



Arapahoe County

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Legislation Text

File #: 21-095, **Version:** 1

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:

Kat Hammer, Planner II, Public Works and Development

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

Subject:

PUBLIC HEARING: SDPZ20-002 Millstone at Columbine Specific Development Plan (District 1)

Purpose and Request:

The applicant, LAI Design Group, LLC, on behalf of the property owner, The Francis Company, LLC, is proposing a Specific Development Plan with zoning (SDPZ) to allow for construction of 22 single-family detached units on 5.65 acres located at 5977 South Platte Canyon Road, which would result in a density of approximately 3.89 dwellings per acre. The applicant is proposing approximately 30% open space, one private drive access from South Platte Canyon Road, a trail connection to Bowles Avenue, landscaping and lighting. The proposed development will utilize the existing curb cut/driveway for the Columbine Trail parking lot and the applicant is proposing a new and improved parking lot for the Columbine Trail to ensure public access to the trail is maintained.

Planning Commission Recommendation and Public Comment: 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. Engineering Services Division and the Traffic Division stated that the County cannot guarantee that there will be no cut-through traffic; however, 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.

Staff also received four emails and one phone call expressing opposition, mostly due to traffic concerns. Staff received six emails expressing support of the proposal, prior to the public hearing at the Planning Commission. These emails are attached to this report, “SDPZ20-002 Citizen Comment updated 1-11-2021.”

Staff Recommendation: Staff recommends approval of this application.

Background and Discussion: Location

The proposed development is located southwest of the intersection of West Bowles Avenue and South Platte Canyon Road. This proposal is located in Commissioner’s District #1. See attachment for location map.

The property is approximately 5.65 acres, zoned R-2 (minimum lot size of 20,000 square feet) and is primarily agricultural in use. The Comprehensive Plan identifies this parcel as suitable for Urban Residential/Single Family Detached and Attached with a density range of 1-8 dwelling units per acre. The proposed use is consistent with this land use designation.

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent zoning regulations; 3) analysis of referral comments; and 4) analysis of citizen comments. For a complete analysis, please refer to the attached Planning Commission staff report.

1. The Comprehensive Plan

Staff has determined the application is consistent with the following goals and policies identified in the Arapahoe County Comprehensive Plan:

Comprehensive Plan - Policy GM 1.2 - Encourage Infill Development and Redevelopment: Arapahoe County will encourage infill development that is compatible with existing land uses in the Urban Area to take advantage of existing public infrastructure and services

Comprehensive Plan - Policy GM 3.1 - Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards

Comprehensive Plan - GOAL PSF 1 - Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

Comprehensive Plan - Policy PFS 4.3 - Require Adequate Wastewater Treatment

Comprehensive Plan - *GOAL PFS 6 - Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet*

Comprehensive Plan - *GOAL PFS 7 - Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development*

Comprehensive Plan - *GOAL PFS 9 - Ensure that the Educational Needs of Existing and New Developments Are Met*

Comprehensive Plan - *Policy NL 1.3 - Encourage Higher Density Development in New Neighborhoods within the Urban Area*

For a complete explanation of how the proposal is consistent with the identified goals and policies of the Arapahoe County Comprehensive Plan, please see pages two and three of the Planning Commission staff report.

2. Land Development Code Review

Section 5-3.3.F.1 of the Land Development Code allows Specific Development Plans to be approved if the proposal meets six criteria. Staff has determined the application meets all required approval criteria. For a complete explanation of how the proposal is consistent with each approval criteria, please see pages four through six of the Planning Commission staff report.

3. Referral Comments

Comments received during the referral process are summarized on page seven of the Planning Commission staff report. Staff reviewed the referral comments and has included three conditions of approval to address outstanding concerns, conditions #2, #4 and #5.

Fiscal Impact: This request might have some positive fiscal impact on the County based on increased property tax assessed valuation and revenue from construction permits.

Alternatives: The Board of County Commissioners has several alternatives:

1. Approve the application with Conditions of Approval (as recommended by Planning Commission/staff or with changes)
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: Be Fiscally Sustainable: The proposed development will install all infrastructure. The proposed private street will be maintained by residents of the development rather than Arapahoe County.

Be Community Focused: The proposed development is entirely single-family dwellings at a density similar to nearby neighborhoods. Further, while the Comprehensive Plan supports single-family detached densities of up to 8 dwellings per acre in this area, the proposed density is less than 4 dwellings per acre. Staff has previously supported proposals up to 6 dwelling units per acre as compatible with the neighborhood.

Staff has reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, analysis of referral comments and citizen input, our findings include: 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. Considering the findings and other information provided herein, Staff recommends approval of case SDPZ20-002 Millstone at Columbine Specific Development Plan 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 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

Concurrence: The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending approval of this case. The Planning Commission agreed with this recommendation and forwarded a recommendation for approval.

Suggestion Motion(s): Conditional Approval

In the case of SDPZ20-002 Millstone at Columbine Specific Development Plan, the Board of County Commissioners have reviewed the staff report, including all exhibits and attachments. I hereby move to APPROVE this application based on the findings in the staff report, subject to the following conditions:

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 provides the following Draft Motions as guidance in preparing an alternative motion if the Board of County Commissioners reaches a different determination:

Denial:

In the case of SDPZ20-002 Millstone at Columbine Specific Development Plan, the Board of County Commissioners have reviewed the staff report, including all exhibits and attachments. I hereby move to DENY this application based on the following findings:

1. *State new or amended findings in support of denial as part of the motion.*
- 2.

Continue to Date Certain:

In the case of SDPZ20-002 Millstone at Columbine Specific Development Plan, I move to continue the hearing to [date], 9:30 a.m., to obtain additional information and to further consider the information presented.

Resolution: Attached.