



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

PF21-001 Millstone at Columbine Final Plat

Board of County Commissioners Public Hearing

**September 14, 2021
Presenter: Kat Hammer**



Applicant:

LAI Design Group

Property Owner:

The Francis Company, LLC

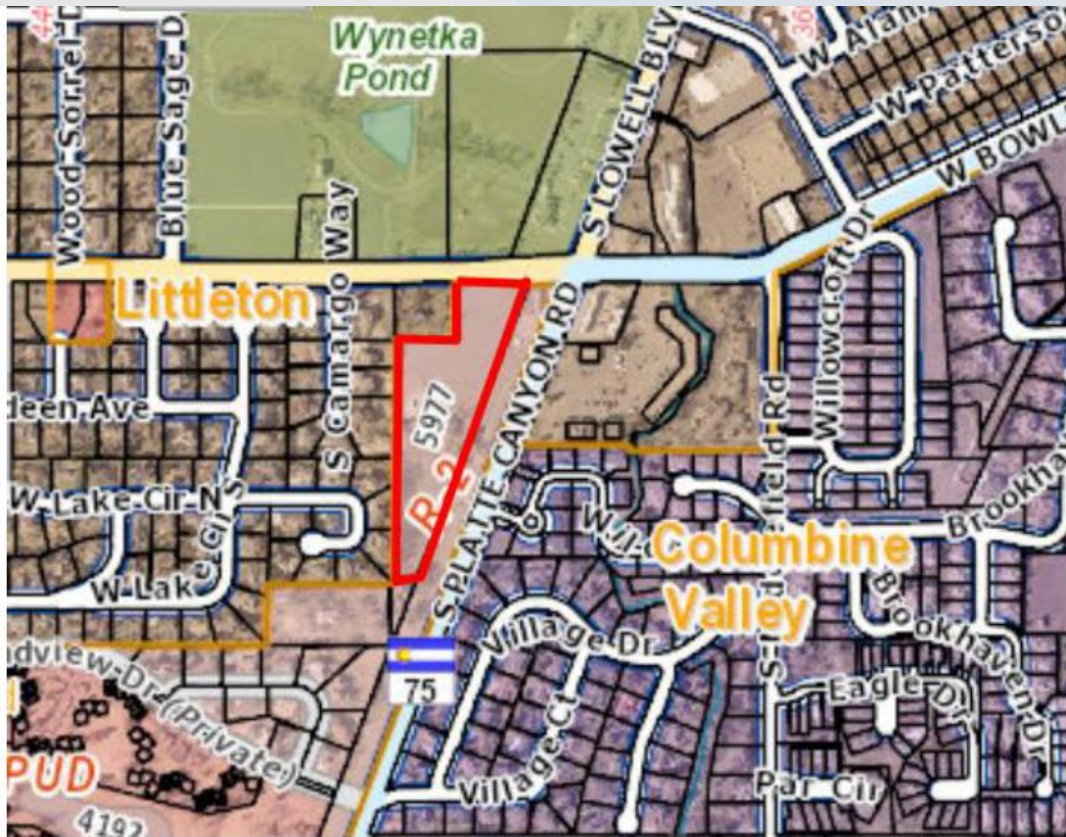
Requesting a final plat to create 22 lot for single-family detached homes

The BoCC approved the associated Specific Development Plan and Preliminary Plat at the January 26, 2021 Business Meeting.

Staff is also reviewing the associated Administrative Site Plan (ASP21-004).



Vicinity & Zoning Map



ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

	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

Discussion: Comprehensive Plan



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Designated as Urban Residential:

A variety of housing types (single-family detached, single-family attached, and multi-family) and neighborhood commercial centers.

This application complies with nine Goals, Policies and Strategies of the Comprehensive Plan (see the Board Summary Report (BSR) for more details)



Discussion: Land Development Code



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Section 5-6.3 of the LDC provides approval criteria for Final Plat applications, the approval criteria is summarized below and also explained in the BSR:

1. Evidence that water supply is sufficient
2. Evidence that adequate sewage disposal is available
3. Evidence that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed uses of these areas are compatible with conditions
4. Compliance with all applicable zoning regulations
5. Compliance with Mineral Resources Areas
6. Evidence that the applicable school district can adequately serve the expected student population



Discussion: Referral Comments



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Staff is recommending one condition of approval to address referral agency comments and concerns, specifically:

The applicant will meet all of South Metro Fire and Rescue requirements and provide the County with a will-serve letter prior to recording of the final copy of the plat.

Staff received concerns from the Columbine Lakes HOA during the referral period. PWD worked with the HOA to assess the situation and provide alternatives that could be used by the HOA and LPS to reach an agreement. LPS is able to serve this proposed development.



Discussion: Cash – in Lieu



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Staff is recommending one condition of approval to ensure the development provides CIL for public parks, public schools and other public purposes based on \$199,000 per acre, CIL shall be provided prior to the signature of the final plans for the amounts listed below:

Public Parks: \$74,219.04

Public Schools: \$84,206.85

Other Public Purposes: \$3,092.46

Total Cash-in-Lieu: \$161,518.35



Staff Findings:



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1. Staff finds that the proposed PF21-001, Millstone at Columbine Final Plat generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed PF21-001, Millstone at Columbine Final Plat meets the Arapahoe County Zoning Regulations and procedures.
3. The proposed PF21-001, Millstone at Columbine Final Plat meets the criteria for Final Plat approval as outlined in Chapter 5, Section 5-6.3 of the Land Development Code and in the Land Development Code – Subdivision Regulations analysis section of this Board Summary Report.
4. The proposed PF21-001, Millstone at Columbine Final Plat is in conformance with the Preliminary Plat and Specific Development Plan approved by the Board.



Recommendation:



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Staff is recommending the BoCC approve this application with 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 and Rescue requirements and provide the County with a will-serve letter prior to recording of the final copy of the plat.
3. The applicant will provide cash-in-lieu for land for public schools in the amount of \$84,206.85, cash-in-lieu for public parks in the amount of \$74,219.04 and cash-in-lieu for land for other public purposes in the amount of \$3,092.46 prior to the recording of the Final Plat.





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