

SDPZ20-002 Millstone at Columbine Public Hearing

Arapahoe County Board of County Commissioners

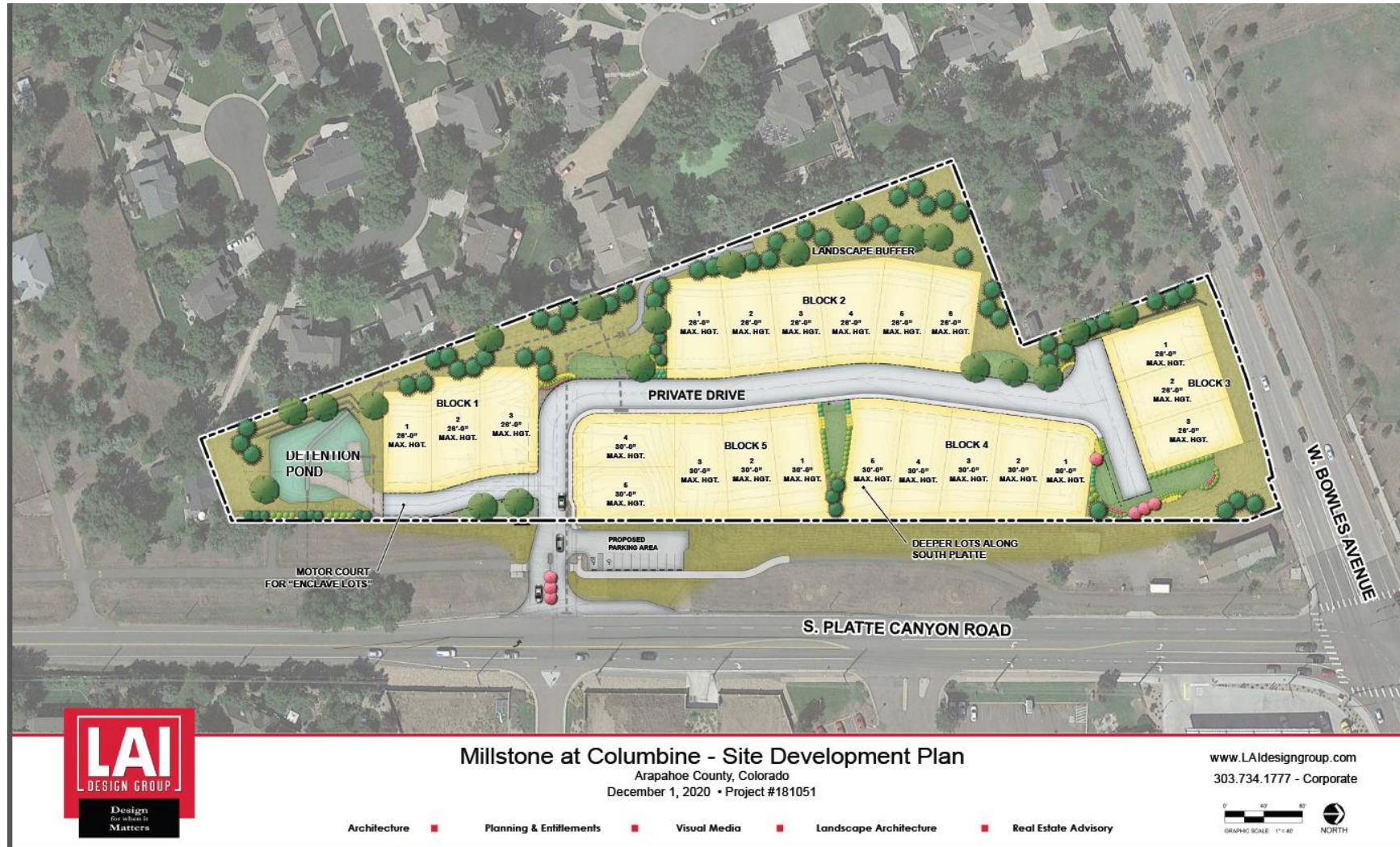
January 26, 2021

Presenter: Kat Hammer



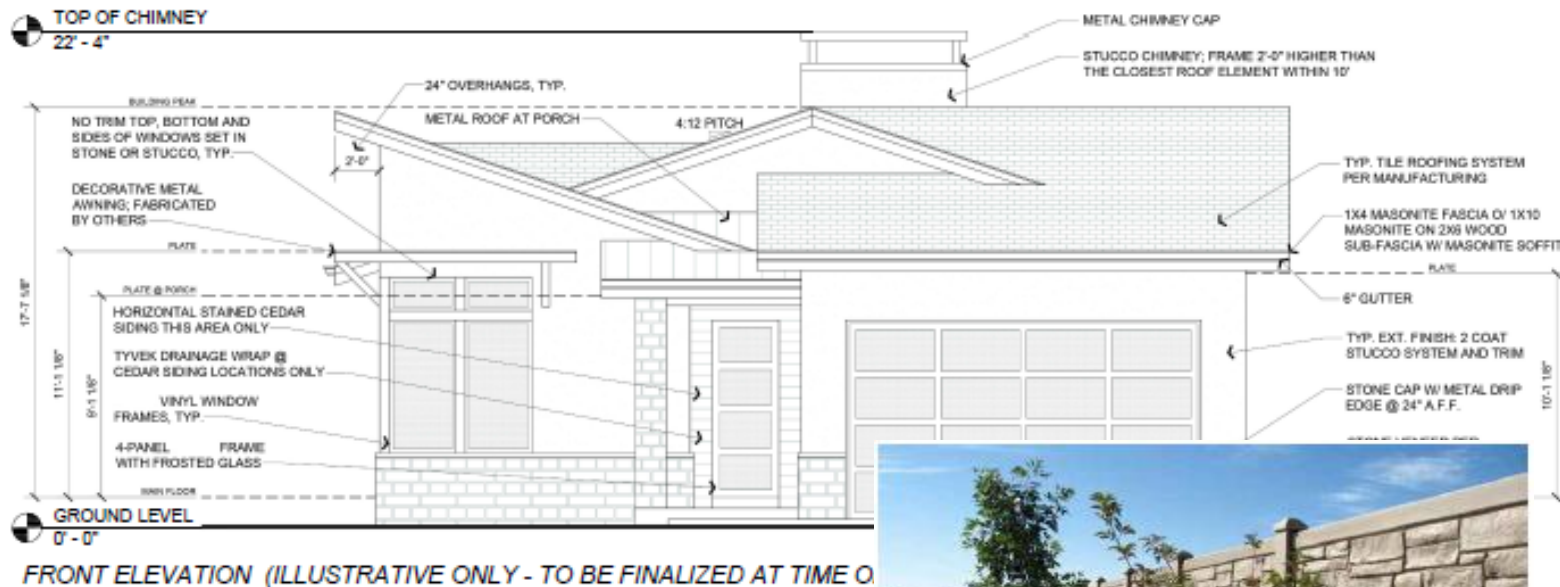
ARAPAHOE COUNTY
PUBLIC WORKS AND DEVELOPMENT

Proposal:



Proposal:

TYPICAL ELEVATIONS



6'-0" PERIMETER WALL DETAIL

ILLUSTRATIVE PURPOSES ONLY - ALL FENCES BY SEPARATE PERMIT
ALL FENCES WILL COMPLY WITH ARAPAHOE COUNTY FENCE REGULATIONS

Applicant: LAI Design Group, LLC
Owner: The Francis Company, LLC

22, single family detached homes on
5.65 acres (3.89 du/acre)

The proposal includes:

- 30% open space
- Perimeter wall
- One access private drive
- Landscaping & Lighting
- Internal sidewalks and pedestrian connection to Bowles
- Improvements to the adjacent trail head

Proposal:



