



## Legislation Text

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**File #:** 21-096, **Version:** 1

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**To:** Board of County Commissioners

**Through:** Bryan Weimer, Director, Public Works and Development

**Prepared By:**

Kat Hammer, Planner II, Public Works and Development

**Subject:**

A resolution to approve a preliminary plat for PP19-003 Millstone at Columbine (District 1)

**Purpose and Request:**

The applicant, LAI Design Group, LLC, on behalf of the property owner, The Francis Company, LLC, is proposing a Preliminary Plat to create 22 lots for single-family detached homes on 5.65 acres located at 5977 South Platte Canyon Road, which would result in a density of approximately 3.89 dwellings per acre.

Specific Development Plan with zoning (SDPZ) application SDPZ20-002 is undergoing a concurrent review and, if approved, will provide standards for development of the proposed parcels. The applicant will need to submit for a Final Plat and Administrative Site Plan if the SDPZ and this PP are approved.

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. The Planning Commission held a combined public hearing on both the zoning and the Preliminary Plat.

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 public comments are included with the materials attached to SDPZ20-002.

**Background and Discussion:** 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. The property is currently zoned R-2 residential, which requires a 20,000 square foot minimum lot size. The proposed zoning with SDPZ20-002, which is under concurrent review on the public hearing portion of the agenda, would allow 22 single-family detached units on the 5.65-acre site. If approved, this Preliminary Plat is contingent upon the zoning approval. 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 Land Development Code regulations; 3) analysis of referral comments; and 4) analysis of citizen comments. Please see the attached Planning Commission staff report for a complete analysis.

The Comprehensive Plan The Comprehensive Plan identifies this site as Urban Residential, which anticipates a variety of housing types (single-family detached, single-family attached, and multi-family) and neighborhood commercial centers. 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 - *GOAL NL 1 - Create Livable Mixed Use Neighborhoods in Designated Growth Areas*

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.

Land Development Code Review Section 5-6.2.B of the Land Development Code allows Preliminary Plats to be approved if the proposal meets five 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 and five of the Planning Commission staff report.

Referral Comments Comments received during the referral process are summarized on page five through eight of the Planning Commission staff report. Staff reviewed the referral comments and has included two conditions of approval to address outstanding concerns, conditions #2 and #3.

Alignment with Strategic Plan:

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 had previously found densities of up to 6 dwellings per acre to be in general conformance with the Comprehensive Plan.

Recommendation:

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:

1. Staff finds that the proposed PP19-003, Millstone at Columbine Preliminary Plat generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed PP19-003, Millstone at Columbine Preliminary Plat meets the Arapahoe County Zoning Regulations and procedures, including Section 5-6.2, Preliminary Plat and Section 5-3.3, Planned Unit Development.

Considering the findings and other information provided herein, Staff recommends approval of case PP19-003 Millstone at Columbine Preliminary 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. Prior to scheduling a public hearing for 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.
3. The applicant will meet all of South Metro Fire District requirements.
4. Approval of PP19-003 Millstone at Columbine Preliminary Plat, is contingent on the approval of SDPZ20-002, Millstone at Columbine Specific Development Plan

**Alternatives:** The Board of County Commissioners has three alternatives:

1. Approve the application with Conditions of Approval (as recommended by Planning Commission/staff or with changes)
2. Continue to a date certain for more information
3. Deny the application.

**Fiscal Impact:** This request might have some positive fiscal impact on the County based on increased property tax assessed valuation.

**Alignment with Strategic Plan:**

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

**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.

**Resolution:** Attached.