

# PF20-006 East Virginia Village Final Plat Public Hearing

Arapahoe County Board of County Commissioners

January 26, 2021

Presenter: Kat Hammer



**ARAPAHOE COUNTY**  
PUBLIC WORKS AND DEVELOPMENT

# Proposal:



# Proposal:



Applicant: Century Communities  
Owner: The Mor Acres, LLC

74 2-story, single family townhomes on  
6.85 acres (10.79 du/acre)

The proposal includes:

- A Public Pocket Park
- Private street
- Water Quality Detention Pond
- 39% Open Space (30% required)
- 257 Parking Spaces (167 required)
- Full Access from Quebec Street
- Right-in & Right-out from Colorado Ave.



# Proposal: Vicinity Map



	Zoning	Land Use	Subdivision
North	R-PM	Single-Family Residence	Oak Park at Cherry Creek
East	I-A, UO-2	Industrial	N/A
South	MU and B-3	Vacant and Mini Warehouse	Evans
West	S-SU-D	Single-Family Residence	West Lynwood No. 9

# Background: Related Applications

- GDP18-005 Colorado & Quebec General Development Plan was approved by the BoCC on February 26, 2019.
  - 12-month extension from Planning Division Manager (expired April 27, 2020)
  - BoCC granted an additional 12-month extension (set to expire on April 27, 2021)
- SDPZ20-001 East Virginia Village Specific Development Plan was approved by the Planning Commission on August 18, 2020
- . The Board of County Commissioners approved the associated Preliminary Plat (case no. PP19-002) on September 10, 2020.
- Staff is currently reviewing the associated Administrative Site Plan, ASP20-008. The ASP approval is contingent upon approval of this Final Plat.

# Discussion: Comprehensive Plan & LDC

- The 4 Square Mile SubArea Plan designates the property as suitable for single family residences with a density of 1-12 units per acre.
- As stated in the staff report, the proposal meets a number of policies and goal outlined in the Comprehensive Plan, 4 Square Mile SubArea Plan and the criteria required for approval of a Final Plat

# 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, analysis of referral comments and citizen input, our findings include:

- Staff finds that the proposed PF20-006, East Virginia Village Final Plat generally conforms to the Arapahoe County Comprehensive Plan and Four Square Mile SubArea Plan.
- The proposed PF20-006, East Virginia Village Final Plat meets the Arapahoe County Zoning Regulations and procedures, including Chapter 5, Section 5-6.3 of the Land Development Code.
- The proposed PF20-006, East Virginia Village Final Plat is in conformance with the Preliminary Plat, General Development Plan and Specific Development Plan approved by the BoCC.

# Recommendation:

Considering the findings and other information provided herein, Staff recommends approval of case PF20-006, East Virginia Village Final Plat 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 meet all of Xcel Energy requirements and shall record any additional easements not shown on this plat, requested by Xcel Energy, by separate document.
4. The applicant will meet all of Tri-County Health Department requirements.
5. The applicant will provide cash-in-lieu for land for public schools in the amount of \$192,026.97 and cash-in-lieu for land for other public purposes in the amount of \$12,123.43 prior to the recording of the Final Plat.



# Questions?



**ARAPAHOE COUNTY**  
PUBLIC WORKS AND DEVELOPMENT

This slide is intentionally blank



FINAL PLAT  
BOARD OF COUNTY COMMISSIONERS  
JANUARY 26<sup>TH</sup> 2021

**EAST VIRGINIA VILLAGE**  
7210 East Colorado Ave

# Team

## APPLICANT Century Communities



CIVIL  
ENGINEERING



ARCHITECTURE



PLANNING /  
LANDSCAPE ARCH.



