REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
Tuesday, August 20, 2019 @ 6:30 p.m.

1. CALL TO ORDER

2. GENERAL BUSINESS ITEMS

2.I. August 6, 2019 Planning Commission Minutes

Documents:

GB - PLANNING COMMISSION MINUTES 08-06-2019.PDF

3. PUBLIC HEARINGS

3.I. Case No SDP19-001, Paula Dora / B13 / Highline East / Specific Development Plan (SDP) - Continued From 07-16-2019
LOCATION: 9437 E Colorado Ave; 1973-22-3-03-006
ACREAGE: 2.27 acres
EXISTING ZONING: Residential PUD - Moderate Density
PROPOSED USE: Applicant is proposing to subdivide 2.27 acres into 16 lots and 1 tract to build 16 residential duplex units
APPLICANT: Brodie Smith, Thrive Home Builders
CASE MANAGERS: Bill Skinner, Planner; Sue Liu, Engineer
REQUEST: Approval of the Specific Development Plan

Documents:

RI1 - SDP19-001 STAFF REPORT.PDF

3.II. Case No FDP18-004, Copperleaf #14 / Parcel M / Everbrook At Copperleaf / Final Development Plan (FDP)
LOCATION: 2220 E Quincy Ave; 2073-12-2-13-004
ACREAGE: 1.6 acres
EXISTING ZONING: Mixed Use PUD
PROPOSED USE: Applicant is proposing a child care facility
APPLICANT: NLD Quincy, LLC
CASE MANAGERS: Kat Hammer, Planner; Kurtis Cotten, Engineer
REQUEST: Approval of the Final Development Plan

Documents:

RI2 - FDP18-004 STAFF REPORT.PDF
ANNOUNCEMENTS:

- The next Planning Commission meeting is scheduled for September 3, 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:

Jamie Wollman  Randall Miller  Diane Chaffin
Jane Rieck, Chair  Richard Sall  Kathryn Latsis
Rodney Brockelman

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Please contact the Planning Division at 720-874-6650 or TTY 711, at least three (3) days prior to a meeting, should you require special accommodations.
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:

Jane Rieck, Chair; Richard Sall; Diane Chaffin, Chair Pro-Tem; Jamie Wollman; and Randall Miller

Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sarah White, Engineer; Kurtis Cotton, Engineer; Bill Skinner, Senior Planner; Molly Orkild-Larson, Senior Planner; Kathleen Hammer, Planner II; Kelsea Dombrovski, Planner I; 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 Ms. Wollman and duly seconded by Mr. Miller to accept the minutes from the July 16, 2019 Planning Commission meeting, as amended, to correct page 4, line 7 to change the “T” in the word Their from upper to lower case.

The motion passed unanimously.

REGULAR ITEMS:
ITEM 1

Case No. PM18-005, Laing Subdivision / Minor Subdivision – Kelsea Dombrovski, Planner I, Public Works and Development (PWD)

Ms. Dombrovski introduced the case, established jurisdiction, reviewed the recommended conditions for approval, and noted the cash in lieu of land dedication (cash-in-lieu fees) would be due at the time of plat recordation.

Mr. Elam Laing, property owner, presented a PowerPoint, a copy of which was retained for the record. He introduced the application, reviewed the project timeline, and presented the plan to split the property into two lots of approximately 19 acres each. He explained the intent was to preserve the rural character of the area. Mr. Laing reviewed the Comprehensive Plan goals, applicable to the request, and noted the proposal would maintain the agricultural zoning on the property. He expressed appreciation to staff for their assistance with the project.

Ms. Rieck opened the hearing for public comments. There were no public comments. The public hearing was closed.

Mr. Miller asked staff for clarification on the water supply approval.

Ms. Dombrovski noted the State Engineer had approved an augmentation plan to allow the well to serve both properties.

Mr. Miller asked what this augmentation would be.

