



Legislation Text

File #: 22-461, **Version:** 1

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:
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Presenter: Kat Hammer, Senior Planner, Public Works and Development

Subject:
PF21-007 - Copperleaf #30 Replat #19 Final Plat

Purpose and Request:

The Garrett Companies, LLC, on behalf of the owner, Copperleaf Senior Living, LLC requests approval of Final Plat PF21-007 to create two lots from three existing lots and a tract. The associated Final Development Plan, FDP21-005, proposes 175 multi-family dwelling units in two residential buildings on a 7.15 acre lot (Lot 1). A site plan for Lot 2 has not been submitted to the County. If this plat is approved, the applicant will be required to submit a site plan for review and approval from the County prior to development of Lot 2. The site is located southwest of the intersection of East Quincy Avenue and Copperleaf Boulevard and is in Commissioner District #3. Additional detail is provided in the attached staff report and exhibit.

Background and Discussion:

Application PF21-007 Copperleaf 30 Final Plat is a replat of Copperleaf Filing No. 19 which was approved by the Board of County Commissioners on May 20, 2019.

The proposed Final Plat 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.

Staff recommends approval of this application. The staff report includes a detailed explanation on how this application meets the Final Plat approval criteria, and staff findings and recommendations. Final Plats are not reviewed by the Planning Commission.

The applicant held a neighborhood outreach meeting on September 9, 2021. The neighborhood outreach packet is attached to this report and summary of public comment can be found in the attached staff report.

Fiscal Impact:

No fiscal impacts are anticipated with approval of this Final Plat application

Alternatives:

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

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

Alignment with Strategic Plan:

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

Staff Recommendation:

Staff recommends approval of this Final Plat 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 does not review Final Plat applications.

Suggestion Motion(s): Attached

Resolution: Attached