Type	Building Area (SF)	Fire Flow (GPM)	Sprinkler System (Type)	Reduced Fire Flow
VB	2800	1000	NA	NA

6631 S. University Blvd.
Centennial, CO 80121
303.798.5131

December 31, 2019

Kat Hammer, Arapahoe County Planner II
Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Re: Platte Canyon Estates Case No. SDP19-005 and PP19-003 Referral Response

Dear Ms. Hammer,

South Suburban Park and Recreation District staff reviewed the Platte Canyon Estates referral. The proposed project is adjacent to the Columbine Trail which is located on Denver Water owned property that includes conduit #10. South Suburban has a 25 year recreational lease agreement dated December 5, 2001 for the Columbine Trail that includes the entire Denver Water owned property and is responsible for management and maintenance within the lease area boundary.

The proposed site development plan shows relocation of the District's existing parking lot and the Columbine Trail, addition of substantial new landscaping and a new access driveway on the area South Suburban leases from Denver Water. The District is not opposed to the proposed improvements, but any alterations or an improvement to the lease area requires approval from Denver Water. All relocated amenities will need to be constructed to District standards.

Due to the increased maintenance costs associated with the proposed improvements, South Suburban would not agree to maintain the new improvements except for the parking lot surface, trail surface, existing shelter and natural grass mowing. If the development moves forward, a maintenance responsibility agreement between South Suburban, Denver Water and the developer will need to be negotiated prior to formal approvals.

Any proposed easements shown on the preliminary plat that are on Denver Water property will need to be approved by Denver Water.

Please let me know if Cash-in-Lieu funds for park dedication are required for the development, they could be used to improve the Columbine Trail or other South Suburban parks or trails in the area.

South Suburban appreciates the opportunity to comment on this development referral and looks forward to working with the county and the developer on the details of the submittal.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Collins". The signature is stylized with a large, bold "B" and a long, sweeping horizontal line extending to the right.

Brett Collins
Director of Planning and Development

cc
Rob Hanna, Executive Director
Andy Jennings, Director of Parks



COLORADO
Division of Water Resources
Department of Natural Resources

December 27, 2019

Kat Hammer
Arapahoe County Public Works and Development
khammer@arapahoegov.com

RE: Millstone at Columbine AKA Platte Canyon Estates, Specific Development Plan & Preliminary Plat
Case Nos. SDP19-005 & PP19-003
Part of the NE ¼ of the NE ¼ of Section 19, T5S, R68W, 6th P.M.
Water Division 1, Water District 8

Dear Ms. Hammer:

We have reviewed the information received by this office on December 13, 2019 regarding the above referenced referral. The Applicant is requesting a specific development plan and preliminary plat to create 22 lots on 5.64 acres.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted; therefore, the water supply demand for this subdivision is unknown.

Source of Water Supply

It appears the proposed water source is Denver Water through Columbine Water District ("District"). Correspondence with Denver Water was provided, however it was unclear if the District is committed to serving the proposed development.

The applicant should be aware that unless any storm water detention structure, can meet the requirements of a "storm water detention and infiltration facility" as defined in Section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review the Division of Water Resources [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#), available on our website, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water



supply. Prior to further review of the subdivision water supply plan the following information is required:

1. A completed Water Supply Information Summary Sheet (GWS-76), or report, that specifies the water requirements for the subdivision and the proposed water supply.
2. A letter of commitment from the District for supplying water to this development.

Should you or the Applicant have any questions, please contact Ailis Thyne of this office at 303-866-3581 x8216.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision file: 26907



December 26, 2019

Kat Hammer
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Platte Canyon Estates, PP19-003
TCHD Case No. 6045

Dear Kat Hammer,

Thank you for the opportunity to review and comment on the Preliminary Plat for the 22 lots for the construction of 22 single family detached homes located at 5977 S. Platte Canyon Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Building Demolition

Fugitive Dust

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. The application indicates that the existing building on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at

<http://www.cdphe.state.co.us/ap/asbestos>.

Vector Control

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at

<http://www.tchd.org/400/Rodent-Control> .

On-Site Wastewater Treatment System (OWTS) – Abandonment

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. It appears from the case materials that this property is planned to be served by central sewer service through Platte Canyon Sanitation District. Our records indicate the presence of an existing On-Site Wastewater Treatment System (OWTS) on the subject property serving the existing residence that is planned for demolition. The existing OWTS shall be abandoned in accordance with Regulation No. O-14, Section 11.3. TCHD must be notified in writing once the system has been properly abandoned. For more information, or to submit the notification, the applicant may contact the TCHD Administration Office, 6162 S. Willow Drive, Suite 100, (720) 200-1670. More information is available at <http://www.tchd.org/269/Septic-Systems>.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>.

Connection to nearby trails

TCHD commends the applicant for considering how to best connect the property to the adjacent trail. TCHD recommends that the applicant also provide a direct connection from the internal pedestrian circulation system along the west side of the private drive to the adjacent Columbine Trail.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pang Moua', with a stylized flourish at the end.

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Laura DeGolier, TCHD



December 26, 2019

Kat Hammer
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Platte Canyon Estates, SDP19-005
TCHD Case No. 6044

Dear Kat Hammer,

Thank you for the opportunity to review and comment on Specific Development Plan for the 22 lots for the construction of 22 single family detached homes located at 5977 S. Platte Canyon Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Building Demolition

Fugitive Dust

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. The application indicates that the existing building on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at

<http://www.cdphe.state.co.us/ap/asbestos>.

Vector Control

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On-Site Wastewater Treatment System (OWTS) – Abandonment

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Connection to nearby trails

TCHD commends the applicant for considering how to best connect the property to the adjacent trail. TCHD recommends that the applicant also provide a direct connection from the internal pedestrian circulation system along the west side of the private drive to the adjacent Columbine Trail.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pang Moua', with a stylized flourish at the end.

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Laura DeGolier, TCHD



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:	SDP19-005 & PP19-003 Platte Canyon Specific Development Plan & Preliminary Plat
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Kurt Cotton – kcotten@arapahoegov.com
Date sent:	12/13/2019
Date to be returned:	12/27/2019

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 case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	<i>Janet Cook</i> UACED

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



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

December 23, 2019

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

Attn: Kat Hammer

**Re: Platte Canyon Estates – Millstone at Columbine
Case #s SDP19-005 and PP19-003**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site development plan and preliminary plat for **Platte Canyon Estates – Millstone at Columbine**. Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 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