Mr. Laing explained there was a given volume of water in aquifers beneath the land. He said the well was permitted to provide 9 acre-feet of water over 40 acres. He reported by agreeing to reduce the supply by 6 acre-feet, the State Engineer approved using 3 acre-feet over the two lots (1.5 acre-feet per lot from the Denver aquifer). He explained how many agricultural animals this would serve in addition to the homes. Mr. Laing read the decision of the State Engineer into the record.

Ms. Rieck asked whether the plan was to sell the lots.

Mr. Laing said they would like an additional lot for family and anticipate living on the properties.

It was moved by Ms. Wollman and duly seconded by Mr. Sall, in the case of PM18-005, Laing Subdivision / Minor Subdivision, that the Planning Commissioners reviewed the staff report,
including all exhibits and attachments, listened to the applicant’s presentation and the public comment, as presented at the public hearing, and moved to recommend approval of the application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of this plat the applicant must address Public Works Staff comments and concerns.
2. The applicant shall meet requirements listed in the State Water Engineer Letter dated July 10, 2019, and provide evidence of meeting these requirements, prior to the Board Chair’s signature on the Final Plat.
3. The applicant shall pay a total amount of cash-in-lieu of $2,465.47 to be distributed as follows: Schools: $2,095.47; Public Parks: $355.20; and Other Public Purposes: $14.80.

The vote was:

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

ITEM 2

Case No. PM18-002, Cherry Tree Estates / Minor Subdivision – Molly Orkild-Larson, Senior Planner, Public Works and Development (PWD)

Ms. Orkild-Larson introduced the application and established jurisdiction for the public hearing. She addressed the cash in lieu of land dedication (cash-in-lieu fees) due at the time of recording the plat. She noted having received a citizen concern. She also reported the property was land locked and the applicant was continuing to work with the City and County of Denver to finalize the preliminary access previously granted for the property.

There were questions asked about the Specific Development Plan that had already been approved for the project and typical timeline for the process in relation to the two applications. The work underway with the City and County of Denver was discussed. The Planning Commission (PC) asked if the fire district concerns had been resolved.

Tim VanMeter, Cherry Tree Estates LLC, applicant, reviewed the elements of the plans for the property that were approved through the earlier General Development Plan (GDP) and Specific Development Plan (SDP). He explained the work started by the City and County of Denver for a park along the Cherry Creek corridor adjoining the property; the project will include a wrought-iron fence along the...
property line. He reported the County Open Spaces Department was a partner, and the corridor was planned to substitute for the sidewalk previously recommended through the property. Mr. VanMeter answered PC questions about the work underway on the park and the status of the access agreements with the City and County of Denver. Rather than the TEP approved previously by Denver, Mr. VanMeter stated he would be purchasing an easement that correlated with the original TEP. He stated the purchase price had been negotiated and the Council would need to approve the sale of the easement. He reviewed the history of the process to obtain access, to obtain a street name assigned by the City and County of Denver for the private driveway, and to approve signage satisfactory to the South Metro Fire District and Denver Public Works Right-of-Way Division.

Ms. Rieck opened the hearing for public comments. She reminded speakers that comments would only be accepted on the proposal for the subdivision plat.

Nancy Guerre, 1699 S Trenton St #53, Denver, asked the applicant to confirm the easement for access would only be for the Fire District and the Arapahoe County Sheriff’s Office.

Mr. VanMeter explained the easement would also provide access to him as the property owner and manager; however, the gate would be locked and not accessible to the public.

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

It was moved by Ms. Chaffin and duly seconded by Ms. Wollman, in the case of PM18-002, Cherry Tree Estates / Minor Subdivision, that the Planning Commission reviewed the staff report, including all exhibits and attachments, listened to the applicant’s presentation and the public comment as presented at the public hearing, and moved 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 this plat the applicant must address Public Works Staff comments and concerns.