BUILDER /  
DEVELOPER

# Location



**EAST VIRGINIA VILLAGE**  
7210 East Colorado Ave



# Who is Century?

A Homebuilder, headquartered in Colorado building townhomes, condos and single-family homes in 17 states

Founded in Colorado in 2002 and became a public company in 2014

Have over 240 employees in Colorado with our corporate headquarters in Greenwood Village, Arapahoe County

Broad offering of quality homes with market leading designs single-family homes, townhomes, and condominiums in select metropolitan locations in 17 States



**EAST VIRGINIA VILLAGE**  
7210 East Colorado Ave



# Neighborhood Outreach



- Various neighborhood meetings associated with the GDP
- Several informal meetings with adjacent Denver Residents & Neighborhood Associations
- 11-5-2019 Four Square Mile Development Review Committee Meeting
- 11-20-2019 Neighborhood Meeting - Cook Park
- 12-11-2019 Four Square Mile Neighborhoods Association Meeting
- 10-28-2020 Good Neighbor Fence Meeting

**EAST VIRGINIA VILLAGE**

7210 East Colorado Ave

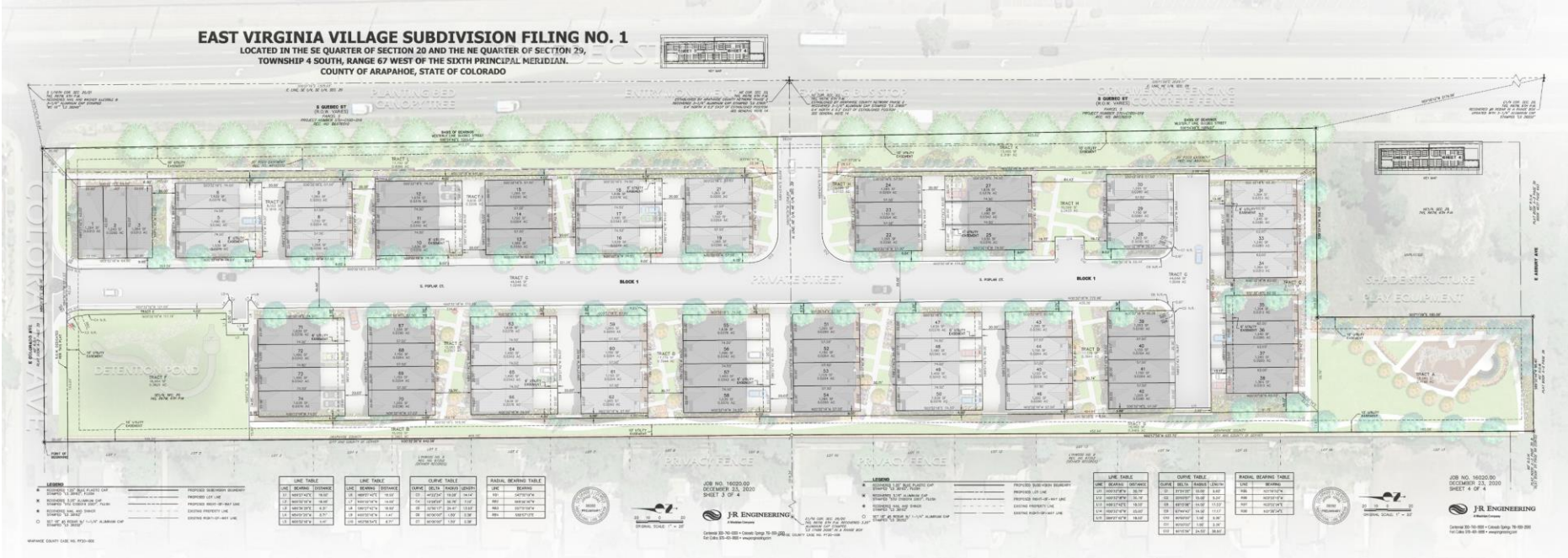
# Final Plat

**\*\* NOTE**

DRAINAGE SYSTEMS WITHIN TRACTS A, B, C, D, E, H, I, J, K, AND L ARE THE HOME OWNERS ASSOCIATION AND/OR THE METROPOLITAN DISTRICT'S MAINTENANCE RESPONSIBILITY, INCLUDING REPLACEMENT IF NECESSARY. STRUCTURES (INCLUDING BUT NOT LIMITED TO MAILBOXES, STREET LIGHTS, TREES, ETC.) SHALL NOT BE PLACED WITHIN 4 FEET OF EITHER SIDE OF THE DRAINAGE SYSTEM.

