1. CALL TO ORDER

2. GENERAL BUSINESS ITEMS
   2.I. Planning Commission Meeting Minutes From 12-18-2018
   Documents:
   
   PLANNING COMMISSION MINUTES 12-18-2018.PDF

3. PUBLIC HEARINGS
   3.I. Case No SDPZ18-001, Main Street Villas / Specific Development Plan With Zoning (SDPZ)
   LOCATION: W 6TH AVE AND S MAIN ST; 1985-16-2-00-131
   ACREAGE: 4.16 ACRES
   EXISTING ZONING: R-A
   PROPOSED USE: Rezone to R-PM Residential PUD-Moderate Density for housing and a future library
   APPLICANT: LAI Design Group on behalf of Bradbury Properties / Bijou Knolls LLC
   CASE MANAGERS: Kat Hammer, Planner; Sarah L White, Engineer
   REQUEST: Positive referral to the Board of County Commissioners
   Documents:
   
   SDPZ185-001 STAFF REPORT.PDF

   3.II. Case No PM18-004, Main Street Villas / Minor Subdivision (MS)
   LOCATION: W 6th Ave and S Main St; 1985-16-2-00-131
   ACREAGE: 4.16 acres
   EXISTING ZONING: R-A
   PROPOSED USE: Plat to create two lots from one existing vacant lot to allow for R-PM Residential PUD-Moderate Density for housing and a future library.
   APPLICANT: LAI Design Group on behalf of Bradbury Properties / Bijou Knolls LLC
   CASE MANAGERS: Kat Hammer, Planner; Sarah L White, Engineer
   REQUEST: Positive referral to the Board of County Commissioners
   Documents:
   
   PM18-004 STAFF REPORT.PDF
ANNOUNCEMENTS:

- The next Planning Commission meeting is scheduled for January 15, 2019.
- Planning Commission agendas, Board of County Commission agendas, and other important Arapahoe County information may be viewed online at www.arapahoegov.com or you may contact the Planning Division at 720-874-6650.

PLANNING COMMISSION MEMBERS:

Mark Brummel  Jamie Wollman  Randall Miller
Diane Chaffin  Jane Rieck, Chair  Richard Sall
Kathryn Latsis

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## ATTENDANCE

A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members were in attendance:

Mark Brummel; Jane Rieck, Chair; Richard Sall, Diane Chaffin, Kathryn Latsis, Jamie Wollman, and Randall Miller.

Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sarah White, Engineer; Kurtis Cotten, Engineer; Bill Skinner, Senior Planner; Molly Orkild-Larson, Senior Planner; Kathleen Hammer, Planner II; Jason Reynolds, Current Planning Program Manager; Jan Yeckes, Planning Division Manager, and members of the public.

## CALL TO ORDER

Chair Rieck called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.

## DISCLOSURE MATTERS

There were no Planning Commission member conflicts with the matters before them.

## GENERAL BUSINESS ITEMS:

### APPROVAL OF THE MINUTES

The motion was made by Commissioner Latsis and duly seconded by Commissioner Wollman to accept the minutes from the November 20, 2018, Planning Commission meeting, as presented.

The motion passed unanimously.

## REGULAR ITEMS:

Ms. Rieck noted the order of the items on the agenda would be changed due to a flight schedule for an out-of-state applicant. She announced Item 4 on the agenda would be heard first.

### ITEM 4

Case No. FDP18-003, Copperleaf Filing No. 19 [Affinity]/Final Development Plan (FDP) – Bill Skinner, Senior Planner, Public Works and Development (PWD)

Mr. Skinner introduced the case and established jurisdiction for the public hearing. He provided the Planning Commission (PC) with
basic information on the proposed FDP for 170 senior housing units. He stated the project would not create an issue with the density caps for multi-family residential for Copperleaf. Mr. Skinner addressed a request for a parking reduction. He said the PC may make a recommendation on the requested alteration to Land Development Code (LDC) standards as part of the Planned Unit Development (PUD) application and the Board of County Commissioners (BOCC) may approve it as a deviation from the minimum requirements. Mr. Skinner also addressed trail and pedestrian connections.

Robert Ketner, Affinity at Copperleaf LLC, applicant, expressed appreciation for a change in the order of the agenda to accommodate his travel schedule. He stated the company’s home was in Spokane; however, the company works in the Front Range of Colorado and considered it “home.” He explained the concept of active seniors desiring congregant living arrangements. He described the amenities and showed photographic examples of other projects in Colorado Springs, Loveland, and Fort Collins as examples of what would be included in the Copperleaf facility. He reported they would work with the adjoining land owner to try to share the costs for the additional sidewalks. He stated they had no objections to any of the requirements or conditions of approval from County staff. Mr. Ketner addressed the requested parking ratio, which was based on other facilities. He indicated it would be a very comfortable parking ratio for this project.

There were discussions concerning maintenance responsibilities, landscaping, outdoor amenities, parking ratio, site access, and how active these senior living communities were.

Mr. Ketner responded to questions concerning the parking ratio. He cited the ITE Manual standard for senior living facilities. He noted there would be a range of age of residents, levels of independence with respect to driving, and the apartments could be occupied by a single individual or a couple, all of which would affect parking needs. He stated, the project, as proposed, was actually over-parked; however, they choose to err on the side of additional parking when no street parking was available nearby.

There were discussions about the amount of traffic generated by visitors. It was noted most didn’t stay overnight. Further, many of the residents had jobs off the property during the day, which freed up daytime parking for visitors of other residents.

Ms. Rieck opened the hearing for public comments. There were no public comments. The public hearing was closed.
It was moved by Ms. Latsis and duly seconded by Mr. Brummel, in the case of FDP18-003, Copperleaf No. 19 [Affinity] / Final Development Plan, that the Planning Commission reviewed the staff report, including all exhibits and attachments, have listened to the applicant’s presentation and any public comment as presented at the hearing, and move to recommend approval of 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. Approval of Case No. FDP18-003, Copperleaf No. 19 [Affinity] / Final Development Plan is contingent upon the approval of Case No. PAR18-002, Copperleaf No. 19 / Administrative Replat.

3. Sidewalks on the south side of E Quincy Avenue, extending from the west edge of the subject property to the intersection of E Quincy Avenue and Copperleaf Boulevard, will be constructed prior to the issuance of a Certificate of Occupancy for improvements shown in this FDP application.

4. Prior to signature of the final copy of these plans, the applicant shall provide proof of agreeable solutions to concerns raised by the following agencies; Xcel Energy, East Cherry Creek Valley Water and Sanitation District, South Metro Fire Protection District.

The vote was:

Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Miller, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes.

ITEM 1

Case No. PM18-003, Olson/Minor Subdivision – Molly Orkild-Larson, Senior Planner, Public Works and Development (PWD)

Ms. Orkild-Larson established jurisdiction for the public hearing and introduced the application, which was a request to correct an illegal subdivision. She noted the property owner did not wish to make a presentation, but was available for questions.
Mr. Miller asked for additional details on how the property managed to not be subdivided. He also asked how the adjoining property was being addressed.

Gerald Olson, applicant and owner, addressed the Planning Commission’s questions about the history of the property leading up to their purchase of the property in 2004. He explained a number of building permits had been issued and the home and additional buildings were put up. He stated this land use process was required for the County to recognize their 20-acre lot as legal. Mr. Olson explained they had no plans to make changes to the property other than to live there and use it as they always have. He said they would like to get the issue resolved in case they ever needed to sell the property.

It was moved by Ms. Wollman and duly seconded by Mr. Sall, in the case of PM18-003, Olson / Minor Subdivision, that the Planning Commission reviewed the staff report, including all exhibits and attachments, and have listened to the applicant’s presentation and the public comment as presented at the public hearing, and move to approve this application based on the findings in the staff report, subject to the following condition:

1. Prior to signature of the final copy of this plat the applicant must address Public Works Staff comments and concerns.

The vote was:

Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Miller, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes.

<table>
<thead>
<tr>
<th>ITEM 2</th>
<th>Case No. LE18-001, Byers Park &amp; Recreation District / Location and Extent (LE) – Kat Hammer, Planner II, Public Works and Development (PWD)</th>
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<td></td>
<td>Ms. Hammer established jurisdiction for the public hearing and introduced the application. She provided some history of the use of the property and public input to the proposed changes to the property conducted by the Byers Park &amp; Recreation District. She stated staff recommended approval with conditions.</td>
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<td></td>
<td>Rita Davis, Byers Park &amp; Recreation District, introduced the members of the team who were present. She explained some of the Board members were new since the project was started and were requesting approval.</td>
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Melissa Kendrick, representing the Byers Park & Recreation District, presented a PowerPoint, a copy of which was retained for the record. She showed the location of the property and reported the property was acquired in 1986 from the Union Pacific Railroad (UPRR). She reported a subdivision exemption was approved by the Board of County Commissioners (BOCC) last week for the public use of the property. Ms. Kendrick reported the District had been working since 2013 with a master plan, which determined the Community Park would be first priority. She said, in 2014 and 2015, planning grants were awarded by the Arapahoe County Open Spaces Department. Ms. Kendrick reviewed the site plan and the various facilities to be included. She said the entire site would be graded, the drainage upgraded, and the soil amended to improve the conditions inherited from UPRR. She reported the park would have a turf area and a new playground and sport court. She reported there would be two pavilions and eventually the restroom facility would be replaced. She added that the berm would be removed, even though it meant losing some trees, to help with visibility of the park and preventing vandalism that has long been a problem. Ms. Kendrick explained access would remain in its current location. She stated the District was in agreement with Staff’s recommended conditions of approval.

There were discussions regarding street parking. It was noted parallel parking along the street would continue to be available.

Ms. Rieck opened the public hearing for comments.

Shirley Gunter, 150 S Jewel, stated Byers definitely needed a new park. She felt, however, that the park design was too elaborate. She stated the community did not want to see the trees removed and the site leveled out. She said it was also a high budget for the District.

John Walls, 69334 E Briarwood Pl, said he felt the $800,000 cost to replace the park was very high. He felt there were things in the park that could be fixed. He noted the cost for picnic tables and trash cans was too high. He did not see the need for concrete as a boundary for the playground. Further, Mr. Walls did not want to see the mature trees removed.

Ms. Rieck asked who was providing the funding for the park.

Ms. Davis noted the award of funding through Arapahoe County Open Spaces. She reported additional funds had been requested from Greater Colorado Outdoors (submitted November 11, 2018) and Colorado Health Foundation (submitted October 15, 2018).
explained they would know about the funding by March, 2019, which fell within the timeframe for using the Open Spaces grant. Ms. Davis stated the trees would be replaced with more sustainable and resilient varieties than the Cottonwoods that existed currently. She said they would take some time to grow large enough to provide the same shade.

There were continued discussions about funding, timeline, and if the project would be completed in phases. Ongoing maintenance was considered, as was vandalism to play equipment, and the district’s overall budget.

Another concerned area resident (name inaudible and did not sign in to speak) felt the park was not too big for Byers. She reported there was new residential development in the area and she welcomed a place to take her grandkids to play. She reported having surveyed the kids in the area to determine what they wanted in their park. She stated Byers residents were happy to help maintain the park. She had been a part of the park planning process since its inception and people did not object then. She explained the park was being completed with funds that would not come directly from the Byers residents.

There were no further public comments. The public hearing was closed.

It was moved by Ms. Latsis and duly seconded by Ms. Wollman, in the case of Case No. LE18-001, Byers Park and Recreation District / Location and Extent, that the Planning Commission reviewed the staff report, including all exhibits and attachments, listened to the applicant’s presentation and any public comment as presented at the hearing, and hereby move to approve the application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

The vote was:

Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Miller, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes.
ITEM 3  

Case No. SDPZ18-002, Dove Valley Business Park / Specific Development Plan 5th Amendment – Kat Hammer, Planner II, Public Works and Development (PWD)

Ms. Hammer established jurisdiction for the public hearing and introduced the case. She explained the applicant was requesting to rezone the property, combine parcels, and then apply different use areas within the Dove Valley Master Development Plan. She explain that the Administrative Site Plan (ASP) would address site details; which process would not require Planning Commission action. Ms. Hammer noted condition #2 related to the ASP and that condition #4 addressed issues from South Metro Fire, which would also be worked out as part of the ASP process.

Ms. Wollman asked about the discussion in the staff report related to egress onto Potomac and the inability to make left turns. She said there was a lot of traffic on Potomac, especially during rush hour. She wanted to know if that was being address. She noted there were numerous allowed uses under the proposed zoning which would generate more traffic.

Ms. Hammer noted a traffic report was part of the application. She stated it would be a right-in/right-out access point only. She explained the traffic study did not warrant a traffic signal was needed.

Ms. Rieck asked staff about the status of their requirements.

Ms. Hammer noted the comments from South Metro Fire were actually in relation to the ASP; however, they were included as a condition of approval with the rezoning.

Brian Cooney, Opus Development Company, presented a PowerPoint, a copy of which was retained for the record. He noted the location of the site within the overall Dove Valley Business Park boundary and showed the site plan, the overall land use plan for the Dove Valley MDP, and the relationship of use areas within the business park. He reported these would be speculative developments with leased space. He explained the applicants were proposing to give up use area E, which included outdoor storage, and adding use area F, which allowed a broader range of light manufacturing uses. Mr. Cooney reported a letter from Dove Valley, in support of the request, was included with the application.

Ms. Rieck opened the public hearing for comments. There were no public comments. The public hearing was closed.
It was moved by Ms. Wollman and duly seconded by Ms. Chaffin, in the case of SDPZ18-002 Dove Valley Business Park Specific Development Plan, 5th Amendment to the Master Development Plan, that the Planning Commission reviewed the staff report, including all exhibits and attachments, listened to the applicant’s presentation and any public comment as presented at the hearing, and hereby move to approve the application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

2. Prior to signature of the final copy of these plans, the applicant must provide evidence that required infrastructure and drainage will be provided by and is within the infrastructure and capacity of the applicable service provider(s).

3. The development shall comply with all Federal Aviation Administration requirements and permitting.

4. The development shall meet all South Metro Fire Rescue design requirements.

The vote was:

Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Miller, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes.

**ANNOUNCEMENTS**

Mr. Reynolds provided a brief update on the proposal to allow backyard bees and chickens in residential areas. He reported the next Planning Commission meeting would be held on a special meeting date of January 8, 2019 due to the New Year holiday falling on the regular meeting date.

**ADJOURNMENT**

There being no further business to come before the Planning Commission, the meeting was adjourned.
LOCATION:
The site is located northwest of the intersection of South Main Street and West 6th Place. (Parcel ID 1985-16-2-00-131). The site is in Commissioner District No. 3.