2. Cash-in-lieu fees in the amount of $93,750 comprised of $90,000 for parks and $3,750 for other public purposes shall be paid prior to recording of the approved mylar for the Minor Subdivision.
3. Since the proposed subdivision was intended for a restricted 55 and older community and memory care facility, the development was not expected to generate significant demand on school facilities. As such, no cash-in-lieu of dedication payments were required for school purposes. However, if the 55 years old age restriction in the development was ever removed, the developer or the then owner of the development would be required to pay school cash-in-lieu fees in accordance with the then applicable provisions of State law and/or County regulations. This condition of approval shall also be added as a note to the plat.

4. The cash-in-lieu fees for park purposes shall be used to construct the Cherry Creek trail adjacent to the Cherry Tree Estates development.

5. This Minor Subdivision application shall not be scheduled for a public hearing before the Board of County Commissioners for consideration for the Board’s approval until after the applicant has furnished proof in the form of a recorded and lawful permanent easement from the City and County of Denver that provides adequate access across Denver property to serve the Development and that is acceptable to the County under applicable County engineering and development standards.

6. This Minor Subdivision application shall not be scheduled for a public hearing before the Board of County Commissioner’s for consideration for the Board’s approval until after the City and County of Denver’s Transportation Engineering Plan (TEP) has been approved by the City and County of Denver and provided to Arapahoe County.

7. The applicant shall add an easement table to the plat.

The vote was:

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

ITEM 3

LE18-007, ECCV Office Expansion / Location and Extent (L&E), Kathleen Hammer, Planner II

Ms. Hammer explained the request and provided some details of the development. She reported there had been no inquiries from the
The audio recording is the official County record of this meeting. Written minutes are a summary of the meeting and provided as a courtesy only.

Chris Kroeger, Kroeger Engineering, provided some additional details on the proposed configuration and use of the property. He explained the level of service provided by ECCV Water and Sanitation District would not change. He reported the new shop facility would be a prefabricated structure, neutral in color, and a simple A-frame rectangular structure. He stated they were not proposing to add the stone facing that was used in the principal building.

Ms. Rieck opened the hearing for public 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 LE18-007, ECCV Office Expansion / 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 moved to approve the application based on the findings in the staff report, subject to the following condition:

1. Prior to signature of the final copy of the plans, the applicant will address all Public Works and Development Staff concerns.

The vote was:

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

**ITEM 4** GDP19-001 Dove Valley Business Park/Master Development Plan (MDP) 6th Amendment, Bill Skinner, Senior Planner

Mr. Skinner presented a PowerPoint, a copy of which was retained for the record. He showed a map of the property to provide context in relation to the Dove Valley Business Park and general vicinity, as well as, a map showing the immediate surrounding area. He provided some history of the Dove Valley MDP, noting this was the 6th proposed amendment, and explained the Use Areas (designated as A, B, C, D, E, F) and how those relate to each other. Mr. Skinner reported Use Area F was established approximately 4 years ago to allow uses considered to be light industrial in nature. He stated the
applicant was asking to increase the area designated as Use Area F to include this approximately 24-acre property, which was located adjacent to an existing Area F. Mr. Skinner reported the only staff concern was its location adjacent to Dove Valley Parkway. He said there were several provisions within the Dove Valley standards, such as limitations on overhead doors facing public right-of-way, adjacent to Dove Valley Parkway. He explained the proposal tonight was not to talk about a site plan for a specific project, but only a proposal to expand Use Area F within the overall Dove Valley project to include this site. Mr. Skinner noted outdoor storage would be an accessory use rather than a principal use on the property and would be subject to screening requirements. He reported there was no significant comment from the public or other owners within the area. He stated representatives of Dove Valley Business Associates were present.

Ms. Wollman asked about Mr. Skinner’s comments referenced earlier that he had advised that a future application should anticipate including a significant number of trees and landscaping along the parkway with the change in use. Ms. Wollman noted the parkway was fairly well-traveled and the open space values that existed today, with undeveloped land, would go away as remaining land was developed. She felt it was important to incorporate open spaces and landscaping to ensure the quality of the environment.

