



## Legislation Text

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**File #:** 22-294, **Version:** 1

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**To:** Board of County Commissioners

**Through:** Jason Reynolds, Planning Division Manager, Public Works and Development

**Prepared By:**  
Molly Orkild-Larson, Principal Planner, Public Works and Development

**Presenter:** Molly Orkild-Larson, Principal Planner, Public Works and Development

**Subject:**  
GDP21-002, Arcadia General Development Plan

### **Purpose and Request:**

The Board is requested to review the proposed General Development Plan with Conditions of Approval as recommended by staff. The applicant is proposing to rezone 32.21 acres from R-A PUD to Planned Unit Development (PUD) for a mixed housing development. The applicant is also proposing a new tower with a maximum height of 70 feet on the existing subject property. This facility will be further reviewed through a CMRS review process. A CMRS application has recently been submitted to the County. This application proposes to rezone the property from R-A PUD to Planned Unit Development (PUD) with a maximum density of 17 du/ac and is being reviewed concurrently with a Specific Development Plan (SDP21-004).

**Background and Discussion:** In 1992 the Board of County Commissioners (BOCC) approved the Heritage Christian Preliminary Development Plan (Z91-018). That application rezoned the property from R-A and R-5 PUD to R-A PUD and expanded the existing church approved by a Use by Special Review in 1990. Three years later, a Final Development Plan (P92-017) and Administrative Replat were approved for the church.

The applicant is proposing to rezone 32.21 acres from R-A PUD to Planned Unit Development (PUD) for a mixed housing development. This community will consist of 352 rental apartments and 168 for sale paired-homes. The apartments will be three stories with a maximum height of 50 feet and the two-story paired-homes will have a maximum height of 30 feet. A five-acre public park is also proposed and will be located in the northern portion of the site, providing a buffer between the homes north of the property and the development. The Open Spaces Division and the applicant are in discussions regarding the park and its dedication to Arapahoe County. Public meetings and a survey to obtain input on the park's amenities are presently being discussed for the park.

The existing church features a building-mounted Commercial Mobile Radio System Facility (CMRS) and in order to continue telecommunication service in the area, this facility will need to be relocated to either an existing or new facility when the church is demolished. The applicant is proposing a new tower with a maximum height of 70 feet on the subject property. This facility will be further reviewed through a CMRS review process. A CMRS application has recently been submitted to the County.

This application proposes to rezone the property from R-A PUD to Planned Unit Development (PUD) with a maximum density of 17 du/ac. This application is being reviewed concurrently with a Specific Development Plan (SDP21-004).

This case was continued from the February 15, 2022 Planning Commission meeting. The Planning Commission recommended approval of the proposed GDP by a vote of 5-2 on March 15, 2022. Public comments included not wanting more apartments in the area, concerns about increased in traffic and crime, drainage, leasing of the multi-family units, having a telecommunication facility on-site, and the size of the park. Several members of the public spoke in favor of the development because it was in compliance with the comprehensive plan, added more dwelling units to the area, and provided a park for the neighborhood.

**Fiscal Impact:** No fiscal impacts are anticipated at this time.

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

1. Approve the proposed General Development Plan with Conditions of Approval as recommended by staff or with changes.
2. Continue to a date certain for more information.
3. Deny the General Development Plan.

**Alignment with Strategic Plan:**

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

**Staff Recommendation:** Staff recommends approval of this General 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. After a public hearing with testimony both in favor and opposed to the rezoning, the Planning Commission voted 5-2 to recommend approval.

**Suggestion Motion(s):** Attached.

**Resolution:** Attached.