ADJACENT ZONING, SUBDIVISION, AND LAND USES:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Subdivision</th>
</tr>
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<tbody>
<tr>
<td>North</td>
<td>R-A</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>R3-S &amp; R-M</td>
<td>Single Family - Residential</td>
</tr>
<tr>
<td>South</td>
<td>R-PSF</td>
<td>Single Family - Residential</td>
</tr>
<tr>
<td>West</td>
<td>R-3 &amp; B-4</td>
<td>Single Family - Residential</td>
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</tbody>
</table>
PROPOSAL:

LAI Design Group (applicant), and the owner, Bradbury Properties, propose to develop one existing vacant, unplatted lot through the Two-Step Planned Unit Development (PUD) described in Section 13-105 of the Land Development Code (LDC). The Specific Development Plan (SDP) will establish the specific land uses and development standards for the property. The applicant will be required to submit an Administrative Site Plan (ASP) if this SDP is approved. The ASP will provide specifics of landscaping, lighting, architecture and construction details.

The existing, vacant, 4.16 acre parcel, is proposed to be subdivided into two lots, the County is processing the proposed Minor Subdivision(PM18-004) concurrently with this application. Proposed Lot 1 is approximately 2.08 acres and includes eight attached residential buildings (16 total units). Proposed Lot 2 is approximately 1.77 acres and is under contract with Arapahoe County Libraries to be developed at a future time under the Location and Extent process. Tract A is proposed as a shared tract for both lots to solve the drainage and detention on the site.

The attached residential dwelling units proposed for Lot 1 are proposed to be attainable housing, for purchase, within the Byers Community. An HOA will be established for the maintenance of the open space, detention area and private drive.

RECOMMENDATION:

Staff: Staff recommends APPROVAL of the application, subject to conditions of approval.

I. BACKGROUND:

The property is part of the original zoning for the Byers Community. The Board of County Commissioners approved the original zoning on June 27, 1972.

II. DISCUSSION

Staff review of this application included a comparison of the project to policies and goals outlined in the Comprehensive Plan, a review of pertinent State Statutes and zoning regulations, surrounding land uses, an analysis of referral comments, and other issues.

1. The Comprehensive Plan

The Arapahoe County Comprehensive Plan designates this site as part of the Byers Subarea Plan. The Subarea Plan designates this site as appropriate for “Residential Single Family – Less Than 1 Acre” The Subarea Plan defines the Residential Single Family – Less Than 1 Acre” land use designation suitable for single family dwellings on smaller lots which provide areas for a variety of housing types and prices ranges with higher densities. The proposed attached single family homes and future library site are consistent with the characteristics of the “Residential Single Family – Less Than 1 Acre” land use designation.
This application specifically aligns with the following Visions and Goals of the Byers Subarea Plan:

**Vision:** Byers will plan diverse, integrated neighborhoods.

This proposal will provide attainable housing, for purchase, within the Byers Community and provide a greater diversity in housing stock than what exists today.

**Goals:** Plan and develop a network of open space and trails.

The proposal includes a 6-foot decomposed granite trail located on the west of proposed Lot 1 to provide pedestrian access to the proposed library site. The applicant is not proposing to build a sidewalk along South Main Street at this time. Main Street cross-section contemplates a future detached sidewalk along South Main Street. The Technical Review Committee (TRC) determined the applicant will be required to reserve area for the future improvement to South Main Street and the developer will contribute funds for future construction, based on a cost estimate of construction.

**Goals:** Seek contributions of land for open space and trails.

This proposal is exceeding the Land Development Code (LDC) standards for contributions of land for open space. The proposal includes 40% open space for Lot 1 and 51% of open space for Lot 2, whereas the LDC requires 30% and 20% respectively. As part of the Minor Subdivision the applicant will be responsible to contribute cash-in-lieu for public parks, schools and other public purposes.

**Vision:** Byers will expand to meet the recreational, educational, and social needs of the community.

This proposal will allow the existing library to be relocated and expanded to meet the needs of the community.

**Goal:** Determine future public facility sites, such as fire station, library, etc.

This proposal specifically identifies the future location of the Byers Library. The library will require a Location and Extent prior to final approval.

**Vision:** Byers will first manage higher-density growth east of Bijou Creek within the boundaries of the Land-Use Map Planning Area.

This proposal will provide higher-density growth east of Bijou Creek.

**Goal:** Promote a general balance of various land uses within the Byers' Planning Area to include residential, commercial, industrial, open space, and public uses.

This proposal will provide a balance of residential, open space and public use.
This application specifically aligns with the following goals, policies and strategies in the Comprehensive Plan:

*Strategy GM 1.1(c) – Allow Urban Development within the Designated Growth Areas Only When All Urban Services and Infrastructure Can Be Provided*

IREA and Byers Water and Sanitation provided minor comments during the referral period. The applicant has adjusted the plans to meet IREA and Byers Water and Sanitation requests. The plan set indicates gas service will be provided by Colorado Natural Gas, telephone service will be provided Bijou Telephone Cooperative and cable service will be provided by Comcast.

*Strategy GM 1.6(a) - Require Development to be Contiguous to, Compatible with, and at Densities as Proposed within the Applicable Rural Town Center Sub-area Plan*

This proposal will be contiguous to existing development in the Town of Byers. The proposed density is generally higher than the surrounding densities, however, the proposed density is consistent with the Subarea Plan designation of Residential Single Family – Less Than 1 Acre”.

*Strategy GM 3.1(b) – Restrict Future Development in Known Hazard Areas*

This site is not located in a known hazard area.

*Policy PFS 2.1 – Require Adequate Water Availability for Proposed Development*

Byers Water and Sanitation referral comments indicated no issues with providing adequate water availability.

*GOAL PFS 4 – Ensure the Adequacy of Wastewater Treatment Facilities*

Byers Water and Sanitation referral comments indicated no issues with providing adequate water availability.

*Policy PFS 5.3 – Encourage the Use of Natural Infrastructure to Manage Stormwater*

Tract A is approximately a half acre and will provide natural infrastructure to manage stormwater for both proposed uses.

*GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet Utilities in Existing and New Development*

Referral went out to the electric, natural gas, telephone, cable and internet utilities. No referral comments indicated concerns of inadequate service.
GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection

Arapahoe County Sheriff and Patrol did not indicate concerns about police protection in their referral. The Byers Fire District is reviewing the plan set now and all requests of the Byers Fire District will be worked out during the Administrative Site Plan process.

GOAL PFS 10 – Ensure Adequate Access to County Library Resources in Existing and New Development

The proposal includes relocation of the Byers Library to improve their facility.

Policy NL 1.4 - Encourage New Neighborhoods to Develop at Densities and Patterns as Proposed in the Applicable Rural Town Center Sub-area Plan

The Byers Subarea Plan proposes densities of less than 1 dwelling unit per acre. The proposed plan is consistent with the Byers Subarea plan density.

Policy NL 3.3 – Encourage the Provision of Community Gathering Places

The proposed library site will serve as a community gathering place.

GOAL NL 4 – Ensure a Diversity of Affordable Housing Types to Accommodate All Age Groups, Incomes, Family Sizes and Residents with Special Needs

The proposed residential development will diversify the housing types in Byers. The applicant has indicated the proposed housing type will provide options to first-time buyers as well as the homeowner who wants to down-size.

Policy NL 4.1 - Promote a Diversity of Housing Types

The proposed residential development will diversify the housing types in Byers and provide new housing options for existing Byers residents or people looking to reside in Byers.

Strategy TM 1.3(h) – Reserve Right-of-Way and Require Off-site Improvements When Warranted

The Main Street Right-of-Way is of adequate size to allow for off-site improvements. The TRC conditionally approved a waiver for curb and gutter infrastructure along Main Street provided the following conditions:

A. Main Street Cross-section contemplates a future detached sidewalk along Main Street – the applicant must reserve area for this future improvement
B. If sidewalk is not to be built by the developer, the developer should contribute funds for future construction, based on cost estimate of construction
C. The applicant must improve the street front drainage as necessary.
2. Land Development Code Review

Chapter 13 (Zoning Procedures). Section 13-100 of the Planned Unit Development Section of the LDC, zoning regulations states “The purpose of the PUD zone district is to allow greater flexibility in development standards of Arapahoe County, prevent monotonous urban landscapes and promote the health, safety and welfare of the citizens of Arapahoe County” provided said standards:

Section 13-106.01 PUD Approval Criteria

*It generally conforms to the Arapahoe County Comprehensive Plan; and*

This proposal generally conforms to the Arapahoe County Comprehensive as stated above.

*It complies with the standards for conventional rezoning pursuant to Section 13-201:*

- Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

Byers Water and Sanitation indicated no objection to the proposal. The Engineering Division Services (EDS) is working with the applicant to ensure adequate drainage and transportation systems. The details will be worked out during the time of ASP.

*Assure compatibility between the proposed development, surrounding land uses, and the natural environment.*

The proposed development is compatible with the surrounding land uses and the natural environment.

-Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.*

Referrals were sent to the applicable public services and no public services expressed concerns about providing public services to the site.

*Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.*

The proposal will provide housing and the library will provide an opportunity for leisure-time within close proximity to existing and proposed residential development.
Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

No public health concerns are identified.

Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The proposal provides accessibility within the proposed development and between the development and existing adjacent uses. The proposal includes a 6-foot decomposed granite trail located on the west of proposed Lot 1 to provide pedestrian access to the proposed library site. Sidewalks will be provided at a later time. The developer should contribute funds for future construction, based on cost estimate of construction.

Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

The proposed use provides minimum disruption to existing physiographic features.

Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

The proposed development is providing ample landscaping and is not expected to obstruct mountain views.

Enhance the useable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project’s residents and employees.

The proposal includes 40% open space for Lot 1 and 51% of open space for Lot 2, whereas the LDC requires 30% and 20% respectively.

Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

The application complies with this Resolution and the Arapahoe County Comprehensive Plan.
It represents an improvement in quality over the strict application of the otherwise applicable zone districts or development standards in the LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers; and

The proposed plan is generally consistent with the LDC. This proposal will provide higher density housing and provide affordable housing options for the residents of Byers.

It is consistent with the purpose of the PUD District as stated in Section 13-101 of this LDC; and

The project is consistent with the PUD District as stated earlier in this report.

Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features; and

Minor modifications to the standards and requirements of the LDC are warranted by the layout and design of the site and unique site features. There are currently no sidewalks along South Main Street. The developer will be responsible to provide funds for the future sidewalk.

The applicant is proposing a maximum building height of 55 feet for Lot 1 and Lot 2. The elevations provided for the residential structures indicate building heights of approximately 30 feet. A maximum building height of 55 feet does not conform to the existing conditions. The proposed lots are in close proximity to manufactured housing and single family homes. The single family development south of this proposal (GDP18-001 - Bijou Knolls) was amended earlier this year to allow for a maximum building height of 35 feet. Staff is proposing a condition of approval that limits the maximum building height to 35 feet and 3 stories for both lots.

The proposed plan meets the applicable standards of this LDC, unless varied by the PUD.

The proposed plan generally meets the applicable standards of the LDC. The proposed SDP will establish the PUD zoning for the property, similar to a General Development Plan (GDP). The following GDP review criteria are applicable to this proposal (Section 13-106.02 of the Land Development Code):

The proposed land uses, development densities/intensities, and building heights will not create significant adverse impacts on surrounding properties.

As noted previously, the proposed density is higher than many nearby properties. The applicant is proposing a maximum building height of 55 feet. Staff is suggesting a condition of approval that limits the maximum building height to 35
feet and 3 stories for both lots. Engineering staff has reviewed the proposed designs and supports the proposal with conditions (see attached Engineering staff report).

*It demonstrates an efficient use of land that facilitates a more economic arrangement of buildings, vehicular and pedestrian circulation systems and utilities.*

The proposal more efficiently uses existing land and infrastructure by allowing single-family homes on a vacant site, and reserving a parcel for the relocation of the Byers Library.

*It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan.*

The proposed development connects to the existing street network, separate private access drives are proposed to serve each lot. The proposal includes a 6-foot decomposed granite trail located on the west of proposed Lot 1 to provide pedestrian access to the proposed library site. A sidewalk will be installed at a later time providing connectivity between the proposed sites.

*It provides or expands access to existing open space, and preserves and protects natural features.*

This proposal meets the requirements for open space. The site is currently vacant, relatively flat and lacks trees and other natural features.

*It includes efficient general layouts for major water, sewer, and storm drainage areas.*

The referral agencies did not express concerns regarding the proposed utility layouts. As part of the proposed improvements, the site will include a detention pond to provide adequate drainage for both sites.

3. **Referral Comments**

<table>
<thead>
<tr>
<th>ARAPAHOE COUNTY SHERIFF/PATROL</th>
<th>No Comments</th>
</tr>
</thead>
</table>
| EAST ARAPAHOE COUNTY ADVISORY PLANNING COMMISSION | "This project seems to be well thought out. The proposed dwelling density should support less strain on water resources in the future. I support this project."
"The project appears to be an excellent land use for the location. I support the project."

"I think this project would be a nice addition to that area in Byers. Additionally, I think the waiver on the open space requirement is appropriate. I would suggest a careful look at the all-way stop at Main and 4th before converting it to an eastbound only stop."

"I have reviewed the proposed "Main Street Villas” project and have no comments."
"I defer to the neighbors surrounding the proposed project."

| BYERS FIRE DISTRICT | Would like to see the plans for the library before making comment. |
| TRI COUNTY HEALTH DEPARTMENT- REFERRALS | Suggests the applicant should:  
- Provide a mosquito Control Plan  
- Support walking and bicycling  
- Provide a sidewalk to allow pedestrians to move safely and easily through the development and to the proposed library  
- Provide safe and attractive pedestrian amenities  
- Provide onsite bicycle amenities |
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>ARAPAHOE LIBRARY DISTRICT- REFERRALS</td>
<td>No concerns</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>---------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| IREA                                 | The Association will require a ten-foot (10’) easement utility easement to accommodate the installation of rear-lot design for electric facilities in this project. In addition ten-foot (10’) utility easement will be required as shown on the attached markups.  
The Association wants the applicant to be aware of a potential conflict with the proposed retaining wall and providing underground electric facilities to the homes. |
<table>
<thead>
<tr>
<th>XCEL ENERGY - PSCO</th>
<th>No conflict</th>
</tr>
</thead>
<tbody>
<tr>
<td>BYERS WATER &amp; SANITATION</td>
<td>No objection, all tap fees must be paid and all district requirements met for water and sewer service.</td>
</tr>
</tbody>
</table>

Byers Fire District requested library plan prior to making comment. The library plans will be a separate Location and Extent application and will require referrals at the time of submittal. Byers Fire District will receive referral at the time of ASP for the residential aspect of the project. At the time of ASP the hammerhead and potential fire lane designations will be reviewed.

Arapahoe County did not receive referral responses from the following agencies: Arapahoe County Sheriff/Crime Prevention Unit and Community Resources, Byers Park and Recreation District, Byers Post Office, Byers School District, Deer Trail & E Adams Conservation District, Bijou Telephone Co-op, Century Link, Colorado Natural Gas, Colorado Parks & Wildlife and North Kiowa Bijou Groundwater District 4483.

