



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

USR20-002 New Horizon Academy at Copperleaf – Use by Special Review Public Hearing

Arapahoe County Board of County Commissioners
April 13, 2021
Presenter: Kat Hammer



Site Location: 21600 E Quincy Ave

Zoned MU w/ Neighborhood Commercial
(Copperleaf PDP)

Adjacent Zoning:

Mixed Use

Land Uses:

North - Vacant and Tire Center

East - Proposed Medical Facility

South - Multi-Family

West – Vacant



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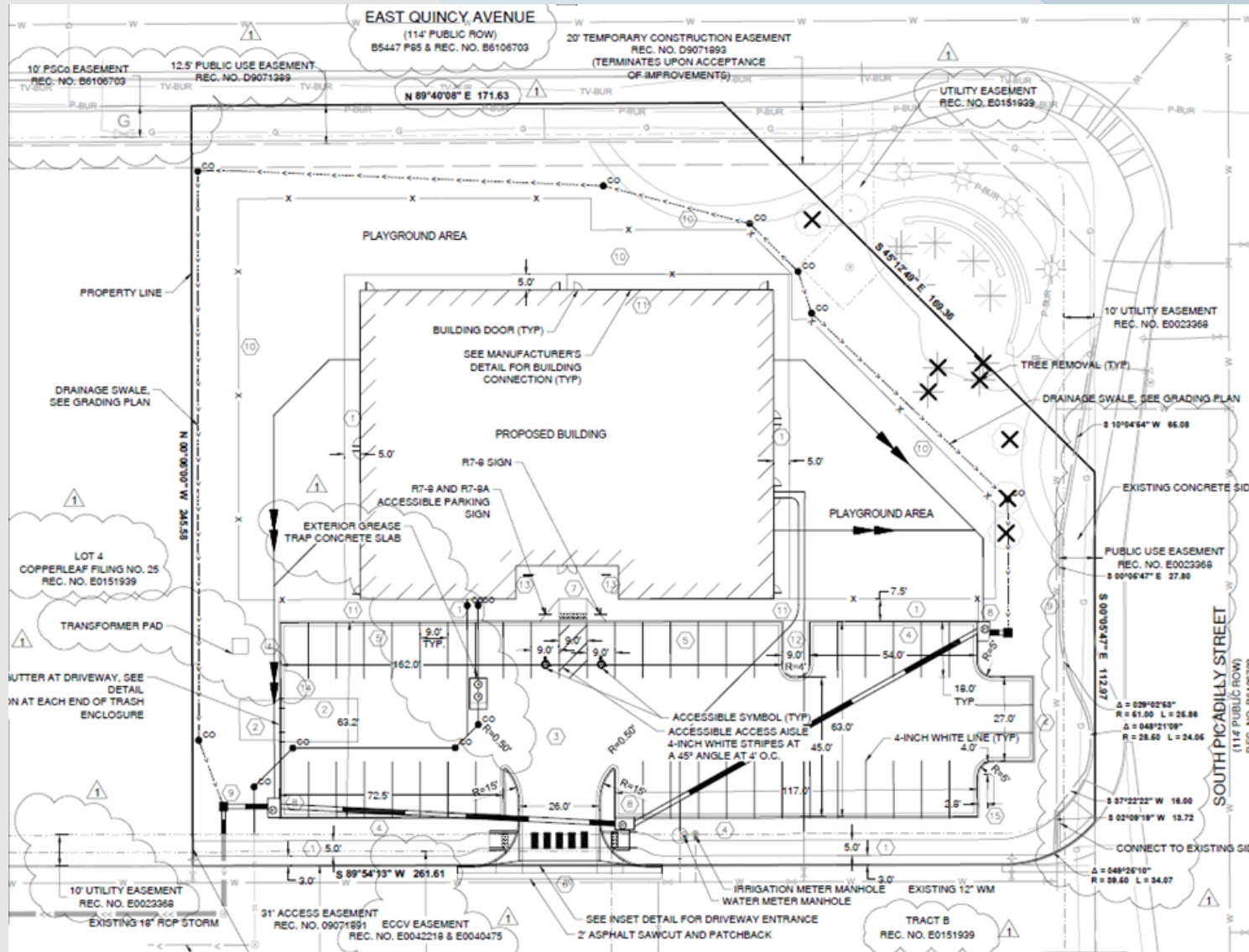


Proposal:

Applicant – New Horizon

Property Owner – Staak Developers Inc.

- 12,987 square foot, single-story childcare facility on a 1.5 acre parcel
- 31% open space (20% required)
- 47 parking spaces (10% reduction per Section 4-1.2.B.3)
- Sidewalks, site lighting and landscaping
- Outdoor, fenced play area





North Elevation – Facing E Quincy



South Elevation – Facing Private Street/ Adjacent to Residential

Proposal:

Applicant – New Horizon

Property Owner – Staak Developers Inc.