Location & Zoning of Millstone at Columbine

	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

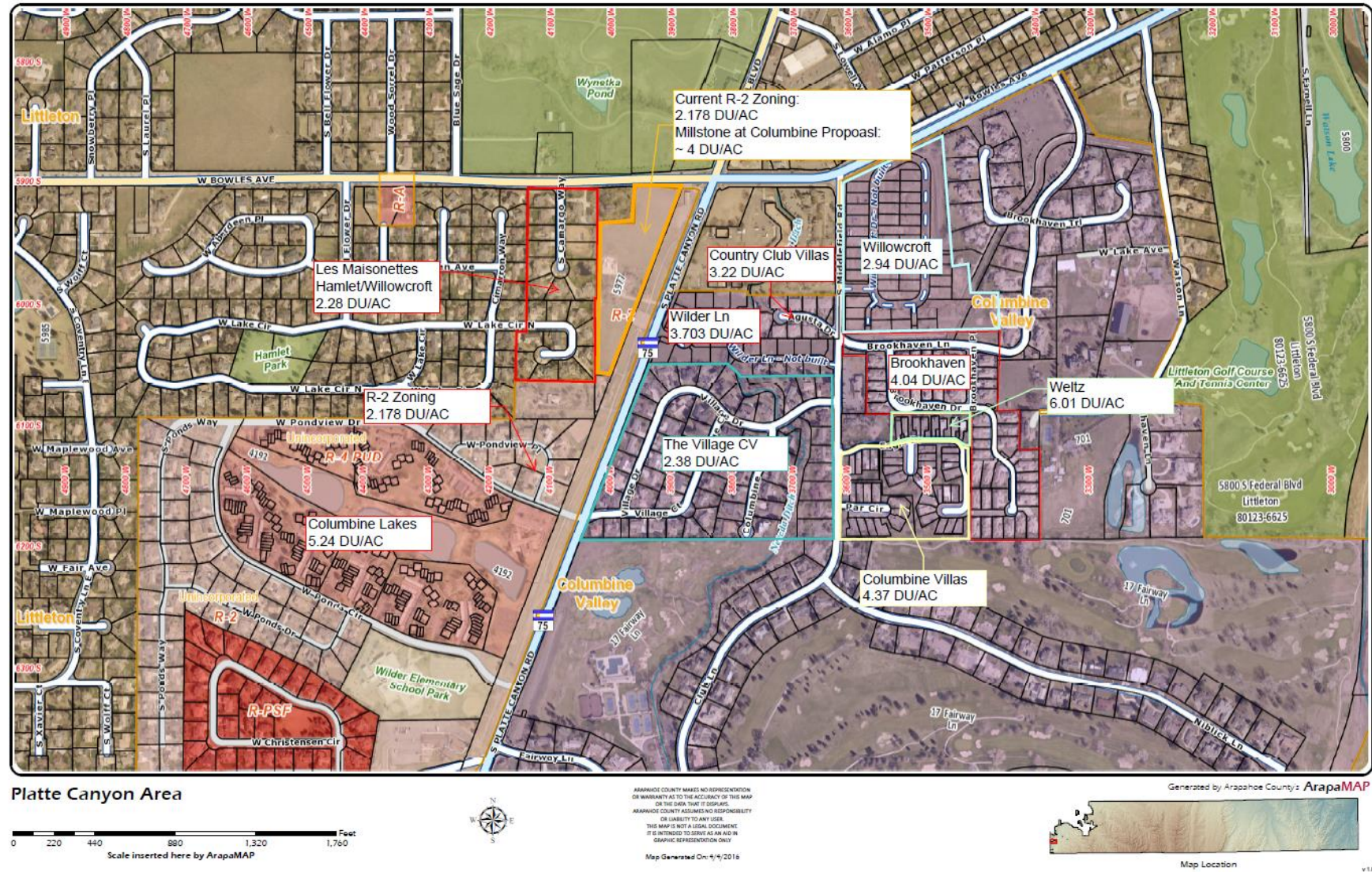
Process:

- This application qualifies for the two-step PUD process
- This parcel is currently unplatted. A Preliminary Plat and Final Plat are required. The associated Preliminary Plat is on the consent agenda for this meeting.
- If the Specific Development Plan and the Preliminary Plat are approved by the BoCC, the applicant will be required to submit for a Final Plat and an Administrative Site Plan prior to building permit.

Background:

- 5.65 acres
- Zoned R-2
- Primarily agricultural use
- Comprehensive Plan designates this parcel as suitable form Urban Residential/Single Family Detached and Attached (1-8 du/acre)
- 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.

Background: Adjacent Density



Discussion: Comprehensive Plan & LDC

- The Comprehensive Plan designates this parcel as suitable form Urban Residential/Single Family Detached and Attached (1-8 du/acre)
- As stated in the staff report, the proposal meets a number of policies and goal outlined in the Comprehensive Plan, and the criteria required for approval of a Specific Development Plan.

Discussion: Comments from the Public

- Staff received four emails and one phone call expressing opposition of the proposal
 - Primary concerns include: Traffic/congestion, safety, density and access
- Staff received six emails supporting the proposal
- The public comments received by staff can be found on the agenda as an attachment

Planning Commission Meeting & Recommendation:

- The Planning Commission recommended approval with a vote of 7-0 at the scheduled December 1, 2020 Planning Commission public hearing meeting.
- Six members of the public spoke in opposition of the proposal.
- Most of the concerns were about Platte Canyon traffic and the potential for cut-through trips in Columbine Valley, including the Wilder Lane neighborhood to the east.

Planning Commission Meeting & Recommendation:

- ESD & the Traffic Division stated that the County cannot guarantee that there will be no cut-through traffic
 - The alignment of the intersections across South Platte Canyon and the availability of the full-access movement for northbound trips on Platte Canyon should help reduce the likelihood of cut-through traffic through the Wilder Lane neighborhood.
- The Traffic Division also stated that many properties and jurisdictions are involved along the roads near the intersection of South Platte Canyon Road and Bowles Avenue and the County is not aware of any plans to widen either of these roads.