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	FINAL OWNERSHIP	MAINTENANCE
A	18,245	0.4188	PARK/OPENSACE/UTILITIES *	HOA	HOA
B	15,092	0.3465	OPEN SPACE/UTILITES *	HOA	HOA
C	8,823	0.2026	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA
D	17,179	0.3944	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA
E	12,053	0.2767	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA
F	16,666	0.3826	DRAINAGE	HOA	HOA
G	44,646	1.0249	PUBLIC ACCESS/DRAINAGE/ UTILITIES	HOA	HOA
H	10,599	0.2433	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA
I	9,608	0.2206	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA
J	8,053	0.1849	O.S./UTIL/P.V.A./PED. A. *	HOA	HOA
K	13,902	0.3191	OPEN SPACE/UTILITES *	HOA	HOA
L	17,792	0.4084	OPEN SPACE/UTILITES *	HOA	HOA
TOTAL TRACT AREA	192,658	4.4228			
R.O.W.	5,045	0.1158			
TOTAL LOT AREA	101,034	2.3194			
TOTAL AREA	298,737	6.8581			

O.S. = OPEN SPACE    UTIL = UTILITY    P.V.A. = PRIVATE VEHICULAR ACCESS    PED. A. = PEDESTRIAN ACCESS  
\* A BLANKET DRAINAGE EASEMENT RESIDES OVER THESE TRACTS (SEE FINAL PLAT GENERAL NOTES).



**EAST VIRGINIA VILLAGE**  
7210 East Colorado Ave

# Compliance with Comprehensive Plan

- *Four Square Mile Sub-area Plan - Goal: Limit higher density residential development to arterial (4 lane roads) and major collector streets with greater access to public transit*
- *Policy GM 1.2 - Encourage Infill Development and Redevelopment*
- *Policy GM 3.1 – Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards*
- *GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development*
- *Policy PFS 4.3 - Require Adequate Wastewater Treatment*
- *GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet*
- *GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development*
- *GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met*
- *GOAL NL 1 – Create Livable Mixed Use Neighborhoods in Designated Growth Areas*
- *Policy NL 1.2 - Encourage Mixed Use Neighborhoods that Are Served by a Multi-modal Transportation System*
- *Policy NL 1.3 - Encourage Higher Density Development in New Neighborhoods within the Urban Area*