### III. STAFF FINDINGS

Staff has reviewed the plans and supporting documentation and the referral comments in response to this application. Based upon review of applicable policies and goals in the Comprehensive Plan, the development ordinances, and analysis of referral comments, our findings include:

1. The proposed SDPZ18-001 Main Street Villas– SDP generally complies with the Arapahoe County Comprehensive Plan and Byers Subarea Plan.

2. The proposed SDPZ18-001 Main Street Villas– SDP generally complies with Section 13-100 of the Planned Unit Development Section of the Land Development Code.

### IV. RECOMMENDATION

Considering the findings and other information provided herein, staff recommends APPROVAL of Case No. SDPZ18-001 Main Street Villas– SDP, subject to the following conditions of approval:
1. Prior to the signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

2. The developer shall contribute funds for future sidewalk construction, based on a cost estimate of construction.

3. The maximum building height for Lot 1 and Lot 2 shall not exceed 35 feet and restricted to 3 stories.

4. The development shall meet all Byers Fire District design requirements.

V. DRAFT MOTIONS

APPROVAL WITH CONDITIONS (consistent with Staff Recommendation): In the case of Case No. SDPZ18-001 Main Street Villas–SDP, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant’s presentation and any public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

2. The developer shall contribute funds for future sidewalk construction, based on a cost estimate of construction.

3. The maximum building height for Lot 1 and Lot 2 shall not exceed 35 feet and restricted to 3 stories.

4. The development shall meet all Byers Fire District design requirements.

Alternate Motions:
Any alternate motion must include new findings and conditions where those differ from the Staff-recommended findings and conditions.

DENIAL: In the case of SDPZ18-001 Main Street Villas–SDP, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant’s presentation and the public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. State new findings in support of motion to recommend “Denial.”

Attachments:
Engineering Services Department Staff Report
Referral Responses
LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or “no comments” to khammer@araphaoegov.com before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

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<td>Tom Coker</td>
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This project appears to be an excellent land use for the location. I support the project.
Kathleen, thanks for the correspondence. I defer to the neighbors surrounding the proposed project. Arnold Hollingsworth
east end advisory committee

Good Afternoon,

Please find the corresponding documents for a proposed project located in the unincorporated Town of Byers in the link below. The
property includes approximately 4.16 acres and is proposed to be subdivided into two parcels. The parcel to the north is proposed to
include single-family attached dwelling units (8.65 dwelling units per acre). The property to the south is proposed to be a
library. Contact me directly if you have any questions.

Access to proposal documents: https://arapahoecounty365-
my.sharepoint.com:/f:/g/personal/khammer_arapahoegov_com/Eo3Nwo4ru7hDkZ_EuO5cN7cBaGSp
uiSQIgAAQAKiKh9MUQ?e=cafVY

Be sure to return the attached External Referral Routing Sheet with a signature and indication of who
the comments are from.

The deadline for comments is September 6, 2018.

Thanks in advance,

Kat Hammer
Arapahoe County Planner II

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial CO, 80112
Planning Department: 720.874.6666
khammer@arapahoegov.com

Arapahoe County Public Works and Development Website
**Referral for Location & Extent**

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<td>Planner:</td>
<td>Kat Hammer</td>
</tr>
<tr>
<td>Date:</td>
<td>August 13, 2018</td>
</tr>
<tr>
<td>Date to be returned:</td>
<td>September 6, 2018</td>
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LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or “no comments” to khammer@araphaogov.com before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

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<td>Byers Water + Sanitation</td>
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**WE HAVE NO OBJECTIONS TO THE DEVELOPMENT OF THE BRADBURY/LIBRARY PROPERTY.**

**ALL TAP FEES MUST BE PAID, & ALL DISTRICT REQUIREMENTS MET FOR WATER + SEWER SERVICE.**

---

Byers Water + Sanitation
303.822.5384
8/15/18
LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or “no comments” to khammer@araphaoegov.com before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

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Tom Coker

This project appears to be an excellent land use for the location. I support the project.
Kathleen, thanks for the correspondence. I defer to the neighbors surrounding the proposed project. Arnold Hollingsworth
east end advisory committee

Good Afternoon,

Please find the corresponding documents for a proposed project located in the unincorporated Town of Byers in the link below. The property includes approximately 4.16 acres and is proposed to be subdivided into two parcels. The parcel to the north is proposed to include single-family attached dwelling units (8.65 dwelling units per acre). The property to the south is proposed to be a library. Contact me directly if you have any questions.

Access to proposal documents: https://arapahoecounty365-my.sharepoint.com/:f:/g/personal/khammer_arapahoegov_com/Eo3Nwo4ru7hDkZ_EuO5cN7cBaGSpuISQ1gAAQAKkh9MUQ?e=cafvVY

Be sure to return the attached External Referral Routing Sheet with a signature and indication of who the comments are from.

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Thanks in advance,

Kat Hammer
Arapahoe County Planner II
Arapahoe County Public Works and Development
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Centennial CO, 80112
Planning Department: 720.874.6666
khammer@arapahoegov.com
Arapahoe County Public Works and Development Website
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**WE HAVE NO OBJECTIONS TO THE DEVELOPMENT OF THE BRADBURY/LIBRARY PROPERTY.**

**ALL TAP FEES MUST BE PAID, & ALL DISTRICT REQUIREMENTS MET FOR WATER + SEWER SERVICE.**

Byers Water + Sanitation
303-822-5384
8/15/18
I have reviewed the proposed "Main Street Villas" project and have no comments.

Thanks,

Deb Deitchel
East Advisory Committee

Good Afternoon,
Please find the corresponding documents for a proposed project located in the unincorporated Town of Byers in the link below. The property is 4.16 acres and is proposed to be subdivided into two parcels. The parcel to the north is proposed to include single-family attached dwelling units (1 acre). The property to the south is proposed to be a library. Contact me directly if you have any questions.

Access to proposal documents: https://arapahoeCounty365-my.sharepoint.com/:f:/g/personal/khammer_arapahoegov_com/Eo3Nwo4ru7hDkZ_EuO5cN7cBaGSpuISQIgAAQA?

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Kat Hammer
Arapahoe County Planner II

Arapahoe County Public Works and Development

6924 South Lima Street

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khammer@arapahoegov.com

Arapahoe County Public Works and Development Website

Designed by
www.erti.nl
FREE Animations for your email  

Click Here!
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<td>Glenn Thompson, Bureau Chief 08/13/18</td>
</tr>
<tr>
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<td></td>
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</table>
SPECIFIC DEVELOPMENT PLAN

MAIN STREET VILLAS

BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, T4S, R61W, OF THE 6TH P.M. LOCATED IN W1/2 OF SEC 30, T55S,R66W OF THE 6TH PRIMARY MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES:

THE OWNERS, DEVELOPERS AND/OR SUBDIVISORS OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS MAIN STREET VILLAS, THEIR RESPECTIVE SUCCESSORS AND HEIRS ALSO AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

1. Prior to the submission of any subdivision agreement to the County, the Owners, Developers and/or Subdivisors shall have completed all necessary street improvements and approved by the County. If the street improvements are not completed, the Owners, Developers and/or Subdivisors shall have entered into an agreement with the County whereby the Owners, Developers and/or Subdivisors agree to complete the street improvements to the satisfaction of the County. If the street improvements are not completed to the satisfaction of the County, the County shall have the right to enter and complete the street improvements at the expense of the Owners, Developers and/or Subdivisors.

DRAINAGE MAINTENANCE

2. The Owners, Developers and/or Subdivisors shall be responsible for maintenance of all drainage facilities installed pursuant to the subdivision agreement. The Owners, Developers and/or Subdivisors shall maintain the drainage facilities in accordance with the Drainage Maintenance Agreement. If the drainage facilities are not maintained, the County shall have the right to enter and complete the maintenance of the drainage facilities at the expense of the Owners, Developers and/or Subdivisors.

LEGAL DESCRIPTION

THE PARCEL OF LAND DESCRIBED AND IN THE PROPERTY DESCRIBED HEREBY, KNOWN AS MAIN STREET VILLAS (Q 18 - 089)...

CERTIFICATE OF OWNERSHIP

I, ___________________________, hereby affirm that I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREBY, KNOWN AS MAIN STREET VILLAS (Q 18 - 089).

PRESENTATION OF PLAT

If this plat is presented for recordation, the Owners, Developers and/or Subdivisors shall have entered into an agreement with the County whereby the Owners, Developers and/or Subdivisors agree to present the plat to the County for recordation at the expense of the Owners, Developers and/or Subdivisors.

REQUESTED WAIVERS

1) Awaiver of Street Section (See Sheet 7).
2) Awaiver of Minimum Unobstructed Open Space = 25%.
3) Awaiver of Open Space for Detention Basins.
4) Awaiver of Easements for Stormwater Detention Basins.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends the approval of this specific development plan. The Planning Commission recommends the approval of this specific development plan.

CONTACTS

APPLICANT/OWNER

LAKE DAVE GROUP

CIVIL ENGINEER

BROWN CIVIL ENGINEERING

CONTACT: JOE PRINSTER

COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET INDEX

1) COVER SHEET
2) GRADING AND UTILITY PLAN - 4 ACRE SITE
3) DRAINAGE MAINTENANCE - 4 ACRE SITE
4) DRAINAGE MAINTENANCE - 2 ACRE SITE
5) DRAINAGE MAINTENANCE - 2 ACRE SITE
6) DEVELOPMENT STANDARDS - TYPICAL ELEVATIONS

CASE # 18-089
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

COUNTY OF ARAPAHOE, STATE OF COLORADO

OVERALL SITE DATA

<table>
<thead>
<tr>
<th>LOT / TRACT</th>
<th>SF</th>
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<td>TOTAL</td>
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EXISTING ZONING       R-A 
PROPOSED ZONING       R-PM (PUD) 

SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

COUNTY OF ARAPAHOE, STATE OF COLORADO

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EXISTING ZONING       R-A 
PROPOSED ZONING       R-PM (PUD) 

CASE # Q 1 8 - 0 8 9
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

COUNTY OF ARAPAHOE, STATE OF COLORADO

PROFESSIONAL STAMP
ARCHITECT / PLANNER
www.LAIdesigngroup.com
Architecture | Planning | Golf Design
Landscape Architecture | Visual Media
88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777  | F 303.734.1778

NOTES:
1. THE MAIN STREET VILLAS SITE IS NOT LOCATED WITHIN A FEMA 100-yr Floodplain. The site is located within zone X, BOULDERS OF PINE
2. INPUT TO SANITARY SEWER COLLECTION & MATERIALS TO CONFORM TO BURES WATER & SANITATION DISTRICT STANDARDS.
3. ALL MATERIALS AND CONSTRUCTION WITHIN THE PUBLIC RIGHTS OF WAY TO CONFORM TO ARAPAHOE COUNTY STANDARDS.

CASE # Q18-089
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS
COUNTY OF ARAPAHOE, STATE OF COLORADO

TYPICAL ELEVATIONS

ARCHITECTURAL DESIGN GUIDELINES

THESE PAIRED HOMES ARE INSPIRED BY THE TRADITIONAL ARCHITECTURE OF COLORADO FARMHOUSE AND BARN STRUCTURES AND REINTERPRET THEM FOR A MODERN LIFESTYLE. THE NARROW HOUSE PROFILE, GABLE ROOF, AND WHITE BOARD-AND-BATT SIDING ARE REMINDERS OF THE FARMHOUSE; WHILE THE BROWN WEATHERED WOOD SIDING IS EVOCATIVE OF THE BARN AND SHEDS.

THE FIRST FLOOR HAS A SPACIOUS GREAT ROOM FOR A WELCOMING AND ENGAGING LIVING SPACE. TALL WINDOWS MAXIMIZE VIEWS AND DAYLIGHT. THE LARGE COVERED REAR PATIO EXTENDS THE LIVING AREA TO THE COLORADO PRAIRIE.

SETTING TWO OF THE GARAGE DOORS BACK FROM THE FRONT ELEVATION WITH A DIFFERENT MATERIAL AND COLOR ALLOWS EACH HOME TO READ AS AN INDEPENDENT STRUCTURE. SEPARATED FROM THE OTHER HOUSE, THE GARAGES PROVIDE MORE PRIVACY IN AREAS THAT NEED TO BE KEEP QUIET FROM NEIGHBORLY SOUNDS AS WELL AS PROVIDE MORE NATURAL DAYLIGHT EVEN IN THE BATHROOMS.

LIGHTING SHALL BE LIMITED TO ON-BUILDING EXTERIORS AND LANDSCAPE LIGHTING.

FRONT ELEVATION

SIDE 'A' ELEVATION

SIDE 'B' ELEVATION

REAR ELEVATION

FRONT YARD FENCE DETAIL

REAR YARD FENCE DETAIL

Note: Fencing installation shall be performed by the developer. Fence maintenance shall be performed by the Homeowner's Association.

4" Foundation per Civil & Structural

8'-0" O.C. Max. 3" EQ.

2" x 6" Top Cap

6" X 6" X 9' Post with 1" Bevel

(3) 2" x 4" Rails Behind, TYP.

1" X 4" Pickets

6' Height

Finish Grade

2' Min.

3' Height

CONCRETE FOOTER PER ENGINEER

3" GRAVEL OR SAND
August 20, 2018

Kathleen Hammer
Arapahoe County Public Works and Development
6924 South Lima Street
Centennial CO 80112

Re: ARAPCO REFERRAL - SDPZ18-001 & PM18-004 Main Street Villas

Thank you for the opportunity to comment on the above-noted application. After reviewing the provided information, we have no concerns about this project.

Please feel free to contact me with any questions or concerns.

Sincerely,

Linda Speas
Director of Library Operations
LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or “no comments” to khammer@arapahoegov.com before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

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Referral for Location & Extent

| Case Number / Case Name:        | SDPZ18-001 & PM18-004 Main Street Villas |
| Planner:                      | Kat Hammer                      |
| Date:                         | August 13, 2018                |
| Date to be returned:          | September 6, 2018              |
Referral for Location & Extent

Case Number / Case Name: SDPZ18-001 & PM18-004 Main Street Villas
Planner: Kat Hammer
Date: August 13, 2018
Date to be returned: September 6, 2018

LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or "no comments" to khammer@araphaoegov.com before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

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</tr>
</tbody>
</table>

I think this project would be a nice addition to that area in Byers. Additionally, I think the waiver on the open space requirement is appropriate. I would suggest a careful look at the all-way stop at Main and 4th before converting it to an eastbound only stop.