Discussion: Referral Comments

Staff is recommending five conditions of approval for **SDPZ20-002 Millstone at Columbine** to ensure referral comments and County concerns are addressed, specifically:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works 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 scheduling the public hearing on the 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 Findings & Recommendation:

STAFF FINDINGS

- Staff finds that the proposed SDPZ20-002 Millstone at Columbine Specific Development Plan generally conforms to the Arapahoe County Comprehensive Plan.
- 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.

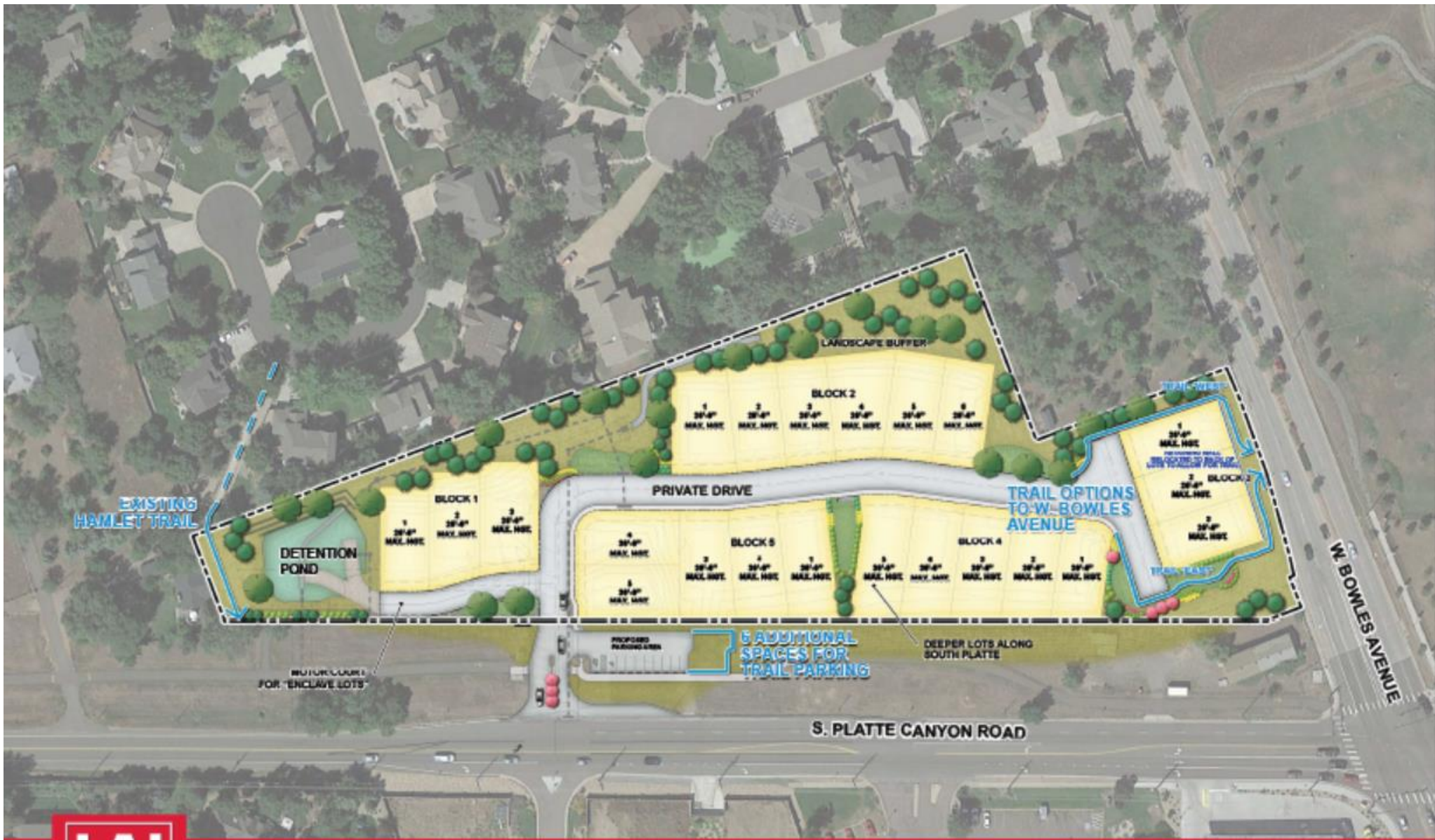
RECOMMENDATION

Staff is recommending approval of SDPZ20-002 Millstone at Columbine Specific Development Plan with five conditions of approval.

Questions?



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Millstone at Columbine - Site Development Plan (BOCC)

Arapahoe County, Colorado
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