Mr. Miller noted trees took a long time before they were large enough to adequately screen a development that was higher in impact than would usually be seen in these types of areas.

Sean Flanagan, HAS Acquisitions Inc, on behalf of Dove Valley Business Park Associates LTD, introduced the application. He noted the applicants were pursuing entitlements to the property and did not have site plan details, such as landscaping, fully developed and could not provide those details this evening. He reported HSA had received awards for their business park development. Mr. Flanagan reported the use area requested would allow them to compete on an even plane with other Dove Valley properties, in the immediate area, already designated as Use Area F. He showed a conceptual layout of the buildings and noted the presence and aesthetics along Broncos Parkway were important to them, as well. He also noted there would be on-site detention and felt these areas could help to provide a buffer. He discussed other anticipated design elements in the layout that would help shield the view of parking and other areas that could be more impactful.

It was noted there was not a specific client lined up at this time, so the plans could change. Clarification on the anticipated uses included
light assembly and light manufacturing and that outdoor storage could potentially be located, as an accessory use, between the buildings. There were some concerns with the heights of buildings close to the parkway and the risk of snow shadows; however, if the buildings were turned the other way, that would create an alley that exposed the view of the interior of the development, which would not be desirable.

Jerry Kempf, realtor for the Dove Valley Business Associates, addressed the history of establishing Use Area F due to the requests that were coming in that were in conflict with the MDP. He explained the Use Area F expansion would not change the definition of uses allowed, but would bring more land into the area. He stated Dove Valley Business Associates supported the request.

Ms. Rieck opened the hearing for public comments. There were no public comments. The public hearing was closed.

It was moved by Mr. Miller and duly seconded by Mr. Sall, in the case of GDP19-001, Dove Valley Business Park Master Development Plan 6th Amendment, 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 move to recommend approval of the application based on the findings in the staff report, subject to the following condition:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.

The vote was:

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

ANNOUNCEMENTS

The Planning Commissioners and Mr. Hill all confirmed they would like hard copies of the newly adopted Land Development Code. Staff stated they would distribute those at the August 20th meeting.

Rod Brockelman had been scheduled for appointment to District 3 (Commissioner Jeff Baker’s district, east county) on August 13th and August 20th would be his first official meeting. Staff planned to schedule some time to begin training with him prior to the 20th.
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<td>Staff was in process of making an offer for the Long Range Planning Program Manager position and anticipated an update would be available by the August 20\textsuperscript{th} meeting.</td>
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<td><strong>ADJOURNMENT</strong></td>
<td>There being no further business to come before the Planning Commission, the meeting was adjourned.</td>
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CONCERNS STATED AT THE JULY 16, 2019 PC HEARING:

The number of guest parking spaces proposed is insufficient.
The previous guest parking design was driven by the need to stay clear of the proposed emergency access easement. The Fire District agreed to a revised easement that will provide adequate fire access and allow parking on one side of the internal private drives (see attached turning radius/parking exhibit). The revised layout provides 18 additional guest parking spaces, which brings the total to 22. The La Terrasse PDP required 0.25 guest spaces per unit and the proposed layout now provides 1.375 guest spaces per dwelling unit, which is 5.5 times the required minimum spaces. See attached exhibit, pages 1 and 2.

Building setbacks from adjacent public roads are insufficient.
The Z02-005 La Terrasse PDP allowed 10’ side setback from the principal structure, and 0’ side setbacks for common walls. As presented at the July 16, 2019 Planning Commission hearing the SDP19-001 plan proposes a 22’ side setback from the buildings to the adjacent public right of ways located on E Colorado and E Mexico Avenues. This was not clearly illustrated at that hearing. The applicant has provided a new cross section drawing to illustrate this situation. See attached exhibit page 3.