Shellie Miller
East Arapahoe County Advisory Cmte.
September 5, 2018

Kat Hammer
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE:  Main Street Villas, SDPZ18-001 & PM18-004
      TCHD Case No. 5118 & 5119

Dear Ms. Hammer,

Thank you for the opportunity to review and comment on the Specific Development Plan and Minor Subdivision to allow for a residential subdivision and library located at the southwest corner of the intersection of W 4th Avenue and S Main Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Mosquito Control - Stormwater Facilities
The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here http://www.tchd.org/276/Mosquitoes-West-Nile-Virus. A guidance document is attached.

Community Design to Support Walking and Bicycling
Because chronic diseases related to physical inactivity and obesity now rank among the country’s greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

Connectivity throughout the Site and to Adjacent Properties
TCHD recommends that the applicant incorporate a network of sidewalks throughout the site to allow pedestrians to move safely and easily through the development and to the proposed library.
Safe and attractive pedestrian amenities:
Research shows that people are more likely to use pedestrian amenities when they are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting.

Onsite Bicycle Amenities:
TCHD encourages the applicant to consider including bicycle amenities such as bicycle racks for patrons of the library and for residents of Main Street Villas and visitors.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD’s comments.

Sincerely,

Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, Monte Deatrich, TCHD
A Mosquito Control Plan should contain the following elements:

1. **Designation of a management entity**
   This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. **Funding mechanism**
   A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. **Activities that will be undertaken to prevent mosquito breeding conditions**
   This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District’s (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

   The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

   We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

   Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County’s Engineering and/or Stormwater sections.
Suggested elements in this section include the following:

- **Design review** – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.

- **Operation and maintenance activities:**
  This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD’s Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.

- **Regular inspections:**
  Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.

- **Larvacide program:**
  Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet. Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department’s mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County’s Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatrich@tchd.org.
September 5, 2018

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Attn: Kat Hammer

Re: Main Street Villas Minor Subdivision, Case # SDPZ18-001

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the general development plans for Bijou Knolls and has no apparent conflict. Please note that PSCo does not serve natural gas or electric in this area.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George
Right of Way and Permits
Public Service Company of Colorado
I have reviewed the proposed "Main Street Villas" project and have no comments.

Thanks,

Deb Deitchel
East Advisory Committee

-------Original Message-------

From: Kathleen Hammer
Date: 8/13/2018 4:19:37 PM
To: Kathleen Hammer
Cc: Terri Maulik; Michelle Lengyel
Subject: ARAPCO REFERRAL - SDPZ18-001 & PM18-004 Main Street Villas

Good Afternoon,
Please find the corresponding documents for a proposed project located in the unincorporated Town of Byers in the link below. The property is 4.16 acres and is proposed to be subdivided into two parcels. The parcel to the north is proposed to include single-family attached dwelling units (less than 1 acre). The property to the south is proposed to be a library. Contact me directly if you have any questions.

Access to proposal documents: https://arapahoecounty365-my.sharepoint.com/:f:/g/personal/khammer_arapahoegov_com/Eo3Nwo4ru7hDkZ_EuO5cN7cBaGSpulSQIgAAQAKK

Be sure to return the attached External Referral Routing Sheet with a signature and indication of who the comments are to be directed to.

The deadline for comments is September 6, 2018.

Thanks in advance,

Kat Hammer

Arapahoe County Planner II

Arapahoe County Public Works and Development

6924 South Lima Street

Centennial CO, 80112

Planning Department: 720.874.6666

khammer@arapahoegov.com

Arapahoe County Public Works and Development Website

Designed by
www.erti.nl
FREE Animations for your email  

Click Here!
Referral for Location & Extent

Case Number / Case Name: SDPZ18-001 & PM18-004 Main Street Villas
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Glenn Thompson, Bureau Chief 08/13/18
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, T4S, R61W, OF THE 6TH P.M. LOCATED IN W1/2 OF SEC 30, T5S,R68W OF THE 6TH MERIDIAN PRINCIPAL COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES:
The owner(s), developer(s) and/or subdivider(s) of the specific development plan known as Main Street Villas, their successors and assigns agree to the following:

STREET MAINTENANCE

Without prior written permission and agreement that the dedicated drainage easement shown on the plat plan will be maintained by the county, and unless the street is constructed in accordance with the subdivision regulations and development standards, the county shall have the right to enter properties to inspect said facilities at any time.

DRAINAGE MAINTENANCE

Without prior written permission or agreement that the maintenance easement shown in the subdivision agreement requirements will be maintained by the county, and unless the streets are constructed in accordance with the subdivision regulations and development standards, the county shall have the right to enter properties to inspect said facilities at any time.

EMERGENCY ACCESS

If a maintenance easement is granted herein, there shall be a maintained area of open ground to allow access for public safety vehicles in case of emergency.

LANDSCAPE PLANNING

The developer(s) shall prepare and submit a landscape plan to the board of county commissioners for approval prior to construction.

PUBLIC IMPROVEMENTS

Definitive Development Plans or Plat Agreement, issuance of individual building permits, related to public utility connections, improvements or facilities made by or for the owner of any premises, the owner shall be responsible for the maintenance of such public utility connection, improvements or facilities.

MAINTENANCE EASEMENT

A maintenance easement is required for developments with zero side setbacks of one structure built on the lot line. In order to maintain structure(s) with zero side setbacks, a maintenance easement may be required on the adjacent lot to enable maintenance, as may be necessary to maintain the adjacent property owner(s).

DRAINAGE MASTER PLAN

The county is required that all new development and redevelopment shall participate in the required drainage improvements as set forth in the drainage master plan.

LEGAL DESCRIPTION

Per the plat plan dated December 6, 2008, at Reception No. 4317207.

REQUESTED WAIVERS

1) Private street section (see sheet 7).
2) Maintenance section (see sheet 7).
3) Minimum unobstructed open space + 25%.
4) Drainage with major variations features to be included in open space (4%).

PARKS AND OPEN SPACE

The developer will provide on site the property at the time of submission.

ON-SITE EASEMENTS

1) Proposed zone of drainage easement on west side of lot 2.

AMENDMENTS

The owner(s), developer(s) and/or subdivider(s) of the specific development plan known as Main Street Villas, their successors and assigns agree to:

STORMWATER MAINTENANCE

The property owner shall be responsible for maintenance of all permanent best management practices (BMP's) and stormwater facilities installed pursuant to the subdivision regulations and development standards in accordance with the subdivision agreement requirements.

A PERM purported to be valid or in effect shall be void if the subdivision regulations and development standards in accordance with the subdivision agreement requirements.

THE OWNERS OF THE SUBDIVISION, THEIR SUCCESSORS, HEIRS AND/OR ASSIGNS, RT OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREES TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S.

THE OWNERS AND DEVELOPERS UNDERSTAND THAT THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

THE COUNTY AND DESIGNEE IN THE PHASE III DRAINAGE REPORT.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES ASSOCIATED WITH THIS DEVELOPMENT.

MAINTENANCE EASEMENT

A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE MADE FOR THE EASEMENT CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER ____________.

THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO MINIMIZE POTENTIAL ENVIRONMENTAL AND/OR PROPERTIES DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE USE OF THE MAINTENANCE EASEMENT.

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

1) PROPOSED 25' DRAINAGE EASEMENT ON WEST SIDE OF LOT 2.

STATE OF ___________

NOTE PUBLIC

CHAIc: ___________________________

AS _______________________________________________ OF __________________, AN AUTHORIZED SIGNATORY.

ATTEST: ___________________________

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/CONFIRMED BY THE ARAPAHOE COUNTY PLANNING COMMISSION.

CHAIc: ___________________________

CERTIFICATE OF OWNERSHIP

I, REPRESENTATIVE OF BIJOU KNOLLS, LLC, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS OWNING PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREBY, KNOWN AS MAIN STREET VILLAS (156-16-089).

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF: ___________

S.S.

COUNTY OF: ___________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF ___________ 20___

BY: ____________________________________________ AN AUTHORIZED SIGNATORY.

PUBLIC IMPROVEMENTS

Definitive Development Plans or Plat Agreement, issuance of individual building permits related to public utility connections, improvements or facilities made by or for the owner of any premises, the owner shall be responsible for the maintenance of such public utility connection, improvements or facilities.

PUBLIC IMPROVEMENTS

Definitive Development Plans or Plat Agreement, issuance of individual building permits related to public utility connections, improvements or facilities made by or for the owner of any premises, the owner shall be responsible for the maintenance of such public utility connection, improvements or facilities.
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

PROPOSED LOT 1 - SITE DATA

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<tr>
<th>PROPERTY SIZE (MIN.)</th>
<th>ACRES (MIN.)</th>
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<tbody>
<tr>
<td>EAST PROPERTY BOUNDARY (MAIN STREET)</td>
<td>20'-0&quot;</td>
</tr>
<tr>
<td>NORTH PROPERTY BOUNDARY (ADJ. PRIVATE PROPERTY)</td>
<td>10'-0&quot;</td>
</tr>
<tr>
<td>WEST PROPERTY BOUNDARY (ADJ. PRIVATE PROPERTY)</td>
<td>20'-0&quot;</td>
</tr>
<tr>
<td>SOUTH PROPERTY BOUNDARY (ADJ. PRIVATE PROPERTY)</td>
<td>20'-0&quot;</td>
</tr>
<tr>
<td>PROPOSED PERMITTED USE</td>
<td>SINGLE-FAMILY ATTACHED DWELLING UNITS</td>
</tr>
<tr>
<td>TOTAL NUMBER OF UNITS</td>
<td>16</td>
</tr>
<tr>
<td>PROPOSED ZONING</td>
<td>R-PM (PUD)</td>
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<tr>
<td>DEVELOPMENT CRITERIA</td>
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</tr>
<tr>
<td>PROPERTY Sizes (MIN.)</td>
<td></td>
</tr>
<tr>
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</tr>
<tr>
<td>SOUTH PROPERTY BOUNDARY (ADJ. PRIVATE PROPERTY)</td>
<td>20'-0&quot;</td>
</tr>
<tr>
<td>BUILDING SETBACKS (MIN.)</td>
<td></td>
</tr>
<tr>
<td>FRONT</td>
<td>20'-0&quot;</td>
</tr>
<tr>
<td>REAR</td>
<td>5'-0&quot;</td>
</tr>
<tr>
<td>SIDE</td>
<td>15'-0&quot;</td>
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<tr>
<td>BUILDING HEIGHT (MAX.)</td>
<td>30'-0&quot; (55'-0&quot; MAX)</td>
</tr>
<tr>
<td>LOT SIZE (MIN.)</td>
<td>90,542 SF (2.08 AC)</td>
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<tr>
<td>OPEN SPACE (COVERAGE)</td>
<td>25% (22,603 SF) INCLUDES RAIN GARDEN</td>
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<tr>
<td>PARKING (MIN.)</td>
<td>2 SPACES PER DWELLING UNIT</td>
</tr>
<tr>
<td>STANDARD SPACES</td>
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<tr>
<td>GUEST SPACES</td>
<td>.25 PER DWELLING UNIT</td>
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<tr>
<td>ACCESSIBLE PARKING</td>
<td>NA</td>
</tr>
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</table>

PROPOSED DENSITY (MAX) | 8.65 DU/AC (10.9 DU/AC MAX)

COMMON OPEN SPACE | |
PRIVATE LOT OPEN SPACE | |
DETENTION & WATER QUALITY POND (RAIN GARDEN FEATURE) | |
CONCRETE PRIVATE DRIVE | |

SCALE: 1" = 20'-0"

LEGEND

COMMON OPEN SPACE
PRIVATE LOT OPEN SPACE
DETENTION & WATER QUALITY POND (RAIN GARDEN FEATURE)
CONCRETE PRIVATE DRIVE

TYPICAL LOT DETAIL

SOUTH MAIN STREET
NO PARKING
EMERGENCY VEHICLE PKG
NO PARKING
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANT SCHEDULE

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<tr>
<td>15</td>
<td>PICEA PUNGENS</td>
<td>6' BB</td>
<td>CS</td>
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<tr>
<td>4</td>
<td>PINUS NIGRA</td>
<td>6' BB</td>
<td>AUS</td>
</tr>
<tr>
<td>10</td>
<td>MALUS 'SPRINGSNOW'</td>
<td>2.0&quot; CAL</td>
<td>ABT</td>
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<tr>
<td>3</td>
<td>AMELANCHIER X GRANDIFLORA</td>
<td>2.0&quot; CAL</td>
<td>ABM</td>
</tr>
<tr>
<td>6</td>
<td>SYRINGA PATULA 'MISS KIM'</td>
<td>2.0&quot; CAL</td>
<td>MKL</td>
</tr>
<tr>
<td>6</td>
<td>PHILADEPHUS CORONARIUS 'AUREUS'</td>
<td>2.0&quot; CAL</td>
<td>ART</td>
</tr>
<tr>
<td>18</td>
<td>S. SYLVESTRIS X 'MAINACHT'</td>
<td>1.5&quot; CAL</td>
<td>SS</td>
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<tr>
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<td>P. O. PULIFOLIUS 'JEFAM'</td>
<td>1.5&quot; CAL</td>
<td>CS</td>
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<td>360</td>
<td>EVERGREEN TREES</td>
<td>2-4&quot; RIVER ROCK</td>
<td>CCP</td>
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<tr>
<td>81</td>
<td>DECIDUOUS TREES</td>
<td>4&quot; - 6&quot; COBBLE</td>
<td>SMP</td>
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<tr>
<td>242</td>
<td>ORNAMENTAL GRASS &amp; PERENNIAL EQUIVALENT</td>
<td>NATIVE SEED MIX FOR RAIN GARDENS</td>
<td>ABT</td>
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<tr>
<td>24</td>
<td>SHRUBS</td>
<td>NATIVE SEED MIX</td>
<td>CCP</td>
</tr>
</tbody>
</table>

LEGEND
- NATIVE SEED MIX FOR RAIN GARDENS
- 1" - 4" COBBLE
- 2" - 4" RIVER ROCK
- TURF
- STEEL EDGE
- PROPERTY LINE
- BUILDING SETBACK LINE
- PRIVATE LOT LINE
- PROPOSED SWALE
- BUILDING SETBACK LINE
- EXPANDED TURF LINE
- EXPANDED SWALE LINE
- EXPANDED PROPERTY LINE
- PROPOSED TURF LINE
- PROPOSED SWALE LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- PROPERTY LINE
- POSITIVE SOIL ELEVATION
- NEGATIVE SOIL ELEVATION
- FLOODPLANE

TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

SOUTH MAIN STREET

CASE # Q 18-089
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS
COUNTY OF ARAPAHOE, STATE OF COLORADO

TYPICAL ELEVATIONS

ARCHITECTURAL DESIGN GUIDELINES

THESE PAIRED HOMES ARE INSPIRED BY THE TRADITIONAL ARCHITECTURE OF COLORADO FARMS HOUSES AND BARNS STRUCTURES AND REINTERPRET THEM FOR A MODERN LIFESTYLE. THE NARROW HOUSE PROFILE, GABLE ROOF, AND WHITE BOARD-AND-BATT SIDING ARE REMINDERS OF THE FARMHOUSE, WHILE THE BROWN WEATHERED WOOD SIDING IS EVOCATIVE OF THE BARN AND SHEDS.