# Compliance with GDP & LDC

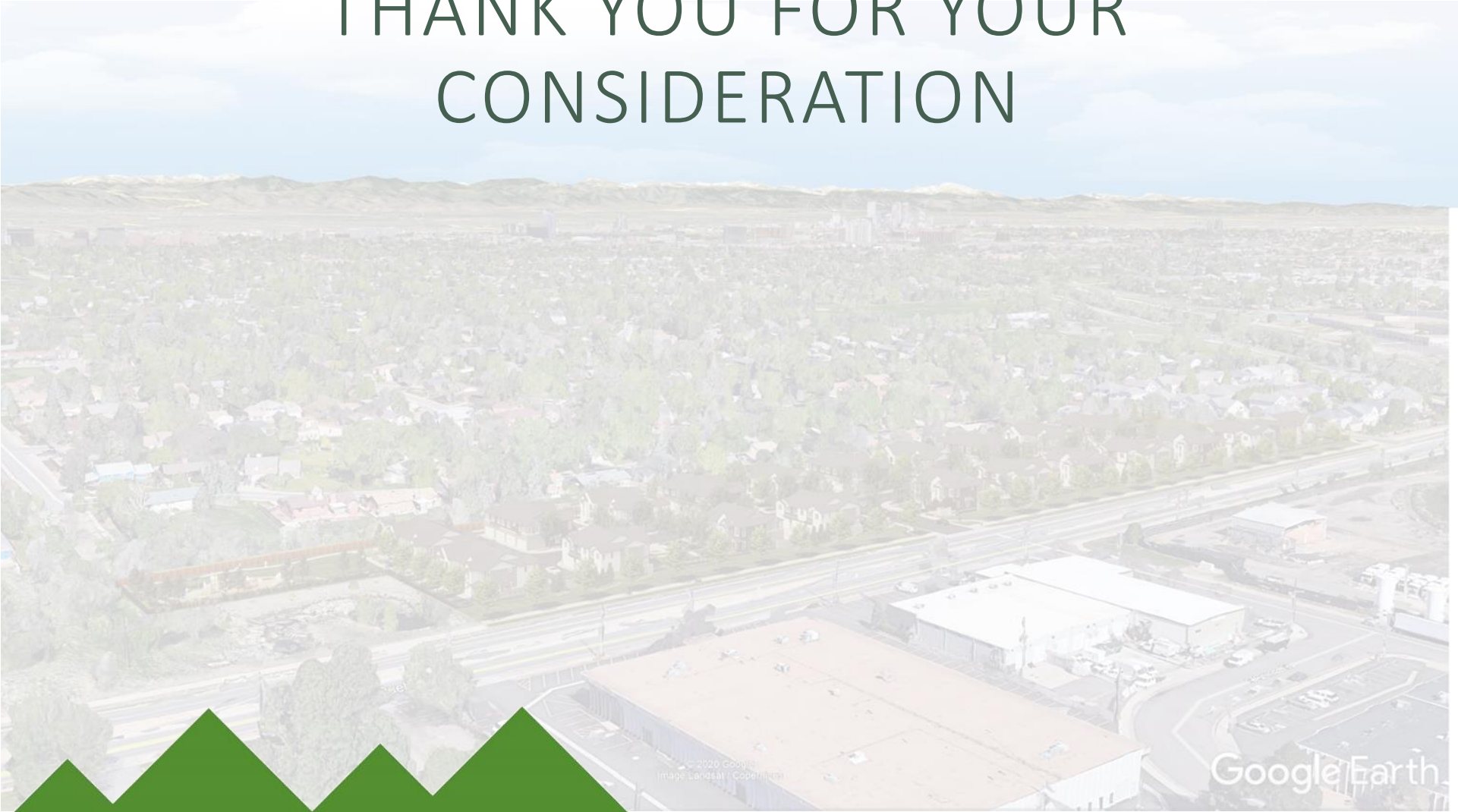
- *5-3.2.B.1 Recognize the limitations of existing and planned infrastructure, by the availability and capability of water, sewer, drainage, and transportation*
- *5-3.2.B.2 Assure compatibility between the proposed development, surrounding land uses, and the natural environment.*
- *5-3.2.B.3 Allow for the efficient and adequate provision of public services.*
- *5-3.2.B.4 Enhance convenience for the present and future residents of Arapahoe County*
- *5-3.2.B.5 Ensure that public health and safety is adequately protected against natural and man-made hazards*
- *5-3.2.B.6 Provide for accessibility within the proposed development, and between the development and existing adjacent uses*
- *5-3.2.B.9 Enhance the useable open spaces in Arapahoe County*
- *Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.*
- *The application complies with the LDC as it represents an improvement in quality over the strict application*
- *It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC*



# Compliance with Final Plat Criteria

- *[Section 30-28-133(6)(a) C.R.S.]; The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality and dependability for the type of subdivision proposed*
- *[Section 30-28-133(6)(b) C.R.S.]; The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations*
- *[Section 30-28-133 (6) (c) C.R.S.] The Applicant has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions.*
- *The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*
- *The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.*
- *For property zoned for residential uses, written evidence must be presented to show that the applicable school district can adequately serve the student population expected to be generated from the development.*

# THANK YOU FOR YOUR CONSIDERATION



**EAST VIRGINIA VILLAGE**  
7210 East Colorado Ave