Staff notes that the 22’ setback to adjacent public right of way provided in this SDP application is similar to the 25’ front setback allowed on many of the nearby R-2 and R-3 zoned lots existing on E Colorado and E Mexico Avenues. In addition, the La Terrasse Preliminary Development Plan depicts a 15-foot setback from E. Mexico Avenue to the closest building and a 17-foot setback from E. Colorado Avenue to the closest building. The proposed building setbacks are comparable to nearby residences and exceed the minimums depicted on the Preliminary Development Plan.

Fence type, height, and location is unclear.
The applicant will discuss this at the August 20th hearing and highlight this information on the SDP19-001 plans.

REVISED RECOMMENDATION FOR THE AUGUST 20, 2019 SDP19-001 CONTINUED HEARING:
Considering the findings and other information provided in the July 16, 2019 staff report and the additional information provided for the August 20, 2019 continued hearing, staff recommends approval of Case No. SDP19-001 Highline East - Specific Development Plan with conditions recommended in this report.
DRAFT MOTIONS:
In the case of SDP19-001 Highline East - Specific Development Plan, the Planning Commissioners 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 public hearing. I hereby move to APPROVE 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. The applicant will revise sidewalks serving more than a single unit to include a minimum width of no less than 5 feet.

3. The modifications described in the exhibit provided for the August 20, 2019 Planning Commission hearing will be incorporated and documented in the SDP19-001 application.

Alternate Motions:
The following motions are provided as alternatives to the recommended motion for Conditional Approval:

DENY: In the case of SDP19-001 Highline East - Specific Development Plan, the Planning Commissioners 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 public hearing. I hereby move to DENY this application based on the findings:

   a. State new or amended findings in support of denial as part of the motion.

   b. ...

CONTINUE TO DATE CERTAIN:
In the case of SDP19-001 Highline East - Specific Development Plan, I move to continue the public hearing to (DATE), date certain, 6:30 p.m., in the Arapahoe Room at 6954 S. Lima Street, Centennial, Colorado 80112, to receive additional information and to further consider information presented.

Attachments:
Application & Exhibits
Engineering Staff Report
Referral Comments
Supporting Material
LOCATION:
The application is located at 9437 S. Colorado Avenue and within Commissioner District No. 4. This lot is zoned R-PM with a Preliminary Development Plan allowing up to sixteen duplex dwelling units.

Vicinity Map (site is shown in orange)
ADJACENT SUBDIVISIONS, ZONING, AND LAND USES: (see picture above)
North: Residential properties Zoned R-3, and R-PM at a density 8.2 du/ac.
South: Residential property Zoned R-2 (approximately 2 du/ac)
West: Residential Zoned R5-PUD and R-PSF at a density of 2 du/ac.
East: Residential property Zoned R-2 (approximately 2 du/ac)

PROPOSAL:
THB MF LLC is proposing a paired home residential development consisting of 16 homes located on a 2.27-acre lot in the 4 Square Mile Area neighborhood.
RECOMMENDATION:
Staff: Staff recommends the application be approved based on the findings and subject to the conditions of approval outlined herein.

I. BACKGROUND
The property was originally zoned R-3 in 1961.

In 2002 the owner at that time requested and received approval of the Z02-005 LeTerrassa Preliminary Development Plan (PDP). This PDP set the following standards: No more than eight duplex buildings (sixteen dwelling units), 29-foot maximum building height, 30% minimum open space, and a number of specific standards relating to parking, building separations, and pavement dimensions. Conceptual site layout and architectural designs are provided but are labeled conceptual. This allows some latitude for updating and reconfiguration to meet current trends on subsequent proposals. Under the Land Development Code at the time, a follow-up Final Development Plan (FDP) was required before implementation of a PDP could occur. No FDP application was submitted.

In 2005 the Planning Commission adopted the Four Square Mile Area Sub Area Plan (referred to as the Sub Area Plan) as an amendment to the Comprehensive Plan. The Sub Area Plan provides additional direction that is specific to the Four Square Mile Area. The Sub Area Plan recommends a density range of one to two dwelling units per acre (du/ac) for the area surrounding and including the site. Though the Sub Area Plan provides guidance when rezoning a property, it does not supersede previous zoning and land use approvals.