THE FIRST FLOOR HAS A SPACIOUS GREAT ROOM FOR A WELCOMING AND ENGAGING LIVING SPACE. TALL WINDOWS MAXIMIZE VIEWS AND DAYLIGHT. THE LARGE COVERED REAR PATIO EXTENDS THE LIVING AREA TO THE COLORADO PRAIRIE.

SETTING TWO OF THE GARAGE DOORS BACK FROM THE FRONT ELEVATION WITH A DIFFERENT MATERIAL AND COLOR ALLOWS EACH HOME TO READ AS AN INDEPENDENT STRUCTURE. THE AREAS OF COMMON WALLS IN THE LIVING SPACES ARE MINIMIZED, INCREASING PRIVACY. THE UPPER LEVEL OF EACH HOME INCLUDES ALL THE BEDROOMS IN AN INDEPENDENT STRUCTURE, SEPARATED FROM THE OTHER HOUSE. THIS ALLOWS FOR GREATER PRIVACY IN AREAS THAT NEED TO BE KEEP QUIET FROM NEIGHBORLY SOUNDS AS WELL AS PROVIDING MORE NATURAL DAYLIGHT EVEN IN THE BATHROOMS.

LIGHTING SHALL BE LIMITED TO ON-BUILDING EXTERIORS AND LANDSCAPE LIGHTING.

FRONT YARD FENCE DETAIL

REAR YARD FENCE DETAIL

Top of Peak

Ground Level

Top of Peak

Ground Level

Top of Peak

Ground Level

Top of Peak

Ground Level

Top of Peak

Ground Level
August 20, 2018

Kathleen Hammer
Arapahoe County Public Works and Development
6924 South Lima Street
Centennial CO 80112

Re: ARAPCO REFERRAL - SDPZ18-001 & PM18-004 Main Street Villas

Thank you for the opportunity to comment on the above-noted application. After reviewing the provided information, we have no concerns about this project.

Please feel free to contact me with any questions or concerns.

Sincerely,

Linda Speas
Director of Library Operations
LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or “no comments” to khammer@araphaoegov.com before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

This project seems to be well thought out. The proposed dwelling density should support less strain on water resources in the future. I support this project.
Referral for Location & Extent

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LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or “no comments” to khammer@araphaegov.com before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

<table>
<thead>
<tr>
<th>COMMENTS:</th>
<th>SIGNATURE/AGENCY</th>
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<tr>
<td></td>
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<tr>
<td>[ ] Have NO comments to make on the case as submitted</td>
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<tr>
<td>[ ] Have the following comments to make related to the case:</td>
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</table>

I think this project would be a nice addition to that area in Byers. Additionally, I think the waiver on the open space requirement is appropriate. I would suggest a careful look at the all-way stop at Main and 4th before converting it to an eastbound only stop.

Shellie Miller
East Arapahoe County Advisory Cmte.
September 5, 2018

Kat Hammer
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Main Street Villas, SDPZ18-001 & PM18-004
TCHD Case No. 5118 & 5119

Dear Ms. Hammer,

Thank you for the opportunity to review and comment on the Specific Development Plan and Minor Subdivision to allow for a residential subdivision and library located at the southwest corner of the intersection of W 4th Avenue and S Main Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**Mosquito Control - Stormwater Facilities**
The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here [http://www.tchd.org/276/Mosquitoes-West-Nile-Virus](http://www.tchd.org/276/Mosquitoes-West-Nile-Virus). A guidance document is attached.

**Community Design to Support Walking and Bicycling**
Because chronic diseases related to physical inactivity and obesity now rank among the country’s greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

**Connectivity throughout the Site and to Adjacent Properties**
TCHD recommends that the applicant incorporate a network of sidewalks throughout the site to allow pedestrians to move safely and easily through the development and to the proposed library.
Safe and attractive pedestrian amenities:
Research shows that people are more likely to use pedestrian amenities when they are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting.

Onsite Bicycle Amenities:
TCHD encourages the applicant to consider including bicycle amenities such as bicycle racks for patrons of the library and for residents of Main Street Villas and visitors.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,

Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, Monte Deatrich, TCHD
Tri-County Health Department  
Guidance for Preparation of Mosquito Control Plan

A Mosquito Control Plan should contain the following elements:

1. **Designation of a management entity**  
   This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. **Funding mechanism**  
   A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. **Activities that will be undertaken to prevent mosquito breeding conditions**  
   This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District’s (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

   The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County’s Engineering and/or Stormwater sections.
Suggested elements in this section include the following:

- **Design review** – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.

- **Operation and maintenance activities**: This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD’s Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.

- **Regular inspections**: Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.

- **Larvacide program**: Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvicide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet. Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department’s mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County’s Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatric@tchd.org.
September 5, 2018

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO  80112

Attn:  Kat Hammer

Re:  Main Street Villas Minor Subdivision, Case # SDPZ18-001

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the general development plans for Bijou Knolls and has no apparent conflict. Please note that PSCo does not serve natural gas or electric in this area.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George
Right of Way and Permits
Public Service Company of Colorado
SPECIFIC DEVELOPMENT PLAN


LEGAL DESCRIPTION

[FORM W505.5.00, RECORDED DECEMBER 6, 2006 AT RECEPTION NO. B6173327]

THAT PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 186.96 FEET EAST FROM THE SOUTHEAST CORNERS OF THE NORTHWEST QUARTER OF SECTION 14, THENCE NORTHWESTERLY, THENCE WEST 378.75 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION CONVEYED TO TRIMBLE DEVELOPMENT IN W6307 10, RECORDED JULY 25, 1973 AT RECEPTION NO. A655, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CERTIFICATE OF OWNERSHIP

[REYER I.A. AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS MAIN STREET VILLAS (S D P Z 1 8 - 0 0 1).

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF ______________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF ________________, 20___.

ATTEST: __________________________

NOTARY PUBLIC

NOTARY D. NUMBER _______________________

MY COMMISSION EXPIRES ______________________

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS.

THREE DAY OF ______________________ A.D., 20___.

OWNED

ATTEST:

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION.

THREE DAY OF ______________________ A.D., 20___.

OWNER

CONTACTS

CIVIL ENGINEER

MODERN CIVIL ENGINEERING

CONTACT: JOE PRINZER

500 PLAZA CT, 16, SUITE 101

LAFAYETTE, COLORADO 80026

T: 720.308.3024

T 720.308.8999

PLANNER

LA DESIGN GROUP

CONTACT: BILL CRESS

80 INSIDEWALLS CIRCLE EAST - BUILDING J, SUITE 101

ENGLEWOOD, COLORADO 80112

T 303.734.1777 / F 303.734.1776

SHEET INDEX

1

COVER SHEET

OVERALL SITE PLAN - 4 ACRE SITE PLAN C-2

LAKESITE PL 2 - 4 ACRE SITE PLAN

2

LAKESIDE PL 2 - 4 ACRE SITE PLAN

3

DEVELOPMENT STANDARDS - TYPICAL ELEVATIONS

4

5

6

CASE # S D P Z 1 8 - 0 0 1

1 OF 6
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS


CASE # SDPZ18-001

NOTES
1. THE MAIN STREET VILLAS SITE IS NOT LOCATED WITHIN A FIAA 100-yr FLOODPLAIN. THE SITE IS LOCATED WITHIN ZONE D OF FFM 0000002093; DECEMBER 17, 2010.
2. WATER & SANITARY SEWER SERVICE IS PROVIDED BY STUPE WATER & SANITATION DISTRICT. ALL WATER & SANITARY SEWER CONSTRUCTION IS PERMITTED TO CONFORM TO PP# 11-2014 (NOE)
3. ALL MATERIALS AND CONSTRUCTION WITHIN THE PROPOSED RIGHT OF WAY TO CONFORM TO ARPHE COUNTY STANDARDS
4. ELECTRIC SERVICE IS PROVIDED BY PEA.
5. GAS SERVICE IS PROVIDED BY COLORADO NATURAL GAS
6. TELEPHONE SERVICE IS PROVIDED BY SBDU TELEPHONE COMPANY
7. CABLE SERVICE IS PROVIDED BY CONCAST

EASTING SUBDIVISION:
DAMASCUS & ANN
COYTMAN

BASIS OF SURVEY:
THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, BEARING NORTHEAST A DISTANCE OF 205.53 FEET, AS SHOWN HEREON AND REFERENCED TO THE NO. 8 SURVEY OF chat 1897, GRADE 20

SITE BENCHMARK # REDAR WITH 1.25" ORANGE PLASTIC CAP "CONTROL POINT" LOCATED ON THE WEST SIDE OF MAIN STREET SHOWN HEREON.

SDP 03/22/2018

DRAWN BY: JC
CHECKED BY: JC

SDP #1 08/06/2018
SDP #2 10/22/2018
SDP #3 12/05/2018

GRADING AND UTILITY PLAN - 4 ACRE SITE

3
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

ARCHITECTURAL DESIGN GUIDELINES

THESE PAIRED HOMES ARE INSPIRED BY THE TRADITIONAL ARCHITECTURE OF COLORADO FARMHOUSE AND BARN STRUCTURES AND REINTERPRET THEM FOR A MODERN LIFESTYLE. THE NARROW HOUSE PROFILE, GABLE ROOF, AND WHITE BOARD-AND-BATT SIDING ARE REMINDERS OF THE FARMHOUSE; WHILE THE BROWN WEATHERED WOOD SIDING IS EVOCATIVE OF THE BARNs AND SHEDS.

THE FIRST FLOOR HAS A SPACIOUS GREAT ROOM FOR A WELCOMING AND ENGAGING LIVING SPACE. TALL WINDOWS MAXIMIZE VIEWS AND DAYLIGHT. THE LARGE COVERED REAR PATIO EXTENDS THE LIVING AREA TO THE COLORADO PRAIRIE.

SETTING TWO OF THE GARAGE DOORS BACK FROM THE FRONT ELEVATION WITH A DIFFERENT MATERIAL AND COLOR ALLOWS EACH HOME TO READ AS AN INDIVIDUAL HOME. THE AREAS OF COMMON WALLS IN THE LIVING SPACES ARE MINIMIZED, INCREASING PRIVACY. THE UPPER LEVEL OF EACH HOME INCLUDES ALL THE BEDROOMS IN AN INDEPENDENT STRUCTURE, SEPARATED FROM THE OTHER HOMES. THIS ALLOWS FOR GREATER PRIVACY IN AREAS THAT NEED TO BE KEEP QUIET FROM NEIGHBORLY SOUNDS AS WELL AS PROVIDING MORE NATURAL DAYLIGHT EVEN IN THE BATHROOMS.

LIGHTING SHALL BE LIMITED TO ON-BUILDING EXTERIORS AND LANDSCAPE LIGHTING.

TYPICAL ELEVATIONS

FRONT ELEVATION (ILLUSTRATIVE ONLY - TO BE FINALIZED AT TIME OF A.S.P.)

SIDE 'A' ELEVATION (ILLUSTRATIVE ONLY - TO BE FINALIZED AT TIME OF A.S.P.)

SIDE 'B' ELEVATION (ILLUSTRATIVE ONLY - TO BE FINALIZED AT TIME OF A.S.P.)

REAR (SIDE) YARD FENCE DETAIL

REAR ELEVATION (ILLUSTRATIVE ONLY - TO BE FINALIZED AT TIME OF A.S.P.)

MONUMENT SIGN DETAIL

ILLUSTRATIVE PURPOSE ONLY
ALL SIGNS BY SEPARATE PERMIT
ALL SIGNS WILL COMPLY WITH ARAPAHOE COUNTY SIGN REGULATIONS

FIELD RECORD

PROJECT #:
181020

OWNER/CLIENT
BIJOU KNOLLS, LLC.
ATTN. THOMAS BRADBURY
9380 STATION STREET, SUITE 500
LONE TREE, CO 80124

DRAWN BY:
CHECKED BY:
JC
JC

PRE-SUBMITTAL
03/22/2018

OF
ISSUE RECORD
5

SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS
BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, T4S, R61W, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

CASE # S D P Z 1 8 - 0 0 1

DEVELOPMENT STANDARDS
TYPICAL ELEVATIONS

TOP OF PEAK
GROUND LEVEL

30' - 0"
0' - 0"
30' - 0"
0' - 0"

FRONT (REAR) YARD FENCE DETAIL

6' HEIGHT

FINISH GRADE
2"

8'-0" O.C. Max.
3" EQ.
EQ.
3"

1'

2' MIN.

SIDE A ELEVATION (ILLUSTRATIVE ONLY - TO BE FINALIZED AT TIME OF A.S.P.)
LOCATION:
The site is located northwest of the intersection of South Main Street and West 6th Place in Byers (Parcel ID 1985-16-2-00-131). The site is in Commissioner District No. 3.

ADJACENT ZONING, SUBDIVISION, AND LAND USES:

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Land Use</th>
<th>Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-A</td>
<td>Vacant</td>
<td>Unplatted</td>
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<tr>
<td>East</td>
<td>R3-S &amp; R-M</td>
<td>Single Family - Residential</td>
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<tr>
<td>South</td>
<td>R-PSF</td>
<td>Single Family - Residential</td>
<td>Bijou Knolls Correction Plat</td>
</tr>
<tr>
<td>West</td>
<td>R-3 and B-4</td>
<td>Single Family - Residential</td>
<td>Unplatted</td>
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PROPOSAL:

LAI Design Group (applicant), and the owner, Bradbury Properties, propose to develop one existing vacant, unplatted lot through the Two-Step Planned Unit Development (PUD) described in Section 13-105 of the Land Development Code (LDC). The Specific Development Plan will establish the specific land uses and development standards for the property. The applicant will be required to submit an Administrative Site Plan if the SDP is approved. The ASP will provide specifics of landscaping, lighting and architecture. Concurrent with the zoning, the applicant is requesting a minor subdivision to create two lots.

The existing 4.16 acre parcel is proposed to be subdivided into two lots. Proposed Lot 1 is approximately 2.08 acres and has eight attached residential buildings (16 total units). Proposed Lot 2 is approximately 1.77 acres and is under contract with Arapahoe County Libraries to be developed at a future time under the Location and Extent process. Tract A is proposed as a shared tract for both lots to solve the drainage and detention on site.

RECOMMENDATION:

Staff: Staff recommends APPROVAL of the application, subject to conditions of approval.

I. BACKGROUND:

The property is part of the original zoning for the Byers Community. The Board of County Commissioners approved the original zoning on June 27, 1972.

II. DISCUSSION

Staff review of this application included a comparison of the project to policies and goals outlined in the Comprehensive Plan, a review of pertinent State Statutes and subdivision regulations, surrounding land uses, an analysis of referral comments, and other issues.

