



## Legislation Details (With Text)

**File #:** 22-462      **Version:** 1

**Type:** Resolution      **Status:** Passed

**File created:** 7/28/2022      **In control:** Board of County Commissioners Business Meeting

**On agenda:** 8/9/2022      **Final action:** 8/9/2022

**Title:** FDP21-005 - Copperleaf #30 Final Development Plan

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Board Summary Report, 2. Staff Report, 3. Presentation, 4. Applicant's Presentation, 5. Cherry Creek School District Letter, 6. Summary of Referral Responses, 7. Neighborhood Outreach & Public Comment, 8. Parking Reduction Memo, 9. Planning Commission - July 19, 2022, 10. Draft Motions, 11. Resolution

Date	Ver.	Action By	Action	Result
8/9/2022	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:**  
FDP21-005 - Copperleaf #30 Final Development Plan

### Purpose and Request:

The Garrett Companies, LLC, on behalf of the owner, Copperleaf Senior Living, LLC requests approval of Final Development Plan FDP21-005 which proposes 175 multi-family dwelling units on 9.26 acres located southwest of the intersection of East Quincy Avenue and Copperleaf Boulevard. Additional detail is provided in the attached staff report and exhibit.

### Background and Discussion:

The proposed Final Development Plan complies with the underlying MU-PUD, Use Area M, Parcel M-2/Towne Centre 2 zoning. This zoning was approved with the original Z04-004 Copperleaf Preliminary Development Plan (PDP) which was approved by the BOCC on November 16, 2004, and most recently amended with PDP Amendment AA21-008 which authorized unallocated residential density from the west side of Copperleaf Boulevard to be transferred to the east side of Copperleaf Boulevard. The Copperleaf PDP memorialized an option to shift a limited number of residential units approved for locations outside use area M4 east of Copperleaf Boulevard into use area M4. The PDP also preapproved a process by which this shift may be processed administratively within stated limits.

The Planning Commission considered this application at a public hearing on July 19, 2022 and voted 4-2 to recommend approval. Commissioner Rieck expressed concerns about impacts to the existing residents and Commissioner Miller did not indicate why he voted no. There were three members of the public present, two of whom spoke. All three were opposed and those who spoke expressed concerns about school capacity and safety, and southern setback and screening for single family homes to the south.

**Fiscal Impact:**

No fiscal impacts are anticipated with approval of this Final Development Plan application.

**Alternatives:**

The Board of County Commissioners has alternatives that include the following:

1. Approve the proposed Final Development Plan with conditions of approval.
2. Continue to a date certain for more information.
3. Deny the proposed Final Development Plan.

**Alignment with Strategic Plan:**

- ☐ Be fiscally sustainable
- ☐ Provide essential and mandated service
- ☒ Be community focused

**Staff Recommendation:**

Staff recommends approval of this Final Development Plan application. Findings and other information supporting the staff recommendation for approval can be found in the accompanying staff report

**Concurrence:**

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application. The Arapahoe County Public Works Department is recommending approval of this case based on the review of the application and findings provided in the accompanying staff report. The Planning Commission voted 4-2 to recommend approval.

**Suggestion Motion(s):** Attached

**Resolution:** Attached