- Designed to accommodate 188 children
- Hour of operation:
 - 6:30 a.m. to 6:30 p.m.
- Designed to meet the requirements of the State of Colorado and Human Services Regulations

Discussion: Comprehensive Plan



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Urban Residential Designation

Residential development that is supported by neighborhood commercial
Shops and services designated to serve the local area

This application complies with the following goals and policies:

- *Direct Growth to the Urban Area.*
- *Direct Future Development to Areas with Low Risk from Natural and Man-made Hazards*
- *Expand the County's Existing Economic Base.*
- *Encourage Infill Development and Redevelopment.*
- *Ensure the Provision of Adequate Public Facilities and Services.*



Discussion: Land Development Code

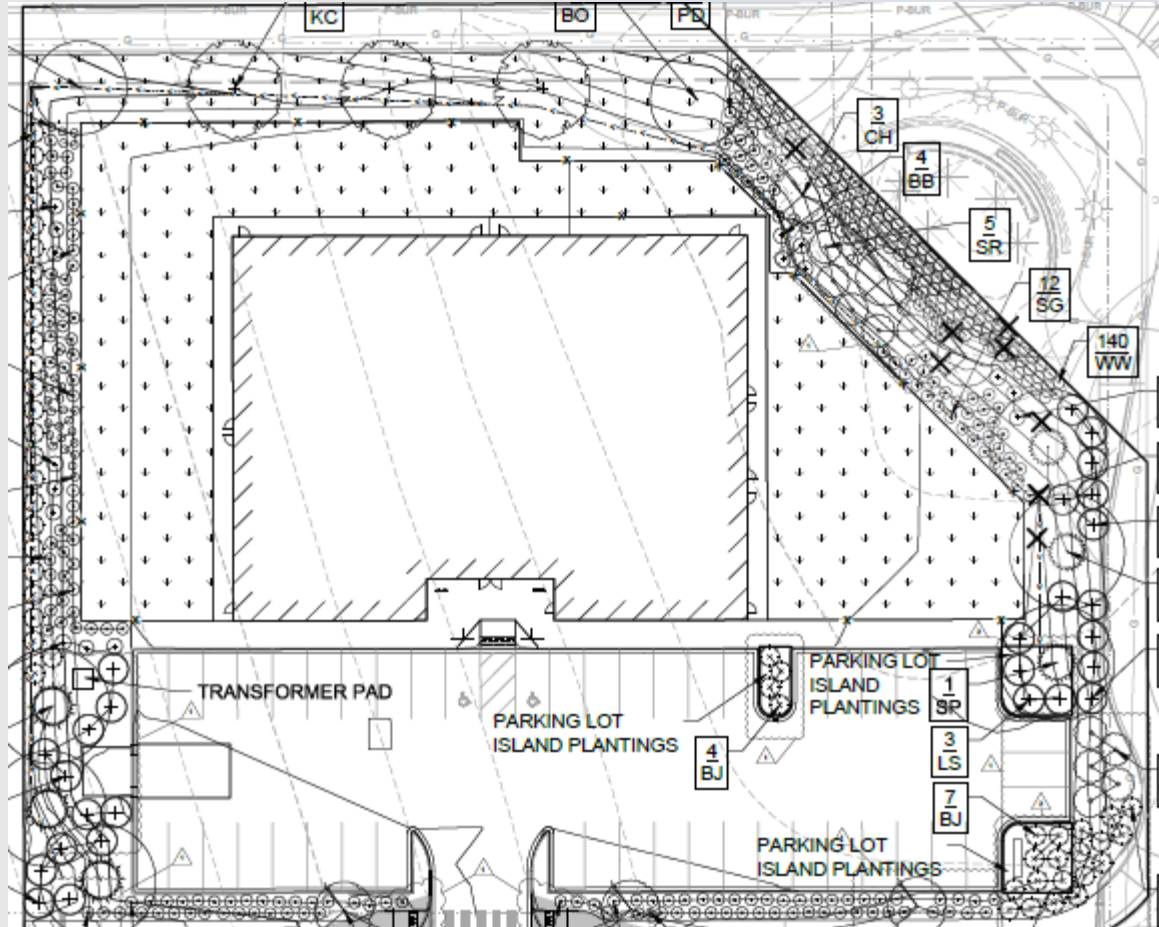


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Below is a summary of how the application is consistent with nine approval criteria in Section 5-3.4 of the LDC:

- *The proposed infrastructure is adequate and can be served by the existing public services.*
- *The use is compatible with surrounding property and will provide employment opportunities and convenient child care for nearby residents.*
- *The proposal protects against natural and man-made hazards and no physiographic features exist on or adjacent to the site.*
- *The proposal includes outdoor areas for recreation, meets the requirements for minimum open space and is accessible by vehicle, bicycle and foot.*
- *The Copperleaf Development provides common open spaces and recreational areas. This request is not required to provide additional open space off-site.*





Staff Recommendation:

Public Works and Development recommends approval of this proposal with three conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant must address all of 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 Tri-County Health Department requirements.



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