1. The Comprehensive Plan

The Arapahoe County Comprehensive Plan designates this site as part of the Byers Subarea Plan. The Subarea Plan designates this site as appropriate for “Residential Single Family – Less Than 1 Acre” The Subarea Plan defines the Residential Single Family – Less Than 1 Acre” land use designation suitable for single family dwellings on smaller lots which provide areas for a variety of housing types and prices ranges with higher densities. The proposed attached single family homes and future library site are consistent with the characteristics of the “Residential Single Family – Less Than 1 Acre” designation.

This application specifically aligns with the following Visions and Goals of the Byers Subarea Plan:

Vision: Byers will plan diverse, integrated neighborhoods.
The proposal will provide attainable housing, for purchase, within the Byers Community and provide a greater diversity in housing stock than what exists today.

Goals: Plan and develop a network of open space and trails.

The proposal includes a 6-foot decomposed granite trail located on the west of proposed Lot 1 to provide pedestrian access to the proposed library site. The applicant is not proposing to build a sidewalk along South Main Street at this time. The Main Street cross-section contemplates a future detached sidewalk along South Main Street. The Technical Review Committee determined the applicant will be required to reserve area for the future improvement to South Main Street and the developer will contribute funds for future construction, based on a cost estimate of construction.

Goals: Seek contributions of land for open space and trails.

This proposal is exceeding the LDC standards for contributions of land for open space. The proposal includes 40% open space for Lot 1 and 51% of open space for Lot 2, whereas the LDC requires 30% and 20% respectively. As part of the minor subdivision the applicant will be responsible to contribute of cash-in-lieu for public parks.

Vision: Byers will expand to meet the recreational, educational, and social needs of the community.

This proposal will allow the existing library to be relocated and expanded.

Goal: Determine future public facility sites, such as fire station, library, etc.

This proposal specifically identifies the future location of the Byers library. The Library will require of a Location and Extent prior to final approval.

Vision: Byers will first manage higher-density growth east of Bijou Creek within the boundaries of the Land-Use Map Planning Area.

This proposal will provide higher-density growth east of Bijou Creek.

Goal: Promote a general balance of various land uses within the Byers’ Planning Area to include residential, commercial, industrial, open space, and public uses.

This proposal will provide a balance of residential, open space and public use.

This application specifically aligns with the following goals, policies and strategies in the Comprehensive Plan:

Strategy GM 1.1(c) – Allow Urban Development within the Designated Growth Areas Only When All Urban Services and Infrastructure Can Be Provided
The property is designated as Urban Growth. Per Section 13-105.04 of the LDC the applicant will need to provide evidence that the required infrastructure and drainage will be provided by and is within the infrastructure and capacity of the applicable service providers. Century Link and Excel Energy did not have concerns about providing the required infrastructure.

*Strategy GM 1.6(a) - Require Development to be Contiguous to, Compatible with, and at Densities as Proposed within the Applicable Rural Town Center Sub-area Plan D*

This will be contiguous to existing development in the Town of Byers. The proposed density is generally higher than the surrounding densities; however, the proposed density is consistent with the Subarea Plan designation of Residential Single Family – Less Than 1 Acre”. The proposed project will be served by a full range of facilities and services.

*Strategy GM 3.1(b) – Restrict Future Development in Known Hazard Areas*

This site is not located in a known hazard area.

*Policy PFS 2.1 – Require Adequate Water Availability for Proposed Development*

Byers Water and Sanitation referral comments indicated no issues with providing adequate water availability.

*GOAL PFS 4 – Ensure the Adequacy of Wastewater Treatment Facilities*

Byers Water and Sanitation referral comments indicated no issues with providing adequate water availability.

*Policy PFS 5.3 – Encourage the Use of Natural Infrastructure to Manage Stormwater*

Tract A is approximately a half acre and will provide natural infrastructure to manage stormwater for both proposed uses.

*GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet Utilities in Existing and New Development*

Referral went out to the electric, natural gas, telephone, cable and internet utilities. No referral comments indicated concerns of inadequate service.

*GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection*

Arapahoe County Sheriff and Patrol did not indicate concerns about police protection in their referral. Byers Fire District did not provide opposition to the proposed subdivision. Byers Fire District will receive referral for the Location and Extent for the proposed library and the Administrative Site Plan for the residential portion of the proposal.
GOAL PFS 10 – Ensure Adequate Access to County Library Resources in Existing and New Development

The proposal includes relocation of the Byers Library to improve their services.

Policy NL 1.4 - Encourage New Neighborhoods to Develop at Densities and Patterns as Proposed in the Applicable Rural Town Center Sub-area Plan

The Byers Subarea Plan proposes densities of less than 1 dwelling unit per acre. The proposed plan is consistent with the Byers Subarea plan density.

Policy NL 3.3 – Encourage the Provision of Community Gathering Places

The proposed library site will serve as a community gathering place.

Policy NL 3.5 – Ensure Public Facilities and Services are Accessible to Persons of All Ages, Incomes and Abilities

The proposed library is expected to be provide accessibility to residents of Byers. The existing Kelver library is operating from portable buildings and the new location will allow for a permanent structure surrounded by residential uses.

GOAL NL 4 – Ensure a Diversity of Affordable Housing Types to Accommodate All Age Groups, Incomes, Family Sizes and Residents with Special Needs

The proposed residential development will diversify the housing types in Byers. The applicant has indicated the proposed housing type will provide options to first-time buyers as well as the homeowner who wants to down-size.

Policy NL 4.1 - Promote a Diversity of Housing Types

The proposed residential development will diversify the housing types in Byers and provide new housing options for existing Byers residents or people looking to reside in Byers.

Policy EH 4.3 – Ensure a Balanced Mix of Land Uses Strategy TM 1.3(h) – Reserve Right-of-Way and Require Off-site Improvements When Warranted

The Main Street Right-of-Way is of adequate size to allow for off-site improvements. The Technical Review Committee (TRC) conditionally approved a waiver for curb and gutter infrastructure along Main Street provided the following conditions:

A. Main Street Cross-section contemplates a future detached sidewalk along Main Street – the applicant must reserve area for this future improvement

B. If sidewalk is not to be built by the developer, the developer shall contribute funds for future construction, based on cost estimate of construction
C. The applicant must improve the street front drainage as necessary.

2. Land Development Code Review

Chapter 14 Section 14-501 states that a Minor Subdivision is any subdivision that:

* Creates no more than 4 parcels.

This application proposes 2 lots.

* Does not require the extension of municipal/public facilities or the creation of significant public improvement as determined by the PWD Department.

This proposal does not require the extension of municipal/public facilities or the creation of significant public improvements.

* Fronts an existing street and does not involve any new streets.

The property is located along South Main Street and no new roads are being proposed.

* Does not adversely affect the reminder of the parcel or adjoining property.

The proposed platting of property will not create a remainder of the parcel and will not adversely affect the adjoining properties.

* Is not in conflict with any provisions of the Arapahoe County Comprehensive Plan, Zoning Resolution or these regulations.

The proposed application does not conflict with the current provisions of the Arapahoe County Comprehensive Plan, Zoning Resolution or these regulations.

A Minor Subdivision follows the Final Plat process, as outlined in Chapter 14, Section 302 of the LDC which states, “A Final Plat (Minor Subdivision) may be approved upon the finding by the Board that the application will:

* Provide for a public water supply.

The property is required to have a source of water for the residential development, either by a well or served by a public water system. Byers Water and Sanitation District indicated no objection to the proposal and the applicant will connect to the Byers water system.

* Provide for a public sewage disposal system.

For residential development, the property is required to have a dispose sewage system either by connecting to a public sewer line or an On-site Wastewater Treatment System
OMWTS. Byers Water and Sanitation District indicated no objection to the proposal and the applicant will connect to the Byers sanitary sewer system.

Provide 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 uses of these areas are compatible with such conditions.

The applicant submitted an application for a Specific Development Plan concurrent with this application. The Specific Development Plan requires soil and topographic analysis. The plat is contingent upon approval of the Specific Development Plan and Administrative Site Plan.

Comply with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.

The proposed property is currently zoned R-A. The applicant for this proposal submitted an application to rezone the property to a Planned Unit Development. Approval of the plat is contingent on approval of the Specific Development Plan and Administrative Site Plan.

Comply with the Mineral Resource Areas in the Regulation for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.

All mineral estate owners have been notified of the first public hearing for this application so that they can provide written comments and/or attend the hearing. The Arapahoe County Comprehensive Plan does not identify this area of Byers as a mineral resource area.

Provide evidence that the school district can serve the development.

The Byers School District has not yet commented on the proposal. Staff will have an update at the Planning Commission Public Hearing.

3. Referral Comments

Comments received as a result of the referral process are as follows:

<table>
<thead>
<tr>
<th>ARAPAHOE COUNTY SHERIFF/PATROL</th>
<th>No Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>EAST ARAPAHOE COUNTY ADVISORY PLANNING COMMISSION</td>
<td>“This project seems to be well thought out. The proposed dwelling density should support less strain on water resources in the future. I support this project.”</td>
</tr>
<tr>
<td></td>
<td>“The project appears to be an excellent land use for the location. I support the project.”</td>
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<td>“I have reviewed the proposed &quot;Main Street Villas&quot; project and have no comments.”</td>
</tr>
<tr>
<td></td>
<td>“I defer to the neighbors surrounding the proposed project.”</td>
</tr>
</tbody>
</table>
BYERS FIRE DISTRICT

Would like to see the plans for the library before making comment.

TRI COUNTY HEALTH DEPARTMENT- REFERRALS

Suggests the applicant should:
- Provide a mosquito Control Plan
- Support walking and bicycling
- Provide a sidewalk to allow pedestrians to move safely and easily through the development and to the proposed library
- Provide safe and attractive pedestrian amenities
- Provide onsite bicycle amenities

ARAPAHOE LIBRARY DISTRICT- REFERRALS

No concerns

IREA

The Association will require a ten-foot (10’) easement utility easement to accommodate the installation of rear-lot design for electric facilities in this project. In addition ten-foot (10’) utility easement will be required as shown on the attached markups.

The Association wants the applicant to be aware of a potential conflict with the proposed retaining wall and providing underground electric facilities to the homes.

XCEL ENERGY - PSCO

No conflict

BYERS WATER & SANITATION

No objection, all tap fees must be paid and all district requirements met for water and sewer service.

Byers Fire District requested library plan prior to making comment. The library plans will be a separate Location and Extent application and will be sent for referral at the time of application. Byers Fire District will receive referral at the time of Administrative Site Plan (ASP) for the residential aspect of the project. At the time of ASP the hammerhead and potential fire lane designations will be reviewed.

Arapahoe County did not receive referral responses from the following agencies: Arapahoe County Sheriff/Crime Prevention Unit and Community Resources, Byers Park and Recreation District, Byers Post Office, Byers School District, Deer Trail & E Adams Conservation District, Bijou Telephone Co-op, Century Link, Colorado Natural Gas, Colorado Parks & Wildlife and North Kiowa Bijou Groundwater District 4483.

4. Cash in Lieu of Land Dedication

Land dedication for public schools, public parks and other public purposes or cash-in-lieu instead of land dedication is addressed at final plat/minor subdivision.

The Byers School District did not respond at the time of this report. Staff is making the assumption that Byers School District will use the assumed value method to determine the amount of cash-in-lieu for the proposal.

The cash-in-lieu fees for parks and other public purposes is based on the assumed value of the land, $20,000 per acre for subdivisions located within the boundary of a more rural school district. Byers Park and Recreation and other public facilities were unresponsive during the referral review process. The proposed total cash-in-lieu fee is $20,725.60 and is due prior to recording the plat.
III. **STAFF FINDINGS**

Staff has reviewed the plans and supporting documentation and the referral comments in response to this application. Based upon review of applicable policies and goals in the Comprehensive Plan, the development ordinances, and analysis of referral comments, our findings include:

1. The proposed PM18-004 Main Street Villas– Minor Plat generally complies with the Arapahoe County Comprehensive Plan and Byers Subarea Plan.

2. The proposed PM18-004 Main Street Villas– Minor Plat generally complies with Chapter 14 of the Land Development Code.

IV. **RECOMMENDATION**

Considering the findings and other information provided herein, staff recommends APPROVAL of Case No. PM18-004 Main Street Villas– Minor Subdivision, subject to the following conditions of approval:

1. Prior to the signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

2. Approval of PM18-004, Main Street Villas- Minor Subdivision is contingent on the approval of SDPZ18-001, Main Street Villas – Specific Development Plan.

3. The developer will contribute funds for future sidewalk construction, based on a cost estimate of construction.

4. The development shall meet all Byers Fire District design requirements.

5. The applicant shall pay a cash-in-lieu of public land dedication prior to recording of the plat: Schools: $14,805.60, Parks: $5,683.20, and Other Public Purposes: $236.80.

V. **DRAFT MOTIONS**

**APPROVAL WITH CONDITIONS** (consistent with Staff Recommendation): In the case of Case No. PM18-004 Main Street Villas Minor Subdivision, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant’s presentation and any public
comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

2. Approval of PM18-004, Main Street Villas- Minor Subdivision is contingent on the approval of SDPZ18-001, Main Street Villas – Specific Development Plan.

3. The developer will contribute funds for future sidewalk construction, based on a cost estimate of construction.

4. The development shall meet all Byers Fire District design requirements.

5. The applicant shall pay a cash-in-lieu of public land dedication prior to recording of the plat: Schools: $14,805.60, Parks: $5,683.20, and Other Public Purposes: $236.80.

Alternate Motions:
Any alternate motion must include new findings and conditions where those differ from the Staff-recommended findings and conditions.

DENIAL: In the case of PM18-004 Main Street Villas Minor Subdivision, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant’s presentation and the public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. State new findings in support of motion to recommend “Denial.”

Attachments:
Engineering Services Department Staff Report
Referral Responses
Planning Commission
Engineering Summary Report

Date: December 21, 2018

To: Arapahoe County Planning Commissioners

Via: Kathleen Hammer
Planning Division

From: Sarah White
Engineering Services Division

Cc: Chuck Haskins, Engineering Services Division, Division Manager
Case File

Re: Main Street Villas
PM18-004 Minor Subdivision
SPDZ18-001 – Specific Development Plan

Purpose and Recommendation
The purpose of this report is to provide the Engineering Services Division Staff findings, comments, and recommendations regarding the above-referenced land use application(s).

Scope/Location:
Bijou Knolls, LLC is requesting approval of the Main Street Villas minor subdivision and specific development plan. The project is located near the intersection of 6th and Main streets in Byers. The site lies within the Bijou Creek drainage basin.

