



Legislation Text

File #: 21-630, **Version:** 1

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:
PF21-001, Millstone at Columbine Final Plat

Purpose and Request:

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

Background and Discussion:

The property is located at 5977 South Platte Canyon Road, south west of the intersection of South Platte Canyon Road and West Bowles Avenue. The property is located in Commissioner District No.1.

The Board of County Commissioners approved the associated Specific Development Plan, SDPZ20-002, and the Preliminary Plat (PP19-003), at the January 26, 2021 Arapahoe County Board of County Commissioners Business Meeting. The Specific Development Plan and Preliminary Plat provide standards for development of the proposed parcels and this proposed Final Plat meets those standards. Staff is currently reviewing the associated Administrative Site Plan, ASP21-004. The Administrative Site Plan is contingent upon approval of this Final Plat.

The surrounding property is primarily single-family residential with the exception of open space to the north,

and Denver Water Board property east of the subject site. The property to the North and West are within the City of Littleton's jurisdiction. See the Location and Adjacent Zoning and Uses document attached to this report for a summary of adjacent properties and a vicinity map.

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 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:

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

The proposal is located within the Urban Area and is expected to be serviced from existing public infrastructure and services with minimal extensions/adjustments. The proposed density of 3.89 dwelling units per acre is comparable to some of the other developments nearby.

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

The proposal is located within areas of low risk natural and man-made hazards.

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

The will-serve letter dated May 7, 2021 from Platte Canyon Water and Sanitation District, confirms the property was annexed into the District and the District will serve the site with both water and sewer services.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

The will-serve letter dated May 7, 2021 from Platte Canyon Water and Sanitation District, confirms the property was annexed into the District and the District will serve the site with both water and sewer services.

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

The proposed development will be served by Xcel Energy and Century Link.

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

During the Specific Development Plan and the Preliminary Plat application reviews the Arapahoe County Sheriff's office expressed concerns about the one way in/one way out access, indicating it is not desirable. The Arapahoe County Engineering Department reviewed this comment and determined that the proposed street layout is acceptable as proposed due to the low number of housing units. The Arapahoe County Sheriff's office and the applicant discussed the limitations on the site and the sheriff's office no longer has an objection to the proposed development and access.

South Metro Fire District confirmed the proposed location of the fire hydrants and the applicant provided the district with an auto-turn analysis, as requested. Staff is recommending a condition of approval requiring a will-serve letter from South Metro Fire District prior to signature of the Final Plat.

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

The site will be served by Littleton Public School District. The applicant and the district agreed to calculate the amount of cash-in-lieu based on a land value of \$199,000.00 per acre. Staff is recommending a condition of approval requiring cash-in-lieu be paid prior to recording of the Final Plat.

GOAL NL 1 - Create Livable Mixed Use Neighborhoods in Designated Growth Areas

This proposal will provide housing diversity in the Urban Growth Area. The proposed density is similar to adjacent housing; however, this proposal includes smaller lots and more open space than nearby subdivisions.

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

The Comprehensive Plan identifies this site as suitable for 1-8 dwelling units per acre. The applicant is

proposing 3.89 dwelling units per acre. The proposed site plan includes 22 single-family detached units, 30% open space, on-site detention and water quality and connections to the existing Columbine Trail. The proposed minimum lot area is 5,250 square feet, similar to the minimum lot requirement for single family residences in the R-2-A and R-M conventional zone districts.

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 meets all of the following criteria:

A. The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality and dependability for the type of subdivision proposed;

The will-serve letter dated May 7, 2021 from Platte Canyon Water and Sanitation District, confirms the property was annexed into the District and the District will serve the site with both water and sewer services.

B. The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations; and

The will-serve letter dated May 7, 2021 from Platte Canyon Water and Sanitation District, confirms the property was annexed into the District and the District will serve the site with both water and sewer services.

C. The Applicant has provided 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 use of these areas are compatible with such conditions;

There are no recognizable environmental conditions presenting hazards or requiring special precautions. Colorado Geological Survey has no objection to this proposal if geotechnical report recommendations are adhered to. The applicant has indicated they will adhere to the geotechnical report submitted and reviewed by Colorado Geological Survey.

D. The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.

The proposal is in compliance with the Arapahoe County Zoning Regulations and the Specific Development Plan and Preliminary Plat approved by the Board.

E. The application is in compliance with the Mineral Resource Areas in the Regulation for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations;

The application is in compliance with the Arapahoe County Zoning Regulations regarding Mineral Resource Areas as defined within the 2018 Comprehensive Plan.

F. For property zoned for residential uses, written evidence must be presented to show that the applicable school district can adequately serve the student population expected to be generated from the development. The Board may deny a subdivision request for which the evidence shows that the applicable school district cannot adequately serve the student population generated by the development.

The applicant has provided evidence that the Littleton Public School District can adequately serve the student population expected to be generated from this development.

3. Referral Comments

Comments received during the referral process are attached to this report. Columbine Lakes Home Owners Association provided comments concerning the impact of this development on the private roads of the Columbine Lakes development which provide access to Wilder Elementary. The home owners association expressed concerns regarding increased passenger vehicle traffic through Columbine Lakes due to residential expansion in recent years, and school bus traffic on private streets. The Transportation Division assessed the situation. Data on traffic operations and pavement maintenance conditions was collected and the Transportation Division provided reports and alternatives that could be used by the homeowners association and Littleton Public School District to reach an agreement to resolve the issue.

Land Dedication and Cash-in-Lieu

The applicant is proposing cash-in-lieu for public parks, public schools and other public purposes to meet the requirements of Section 4-2.5 of the Land Development Code. The applicant and Littleton Public School District agree to calculate cash-in-lieu based on a value of \$199,000.00 per acre, rather than the \$40,000 per acre identified in the Land Development Code as an “assumed value.” Staff is recommending a condition of approval requiring the applicant to pay the cash-in-lieu amounts listed below prior to recording of the Final Plat based on \$199,000 per acre.

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

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 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.

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

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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 PF21-001, Millstone at Columbine 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 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.

Concurrence: In this section state whether there are others in addition to the requestor who concur with the recommendation.

Suggestion Motion(s): Draft Motions for PF21-001 have been included as an attachment to the Board Summary Report.

Resolution: A draft resolution is attached to this report.