ARAPAHOE COUNTY

Arapahoe County

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Legislation Details (With Text)

File #:	21-595 **Version:** 1		
Type:	Resolution	**Status:**	Passed
File created:	8/19/2021	**In control:**	Board of County Commissioners Business Meeting
On agenda:	8/31/2021	**Final action:**	8/31/2021
Title:	PF21-002 Dove Valley V #20 Replat of L1-2 B11 Dove Valley V Final Plat		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Board Summary Report, 2. Resolution, 3. PF21-002 Location & Adjacent Zoning & Uses, 4. PF21-002 Motions - draft, 5. PF21-002 External Referral Comments, 6. PF20-002 Staff Presentation, 7. PF21-002 BoCC Update_ESD, 8. 3-PF21-002-Final Plat		

Date	Ver.	Action By	Action	Result
8/31/2021	1	Board of County Commissioners Business Meeting	adopted	Pass

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:

Kat Hammer, Senior Planner, Public Works and Development

Presenter: Kat Hammer, Senior Planner, Public Works and Development

Subject:

PF21-002 Dove Valley V #20 Replat of L1-2 B11 Dove Valley V Final Plat

Purpose and Request:

The Owner, BPG Dove Valley 2, LLC, proposes a replat of Block 11, Lot 1 and Lot 2 of the Dove Valley V subdivision to create one 23.95 acre lot. The subject property is known as 7758 and 7860 South Fairplay Street and is located southeast of the intersection of East Broncos Parkway and South Fairplay Street. The property is located in Commissioner District No.2...end

Background and Discussion:

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The property is currently zoned Mixed Use and is part of the Dove Valley Business Park Master Development Plan. The surrounding property is also part of the Dove Valley Business Park Master with the exception of the property to the north, across from East Broncos Parkway. See the Location and Adjacent Zoning and Uses document attached to this report for a summary of adjacent properties and a vicinity map.

This application is being processed in conjunction with an Administrative Site Plan (ASP21-006) that will set the site layout. The Board of County Commissioners will review the Replat/Final Plat addressed in this report, and the ASP will be reviewed and approved by staff.

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Final Plat Regulations; and 3) analysis of referral comments. Staff determined that the proposal complies with County policies, was submitted and processed according to adopted regulations, and complies with zoning and Final Plat standards.

1. The Comprehensive Plan

The Arapahoe County Comprehensive Plan designates this site as suitable for employment. Employment Centers are slated for primary uses including research and development offices, major services and office center complexes, warehousing and light industrial uses, and major educational facilities. This application complies with the following Goals, Policies, and Strategies of the Comprehensive Plan:

Policy NL 3.2 - Provide All Residents and Workers with Opportunities for Recreation and Physical Activities in Close Proximity to Homes, Schools, Employment Centers, and Community Facilities

The subject property is adjacent to property zoned for multi-family uses. If this application is approved, this development would provide employment in close proximity to property zoned for multi-family and single family uses.

Policy NL 3.7 - Minimize Impacts to Property from Man-Made Hazards

This property is located within areas of low risk from natural and man-made hazards with the exception of the property being located in the Restricted Development Area (RDA) of the Airport Influence Area (AIA) for the Airport Land Use Guidelines. Centennial Airport provided a referral comment indicating the property is subject to numerous aircraft overflights and their associated effects. These effects include, but are not limited to: noise, smoke, dust, fumes, and vibrations. Centennial Airport noted the applicant shall file and gain approval of FAA Form 7460-1.

GOAL EH 1 - Expand the County's Existing Economic Base

This Replat/Final Plat and the associated ASP are proposing a 304,620 square foot building planned for multiple tenants. Approval of this Replat/Final Plat will expand the County's existing economic base.

GOAL EH 2 - Expand Employment and Commercial Development Opportunities in Designated Growth Areas

The subject parcel is located within a Designated Growth Area and approval of this Replat/Final Plat will expand employment and commercial development opportunities in this growth area.

Policy PFS 2.1 - Require Adequate Water Availability for Proposed Development

The subject property is in the Arapahoe County Water Wastewater Authority (ACWWA) service area and ACWWA has indicated they are capable of providing service if all the fees are paid and the application meets the ACWWA's rules and regulations. Staff has included this as a condition of approval.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

The subject property is in the Arapahoe County Water Wastewater Authority (ACWWA) service area and ACWWA has indicated they are capable of providing service if all the fees are paid and the application meets the ACWWA's rules and regulations. Staff has included this as a condition of approval.

GOAL PFS 7 - Ensure Existing and New Development have Adequate Police and Fire Protection

South Metro Fire and Rescue provided a referral comment requesting additional fire hydrants, an autoturn analysis and information regarding fire suppression. The applicant is working directly with SMFR and staff has included a condition of approval to ensure SMFD's comments are addressed. Arapahoe County Sheriff's Office did not have any comments on this proposal.

2. Land Development Code Review

Chapter 5, Section 5-6.3 of the Land Development Code provides the review and approval criteria for Final Plats. A Final Plat may be approved upon the finding by the Board that the application will:

A. Provide for a public water supply.

The subject property is in the Arapahoe County Water Wastewater Authority (ACWWA) service area and ACWWA has indicated they are capable of providing service if all the fees are paid and the application meets

the ACWWA's rules and regulations. Staff has included this as a condition of approval.

B. Provide for a public sewage disposal system.

The subject property is in the Arapahoe County Water Wastewater Authority (ACWWA) service area and ACWWA has indicated they are capable of providing service if all the fees are paid and the application meets the ACWWA's rules and regulations. Staff has included this as a condition of approval.

C. Provide 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 Colorado Geological Survey provide a "no comment" referral response. No comments have been received indicating hazardous soil conditions on the subject property.

D. Comply with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.

The proposed Replat/Final Plat does not present any conflicts with the approved Dove Valley Master Development Plan or Preliminary Plat.

E. Comply with the Mineral Resource Areas in the Regulation for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.

All mineral estate owners were sent notification of the first public hearing for the approved Dove Valley Master Development Plan. No surface development that might impede access to minerals is proposed with this plat application.

F. Provide evidence that the school district can serve the development.

The property is zoned for light industrial and office uses. No demand for school district services is anticipated.

3. Referral Comments

Comments received during the referral process are attached to this report. Staff is recommending three conditions of approval to address outstanding referral comments.

Fiscal Impact:

Approval of this request does not appear to have a direct fiscal impact to Arapahoe County.

Alternatives:

The Board of County Commissioners has four alternatives:

1. Approve the application with Conditions of Approval (as recommended by staff)

2. Approve the application with revised Conditions of Approval|

3. Continue to a date certain for more information

4. Deny the application

Alignment with Strategic Plan:

☐Be fiscally sustainable

☒Provide essential and mandated service

☐Be community focused

Staff Recommendation:

Considering the findings and other information provided herein, staff recommends approval of case PF21-002, Dove Valley V #20 Replat of L1-2 B11 Dove Valley V 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 and Rescue requirements and provide the County with a will-serve letter prior to signature of the final copy of the plat.

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3. The applicant will meet all of Arapahoe County Water Wastewater Authority (ACWWA) requirements and provide the County with an updated will-serve letter prior to signature of the final copy of these plans.

Concurrence:

The Public Works and Development Planning and Engineering Services Division have reviewed this application, and the Arapahoe County Public Works Department is recommending approval of this case. The Planning Commission does not review and make recommendations on Replat/Final Plat applications.

Suggestion Motion(s):

Draft Motions for PF21-002 have been included as an attachment to the Board Summary Report.

Resolution:

A draft resolution is attached to this report.

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