The project proposes subdividing lot into 2 development lots with a tract for shared detention. Lot 2 is vacant but may potentially have a library or equivalent allowed use at future date. Lot 1 is proposed for 16 single family attached units/

Items included with this referral:
Minor Subdivision Exhibit
Specific Development Plan
Drainage Study
Traffic Impact Study
Engineering Services Division Staff (Staff) has reviewed the above-referenced land use application(s) and has the following findings and comments:

List applicable comments and findings

1. This parcel is in the _____ Bijou Knolls _______ drainage basin.
2. Engineering review and approval fees have been paid.
3. Master Drainage Plan fees at $115/acre have been paid.
4. Further review of hammerhead and potential fire lane designations by Emergency Service provider to be completed with Administrative Site Plan (ASP).
5. TRC has conditionally approved the waiver for curb and gutter infrastructure along Main Street. TRC has provided the following conditions:
   - Main Street Cross-section contemplates a future detached sidewalk along Main Street – reserve area for this future improvement.
   - If sidewalk is not to be built by developer, developer should contribute funds for future construction, based on cost estimate of construction. Collected with ASP.
   - Improve the street front drainage as necessary.

Recommendation:

Engineering Services Division Staff is recommending this land use application favorably.
Referral for Location & Extent

<table>
<thead>
<tr>
<th>Case Number / Case Name:</th>
<th>SDPZ18-001 &amp; PM18-004 Main Street Villas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planner:</td>
<td>Kat Hammer</td>
</tr>
<tr>
<td>Date:</td>
<td>August 13, 2018</td>
</tr>
<tr>
<td>Date to be returned:</td>
<td>September 6, 2018</td>
</tr>
</tbody>
</table>

LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or “no comments” to khammer@araphaegov.com before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

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<tbody>
<tr>
<td>□ Have NO comments to make on the case as submitted</td>
<td>Tom Coker</td>
</tr>
<tr>
<td>□ Have the following comments to make related to the case:</td>
<td></td>
</tr>
</tbody>
</table>

This project appears to be an excellent land use for the location. I support the project.
Kathleen, thanks for the correspondence. I defer to the neighbors surrounding the proposed project. Arnold Hollingsworth
east end advisory committee

Good Afternoon,

Please find the corresponding documents for a proposed project located in the unincorporated Town of Byers in the link below. The property includes approximately 4.16 acres and is proposed to be subdivided into two parcels. The parcel to the north is proposed to include single-family attached dwelling units (8.65 dwelling units per acre). The property to the south is proposed to be a library. Contact me directly if you have any questions.

Access to proposal documents: https://arapahoecounty365-my.sharepoint.com/:f:/g/personal/khammer_arapahoegov_com/Eo3Nwo4ru7hDkZ_EuO5cN7cBaGSpuISQiAAQAKiKh9MUQ?e=cafvVY

Be sure to return the attached External Referral Routing Sheet with a signature and indication of who the comments are from. **The deadline for comments is September 6, 2018.**

Thanks in advance,

Kat Hammer
Arapahoe County Planner II
Arapahoe County Public Works and Development
6924 South Lima Street
Centennial CO, 80112
Planning Department: 720.874.6666
khammer@arapahoegov.com

Arapahoe County Public Works and Development Website
LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or “no comments” to khammer@arapahoe.gov before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

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<td>Byers Water + Sanitation</td>
</tr>
<tr>
<td>☑ Have the following comments to make related to the case:</td>
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</table>

We have no objections to the development of the Bradbury/Library property.

All Tap fees must be paid, & all district requirements met for water + sewer service.

Byers Water + Sanitation
303.822.5384
8/15/18
Referral for Location & Extent

Case Number / Case Name: SDPZ18-001 & PM18-004 Main Street Villas
Planner: Kat Hammer
Date: August 13, 2018
Date to be returned: September 6, 2018

LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or “no comments” to khammer@arapahogov.com before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

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Kathleen, thanks for the correspondence. I defer to the neighbors surrounding the proposed project. Arnold Hollingsworth
east end advisory committee

Good Afternoon,

Please find the corresponding documents for a proposed project located in the unincorporated Town of Byers in the link below. The property includes approximately 4.16 acres and is proposed to be subdivided into two parcels. The parcel to the north is proposed to include single-family attached dwelling units (8.65 dwelling units per acre). The property to the south is proposed to be a library. Contact me directly if you have any questions.

Access to proposal documents: https://arapahoeecounty365-my.sharepoint.com/:f:/g/personal/khammer_arapahoegov_com/Eo3Nwo4ru7hDkZ_EuO5cN7cBaGSpuiSQIgAAQAKiKh9MUQ?e=cafvVY

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The deadline for comments is September 6, 2018.

Thanks in advance,

Kat Hammer
Arapahoe County Planner II

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial CO, 80112
Planning Department: 720.874.6666
khammer@arapahoegov.com

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WE HAVE NO OBJECTIONS TO THE DEVELOPMENT OF THE BRADBURY/LIBRARY PROPERTY.

ALL TAP FEES MUST BE PAID, & ALL DISTRICT REQUIREMENTS MET FOR WATER + SEWER SERVICE.

Cathy Abell, Manager
Byers Water + Sanitation
303-822-5384
8/15/18
I have reviewed the proposed "Main Street Villas" project and have no comments.

Thanks,

Deb Deitchel
East Advisory Committee
Please find the corresponding documents for a proposed project located in the unincorporated Town of Byers in the link below. The property is 4.16 acres and is proposed to be subdivided into two parcels. The parcel to the north is proposed to include single-family attached dwelling units (1 acre). The property to the south is proposed to be a library. Contact me directly if you have any questions.

Access to proposal documents: https://arapahoeCounty365-my.sharepoint.com/:f:/g/personal/khammer_arapahoegov_com/Eo3Nwo4ru7hDKZ_EuO5cN7cBaGSpuISQIgAAQA

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Thanks in advance,

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Designed by

www.erti.nl
FREE Animations for your email  

Click Here!
Referral for Location & Extent

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Glenn Thompson, Bureau Chief 08/13/18
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

STANDARD NOTES:

THE OWNERS, DEVELOPERS AND/OR SUBDIVISORS OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS MAIN STREET VILLAS, THEIR SUCCESSORS, ASSIGNS OR DESIGNEES, HEREBY AGREE TO THE FOLLOWING:

STREET MAINTENANCE

THE OWNERS, DEVELOPERS AND/or SUBDIVISORS ARE RESPONSIBLE FOR MAINTENANCE OF THE DEDICATED ROADSWAYS SHOWN ON THIS PLAT AND THE LANDSCAPE PLAN. THE OWNERS, DEVELOPERS AND/OR SUBDIVISORS ARE RESPONSIBLE FOR MAINTENANCE AND/ OR REPAIR OF THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT LOT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE INSTALLATION AND MAINTENANCE OF THE DEDICATED ROADSWAY. THE OWNERS AND/OR SUBDIVISORS OF THE DEVELOPMENT AS DEFINED BY THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PUBLIC IMPROVEMENTS AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT.

OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE ROADSWAY. EACH ADJACENT LOT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE INSTALLATION AND MAINTENANCE OF THE DEDICATED ROADSWAY. THE OWNERS AND/OR SUBDIVISORS OF THE DEVELOPMENT AS DEFINED BY THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PUBLIC IMPROVEMENTS AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT.

DRAINAGE MAINTENANCE

THE OWNERS, DEVELOPERS AND/OR SUBDIVISORS ARE RESPONSIBLE FOR MAINTENANCE AND/OR REPAIR OF THE DEDICATED DRAINAGE FACILITIES SHOWN ON THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE DEDICATED DRAINAGE SYSTEM IN GOOD WORKING ORDER AND MAINTAINING THE ADJACENT OWNER'S PROPERTY WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NECESSARY TO MAINTAIN THE DEDICATED DRAINAGE FACILITIES. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE INSTALLATION AND MAINTENANCE OF THE DEDICATED DRAINAGE FACILITIES. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT AND THE LANDSCAPE PLAN ARE OWNED BY THE DEVELOPER AND ARE MAINTAINED AT HIS EXPENSE. THE OWNERS OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREBY, KNOWN AS MAIN STREET VILLAS (S 16 - E 495)

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 61 WEST OF 4TH P.M. ARAPAHOE COUNTY, BEING MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1065 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 SECTION 16; THENCE NORTH 606 FEET; THENCE EAST 378.75; THENCE SOUTH 606 FEET; THENCE WEST 378.75 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED (PER WARRANTY DEED, RECORDED DECEMBER 8, 2006 AT RECEPTION NO. B6173327) TO DORIS G. MILLER AT THE WEST SIDE OF 181ST AVENUE.

PARKS AND OPEN SPACE

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

CERTIFICATE OF OWNERSHIP

I, ______________________________________, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREBY, KNOWN AS MAIN STREET VILLAS (S 16 - E 495)

OWNER OR AUTHORIZED AGENT

STATE OF ____________________________

COUNTY OF ____________________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF ____________________________, 20__.

By ____________________________ an Authorized Signatory.

Notary Public

My Commission Expires ____________________________

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED COMMISSIONED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,

This ______ Day of ____________________________, 20__, __

OWNER OR AUTHORIZED AGENT

CONTACTS

APPLICANT/OWNER

BIJOU KNOLLS, LLC

2401 BOWERY, JR

DENVER, COLORADO 80222

T 303.734.1777 / F 303.734.1778

CIVIL ENGINEER

BROWN CIVIL ENGINEERING

ATTN. THOMAS BRADBURY

1000 PLAZA CT. #300

LAKESIDE, COLORADO 80112

T 303.551.8910

PLANNER

LAI DESIGN GROUP

125 WANNES CIRCLE EAST - BUILDING J, SUITE 101

ENGLEWOOD, COLORADO 80112

T 303.734.1777 / F 303.734.1778

SHEET INDEX

1. COVER SHEET
2. OVERALL SITE PLAN - 4 ACRE SITE
3. GRADING AND UTILITY PLAN - 4 ACRE SITE
4. GRADING AND UTILITY PLAN - 5 ACRE SITE
5. LANDSCAPE PLAN - 2 ACRE SITE
6. PARKS AND OPEN SPACE
7. PARKS AND OPEN SPACE Maintenance
8. DEVELOPMENT STANDARDS - TYPICAL ELEVATIONS

PROJECT A

DESIGNED BY: ____________________________

STAMPED BY: ____________________________

ISSUE RECORD

9380 STATION STREET, SUITE 500

ENGLEWOOD, COLORADO 80112

T 303.551.8910

T 303.734.1777

MATT REICHLE

ENGLEWOOD, COLORADO 80112

T 303.734.1777

SHEET NUMBER

COVER SHEET

1 OF 6

CASE #: Q 1 - 089
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

COUNTY OF ARAPAHOE, STATE OF COLORADO

OVERALL SITE DATA

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<th>ACRES</th>
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<th>PROPOSED ZONING</th>
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<td>PROPOSED LOT 1</td>
<td>90,542 SF</td>
<td>2.08 ACRES</td>
<td>R-A</td>
<td>R-PM (PUD)</td>
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<tr>
<td>PROPOSED LOT 2</td>
<td>77,069 SF</td>
<td>1.77 ACRES</td>
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<td>R-PM (PUD)</td>
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<td>PROPOSED TRACT A</td>
<td>13,446 SF</td>
<td>0.31 ACRES</td>
<td>R-A</td>
<td>R-PM (PUD)</td>
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<tr>
<td>TOTAL</td>
<td>181,057 SF</td>
<td>4.16 ACRES</td>
<td>R-A</td>
<td>R-PM (PUD)</td>
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</table>

COUNTY OF ARAPAHOE, STATE OF COLORADO

MAIN STREET VILLAS

LOT 1
90,542 SF
R-PM (PUD)

LOT 2
77,069 SF
R-PM (PUD)

TRACT A
13,446 SF
R-PM (PUD)

TOTAL
181,057 SF
4.16 ACRES
R-PM (PUD)
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

COUNTY OF ARAPAHOE, STATE OF COLORADO

PROPOSED LOT 1 - SITE DATA

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<td>PROPOSED ZONING</td>
<td>R-PM (PUD)</td>
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<td>PROPERTY SETBACKS (MIN.)</td>
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<td>EAST PROPERTY BOUNDARY (MAIN STREET)</td>
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<td>SIDE</td>
<td>10'-0&quot;</td>
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<tr>
<td>REAR</td>
<td>20'-0&quot;</td>
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<tr>
<td>BUILDING HEIGHT (MAX.)</td>
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<td>LOT SIZE (MIN.)</td>
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<td>22% (2,260 SF)</td>
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<td>PARKING (MIN.)</td>
<td>43% (3,927 SF) INCLUDES RAIN GARDEN</td>
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<td>STANDARD SPACES</td>
<td>2 SPACES PER DWELLING UNIT</td>
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<td>GUEST SPACES</td>
<td>.25 GUEST SPACES PER UNIT (EXCEPTION)</td>
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<tr>
<td>ACCESSIBLE PARKING</td>
<td>NA</td>
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TYPICAL LOT DETAIL

SCALE: 1" = 20'-0"
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS
COUNTY OF ARAPAHOE, STATE OF COLORADO

TYPICAL ELEVATIONS

ARCHITECTURAL DESIGN GUIDELINES

THESE PARED HOMES ARE INSPIRED BY THE TRADITIONAL ARCHITECTURE OF COLORADO FARMHOUSE AND BARN STRUCTURES AND REINTERPRET THEM FOR A MODERN LIFESTYLE. THE NARROW HOUSE PROFILE, GABLE ROOF, AND WHITE BOARD-AND-BATT SIDING ARE REMINDERS OF THE FARMHOUSE; WHILE THE BROWN WEATHERED WOOD SIDING IS EVOCATIVE OF THE BARNS AND SHEDS.

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SETTING TWO OF THE GARAGE DOORS BACK FROM THE FRONT ELEVATION WITH A DIFFERENT MATERIAL AND COLOR ALLOWS EACH HOME TO READ AS AN INDIVIDUAL HOME. THE AREAS OF COMMON WALLS IN THE LIVING SPACES ARE MINIMIZED, INCREASING PRIVACY.

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LIGHTING SHALL BE LIMITED TO ON-BUILDING EXTERIORS AND LANDSCAPE LIGHTING.

FRONT YARD FENCE DETAIL

REAR YARD FENCE DETAIL

Front Yard Fence Detail:
- 6’ height
- 2” x 6” Top Cap
- 6” x 6” x 9’ Post with 1” bevel
- (3) 2” x 4” Rails behind, TYP. 1” x 4” Pickets

Rear Yard Fence Detail:
- 3’ height
- 4” Foundation per Civil & Structural
- 3” Gravel or Sand
- 2’ Min. Backfill
- 2” x 6” Top Cap
- 4” Black Metal Fence & Post Unit

Note: Fence installation shall be performed by the developer. Fence maintenance shall be performed by the Homeowner’s Association.

Landscape Architecture
| www.LAIdesigngroup.com | Architecture | Planning | Golf Design
| Landscape Architecture | Visual Media |

88 Inverness Circle East, Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
August 20, 2018

Kathleen Hammer
Arapahoe County Public Works and Development
6924 South Lima Street
Centennial CO 80112

Re: ARAPCO REFERRAL - SDPZ18-001 & PM18-004 Main Street Villas

Thank you for the opportunity to comment on the above-noted application. After reviewing the provided information, we have no concerns about this project.

Please feel free to contact me with any questions or concerns.

Sincerely,

Linda Speas
Director of Library Operations
Referral for Location & Extent

Case Number / Case Name: SDPZ18-001 & PM18-004 Main Street Villas
Planner: Kat Hammer
Date: August 13, 2018
Date to be returned: September 6, 2018

LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or “no comments” to khammer@araphoegov.com before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

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Shellie Miller  
East Arapahoe County Advisory Cmte.
September 5, 2018

Kat Hammer
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Main Street Villas, SDPZ18-001 & PM18-004
TCHD Case No. 5118 & 5119

Dear Ms. Hammer,

Thank you for the opportunity to review and comment on the Specific Development Plan and Minor Subdivision to allow for a residential subdivision and library located at the southwest corner of the intersection of W 4th Avenue and S Main Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**Mosquito Control - Stormwater Facilities**
The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here [http://www.tchd.org/276/Mosquitoes-West-Nile-Virus](http://www.tchd.org/276/Mosquitoes-West-Nile-Virus). A guidance document is attached.

**Community Design to Support Walking and Bicycling**
Because chronic diseases related to physical inactivity and obesity now rank among the country’s greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

**Connectivity throughout the Site and to Adjacent Properties**
TCHD recommends that the applicant incorporate a network of sidewalks throughout the site to allow pedestrians to move safely and easily through the development and to the proposed library.
Safe and attractive pedestrian amenities:
Research shows that people are more likely to use pedestrian amenities when they are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting.

Onsite Bicycle Amenities:
TCHD encourages the applicant to consider including bicycle amenities such as bicycle racks for patrons of the library and for residents of Main Street Villas and visitors.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,

Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, Monte Deatrich, TCHD
A Mosquito Control Plan should contain the following elements:

1. **Designation of a management entity**
   This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. **Funding mechanism**
   A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. **Activities that will be undertaken to prevent mosquito breeding conditions**
   This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District’s (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

   The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

   We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

   Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County’s Engineering and/or Stormwater sections.
Suggested elements in this section include the following:

- **Design review** – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.

- **Operation and maintenance activities:**
  This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD’s Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.

- **Regular inspections:**
  Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.

- **Larvacide program:**
  Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet. Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

**For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department’s mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County’s Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatrich@tchd.org.**
September 5, 2018

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Attn: Kat Hammer

Re: Main Street Villas Minor Subdivision, Case # SDPZ18-001

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the general development plans for Bijou Knolls and has no apparent conflict. Please note that PSCo does not serve natural gas or electric in this area.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George
Right of Way and Permits
Public Service Company of Colorado
I have reviewed the proposed "Main Street Villas" project and have no comments.

Thanks,

Deb Deitchel
East Advisory Committee

--------Original Message--------

From: Kathleen Hammer
Date: 8/13/2018 4:19:37 PM
To: Kathleen Hammer
Cc: Terri Maulik; Michelle Lengyel
Subject: ARAPCO REFERRAL - SDPZ18-001 & PM18-004 Main Street Villas

Good Afternoon,
Please find the corresponding documents for a proposed project located in the unincorporated Town of Byers in the link below. The property is 4.16 acres and is proposed to be subdivided into two parcels. The parcel to the north is proposed to include single-family attached dwelling units (0.51 acre). The property to the south is proposed to be a library. Contact me directly if you have any questions.

Access to proposal documents: https://arapahoecounty365-my.sharepoint.com/:f:/g/personal/khammer_arapahoegov_com/Eo3Nwo4ru7hDkZ_EuO5cN7cBaGSpulSQIgAAQA

Be sure to return the attached External Referral Routing Sheet with a signature and indication of who the comments are for.

The deadline for comments is September 6, 2018.

Thanks in advance,

Kat Hammer

Arapahoe County Planner II

Arapahoe County Public Works and Development

6924 South Lima Street

Centennial CO, 80112

Planning Department: 720.874.6666

khammer@arapahoegov.com

Arapahoe County Public Works and Development Website

Designed by

www.erti.nl
FREE Animations for your email  Click Here!
LAI Design Group on behalf of the property owner, Bradbury Properties, is proposing a project within unincorporated Arapahoe County to allow for a residential development and a library. The project is located at the southwest corner of the intersection of W 4th Ave and S Main Street. The property includes approximately 4.16 acres and is currently zoned R-A. The property is proposed to be subdivide into two parcels. The Specific Development Plan, if approved will put the zoning in place for each parcel. The parcel to the north is proposed to include single family attached dwelling units (8.65 dwelling units per acre). Please examine this request and, after review, email comments or “no comments” to khammer@arapahoegov.com before the date indicated above. You may use the form below, but you can also send a PDF on letterhead or just an email if you would prefer.

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<td>Glenn Thompson, Bureau Chief 08/13/18</td>
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<tr>
<td>└ Have the following comments to make related to the case:</td>
<td></td>
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SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS


STANDARD NOTES:
The owner(s), developer(s) and/or subsidiaries of the specific development plan known as Main Street Villas, their successors, and assigns agree to the following:

STREET MAINTENANCE

1. There shall be a maintenance easement shown in the final plan which will not be maintained by the county, and unless the streets are constructed in accordance with the subdivision regulations respecting the standard of construction and approved, and provided construction of said roadways is started within one year of the construction plan approval, the developers and/or subsidiaries, their successors and assigns shall maintain such streets for a period of five years from the date such time as the County accepts the responsibility for maintenance as stated above.

LANDSCAPE MAINTENANCE

1. The landscaping of the specific development plan or plat shall be responsible for maintenance of all drainage facilities associated with this development. If the permanent BMP's are not properly maintained, the owner of this subdivision, their successors and assigns in interest, or some entity other than Arapahoe County, agrees to the responsibility of maintaining all other open space areas associated with this development.

PUBLIC IMPROVEMENTS

1. Design and construct the local drainage system as defined by the Phase III Drainage Report and Plan.

METHODOLOGY:

The owner(s), developer(s) and/or subsidiaries of the specific development plan known as Main Street Villas, their successors and assigns in interest or some entity other than Arapahoe County, agree to the responsibility of maintaining all other open space areas associated with this development.

LEGAL DESCRIPTION

THEREFORE, BE IT RESOLVED, THAT THE ESTATES OF THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS MAIN STREET VILLAS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP’S ASSOCIATED WITH THIS DEVELOPMENT.

REQUESTED WAIVERS

1. Permanent street section(s) in subdivision (see sheet 7).
2. Minimum unobstructed open space = 25%.
3. Each adjacent owner agrees to repair any damage which may be caused to the lot owners property from the adjacent owner’s use of maintenance easement, and to take any necessary steps to stop any such damage.

PARKS AND OPEN SPACE

1. Development will be designed for the property at the time of subdivision.

ON-SITE EASEMENTS

1. Proposed 20’ drainage easement on west side of Lot 2.

AMENDMENTS

The owner(s), developer(s) and/or subsidiaries of the specific development plan known as Main Street Villas, their successors and assigns in interest or some entity other than Arapahoe County, agree to the responsibility of maintaining all other open space areas associated with this development.

CERTIFICATE OF OWNERSHIP

These are the plans and plats approved by the Board of County Commissioners of Arapahoe County, State of Colorado, for the purpose of recording this Development Plan.

PLANNING COMMISSION RECOMMENDATION

Not recommended/conditioned by the Arapahoe County Planning Commission, this ___ day of ________, 20__, by __________________, agent.

CONTACTS

CIVIL ENGINEER
BROWN CIVIL ENGINEERING
CONTACT: JAE PRINTER
1068 PLAZA CT. SUITE 101
LAKEWOOD, COLORADO 80210
T 303.571.8919

PLANNER
LAID DESIGN GROUP
CONTACT: DEAN CARPENTER
88 MAIN STREET EAST - BUILDING 2 SUITE 101
ENGLEWOOD, COLORADO 80110
T 720.508.5815

APPLICATION/OWNER
BIJOU KNOLLS, LLC
CONTACT: TOM BRADBURY
6000 STATION ST. SUITE #400
LAFAYETTE, COLORADO 80026
T 303.734.1777

APPLICANT/OWNER
BIJOU KNOLLS, LLC
CONTACT: JENNIFER CARPENTER
9380 STATION STREET, SUITE 400
LAFAYETTE, COLORADO 80026
T 303.551.8910

ARCHITECT / PLANNER
LAID DESIGN GROUP
CONTACT: DEAN CARPENTER
88 MAIN STREET EAST - BUILDING 2 SUITE 101
ENGLEWOOD, COLORADO 80110
T 303.571.8919

COVER SHEET
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

COUNTY OF ARAPAHOE, STATE OF COLORADO

OVERALL SITE DATA

<table>
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<tr>
<th>LOT / TRACT</th>
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<td>R-PM (PUD)</td>
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<td>TOTAL</td>
<td>181,057 SF</td>
<td>4.16 ACRES</td>
<td>R-A</td>
<td>R-PM (PUD)</td>
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EXISTING ZONING

R-A
R-PM (PUD)
R-A
R-A
R-PM (PUD)
R-PM (PUD)

TOTAL
181,057 SF
4.16 ACRES
R-A
R-PM (PUD)
SPECIFIC DEVELOPMENT PLAN
MAIN STREET VILLAS

ARCHITECTURAL DESIGN GUIDELINES

TYPICAL ELEVATIONS

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FRONT YARD FENCE DETAIL

REAR YARD FENCE DETAIL

4' Black Metal Fence & Post Unit.

Note: Fence installation shall be performed by the developer. Fence maintenance shall be performed by the Homeowner's Association.

4" Foundation per Civil & Structural Engineer

FRONT YARD FENCE DETAIL

Ground Level

Top of Peak

2" x 6" Top Cap

6" X 6" X 9' POST WITH 1" BEVEL

(3) 2" x 4" RAILS BEHIND, TYP.

1" X 4" PICKETS

6' HEIGHT

FINISH GRADE

2'

2' MIN.

3"

3' HEIGHT
August 20, 2018

Kathleen Hammer
Arapahoe County Public Works and Development
6924 South Lima Street
Centennial CO 80112

Re: ARAPCO REFERRAL - SDPZ18-001 & PM18-004 Main Street Villas

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Director of Library Operations
Referral for Location & Extent

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<td>Kat Hammer</td>
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East Arapahoe County Advisory Cmte.
September 5, 2018

Kat Hammer
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Main Street Villas, SDPZ18-001 & PM18-004
    TCHD Case No. 5118 & 5119

Dear Ms. Hammer,

Thank you for the opportunity to review and comment on the Specific Development Plan and Minor Subdivision to allow for a residential subdivision and library located at the southwest corner of the intersection of W 4th Avenue and S Main Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**Mosquito Control - Stormwater Facilities**
The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here [http://www.tchd.org/276/Mosquitoes-West-Nile-Virus](http://www.tchd.org/276/Mosquitoes-West-Nile-Virus). A guidance document is attached.

**Community Design to Support Walking and Bicycling**
Because chronic diseases related to physical inactivity and obesity now rank among the country’s greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

**Connectivity throughout the Site and to Adjacent Properties**
TCHD recommends that the applicant incorporate a network of sidewalks throughout the site to allow pedestrians to move safely and easily through the development and to the proposed library.
Safe and attractive pedestrian amenities:
Research shows that people are more likely to use pedestrian amenities when they are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting.

Onsite Bicycle Amenities:
TCHD encourages the applicant to consider including bicycle amenities such as bicycle racks for patrons of the library and for residents of Main Street Villas and visitors.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD’s comments.

Sincerely,

Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, Monte Deatrich, TCHD
A Mosquito Control Plan should contain the following elements:

1. **Designation of a management entity**
   This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. **Funding mechanism**
   A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. **Activities that will be undertaken to prevent mosquito breeding conditions**
   This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District’s (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

   The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

   We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

   Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County’s Engineering and/or Stormwater sections.
Suggested elements in this section include the following:

- **Design review** – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.

- **Operation and maintenance activities:**
  This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD’s Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.

- **Regular inspections:**
  Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.

- **Larvacide program:**
  Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet. Natural control of mosquito larva can be very effective if done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

**For Technical Assistance** - Contact Monte Deatrich, Tri-County Health Department’s mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County’s Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatrich@tchd.org.
September 5, 2018

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO  80112

Attn:  Kat Hammer

Re:   Main Street Villas Minor Subdivision, Case # SDPZ18-001

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the general development plans for Bijou Knolls and has no apparent conflict.  Please note that PSCo does not serve natural gas or electric in this area.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George
Right of Way and Permits
Public Service Company of Colorado
# MAIN STREET VILLAS SUBDIVISION, FILING NO. 1

**BEING LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, T45S, R61W, OF THE 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO**

**SHEET 1 OF 2**

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### SURVEYOR'S NOTES:

1. **Survey Data and Title:** This survey data, including all technical details and measurements, is accurate and comprehensive. It is intended for use in the planning and construction of the subdivision. Use of this survey data is subject to the terms and conditions specified in the agreement between the surveyor and the client.

2. **Survey Methodology:** The survey was conducted using the latest technology and equipment, ensuring precision and reliability in the data collected.

3. **Survey Accuracy:** The accuracy of the survey data is ±0.1 feet, adhering to the standards set by the American Congress on Surveying and Mapping (ACSM).

4. **Survey Scope:** The survey includes all necessary data for the subdivision, including property lines, setbacks, and easements.

5. **Surveyor's Signature:** This survey is certified by [Surveyor's Name], duly licensed surveyor.

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### SURVEYOR'S STATEMENT:

I, [Surveyor's Name], hereby certify that the survey data presented in this report is accurate and complete to the best of my knowledge and belief. I have personally inspected the site and conducted the survey to the standards set by the American Congress on Surveying and Mapping (ACSM).

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### SHEET NOTES:

1. **Legal Description:** The legal description of the property is [Legal Description].

2. **Survey Data Availability:** This survey data is available for download in PDF format from the [Surveyor's Website].

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### LEGAL DESCRIPTION:

The Legal Description of the property includes [Detailed Legal Description].

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### PLANNING COMMISSIONER'S RECOMMENDATION:

The Planning Commissioner recommends the approval of the proposed subdivision as stated in the survey report.

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### RECORDED'S CERTIFICATE:

This survey data has been recorded in the office of the Clerk and Recorder of the County of Arapahoe, State of Colorado, and is now a part of the official records. The certificate of recording is [Certificate Number].

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### SHEET 1 OF 2

**DATE:** 12/01/18  
**DRAWN BY:** [Drawer's Name]  
**PROJECT:** [Project Name]  
**DRAWN BY:** [Drawer's Name]  
**DATE:** 12/01/18  
**PROJECT:** [Project Name]