On April 1st, 2018, the County discontinued the PDP/FDP Planned Unit Development (PUD) process, and implemented a new PUD process. One form of the new process consists of three steps, those being a “big picture” General Development Plan (GDP), a more narrowly focused Specific Development Plan (SDP), and a very detailed Administrative Site Plan (ASP). In situations where an approved PDP exists and includes the information required in a GDP, the applicant may proceed directly to the SDP and ultimately to an ASP.

The County’s planning, engineering, and legal teams have considered the LeTerrassa PDP, at length, and find that it provides the information required in a GDP and can be considered as such, thereby allowing the applicant to proceed with the SDP19-001 application. In the case of 9437 E. Colorado Ave, this means the standards set in the Z02-005 PDP remain in effect and are available as a development option, provided any new development proposal does not exceed those standards. A subsequent ASP application will be required before development may proceed.

II. DISCUSSION
Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Applicable section of the Four Square Mile Area Sub Area Plan; 3) review of pertinent zoning regulations; and 4) analysis of referral comments.
1. The Comprehensive Plan
The Comprehensive Plan designation for this area is Urban Residential. The proposed use complies with the Urban Residential Land Use category by.

This application complies with the following Goals and Policies of the Comprehensive Plan:

- **Policy GM 1.1 – Direct Growth to the Urban Area**
  The proposed development is to be located in the Urban Area.

- **Policy GM 1.2 – Encourage Infill Development and Redevelopment**
  The proposed application is located in the Urban Area and has access to existing public facilities.

- **Goal PFS 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development.**
  Water for the proposed facility is available.

- **Policy PFS 4.3 – Require Adequate Wastewater Treatment**
  The facility will be connecting to an existing public sewer.

- **Goal PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet Utilities in Existing and new Development.**
  The proposed development is in an Urban Area and has access to all the utilities and water and sewer services mentioned above.

- **Goal PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection**
  The proposed development will have adequate fire and police service.

2. Four Square Mile Sub Area Plan
The New Residential Development section of the Sub Area Plan states the following recommendations:

- **Goal:** Limit higher density residential development to arterial (4 lane roads) and major collector streets with greater access to public transit.
  The Highline East SDP proposes 8 du/ac. This aligns with the Single Family Detached and Attached Residential Designation in the Sub Area Plan. This is the middle density category out of three residential density categories discussed in the Sub Area Plan.

  **Policy:** Recognize the traffic capacity limits of the street classification system in the density of development of the adjacent lands.
Where they abut, E Mexico Ave and E Colorado Ave are classified as local streets. The proposal complies with limits set for the local street classification. The proposed development complies with limitations specified for the abutting streets.

- **Goal:** Limit new residential development on local streets to 1 du/acre, 1-2 du/acre, 1-3 du/acre, with a maximum of 1-6 dwelling units per gross acre according to the attached land use map. The Highline East SDP proposes 8 du/ac. This exceeds the stated recommendation, but is allowed under the approved Z02-005 PDP, which predates the Sub Area Plan.

- **Policy:** Recognize the existing and stable residential neighborhoods and advocate for the preservation of these areas within the urbanized portion of the area. Recognize that Urban Residential densities up to 12 du/acre are appropriate in some locations. The proposed density 29’ max building height, and architectural style is similar to and considered compatible with the range of styles and density exhibited by the existing surrounding properties.

- **Strategy:** Consider new residential zoning districts for the Four Square Mile Area crafted to address such issues as density of development, building mass (size and bulk), scale, and building height to encourage compatibility with adjacent developed properties. Utilize similar architectural design and materials between similar uses. The proposed density, 29-foot maximum building height, and architectural style are similar to and considered compatible with the range of styles and densities exhibited by existing development on surrounding properties.

3. **Land Development Code (LDC) Review**
   Chapter 13-106.01, Planned Unit Development (PUD) of the LDC, provides approval criteria for all PUD applications. In addition to those criteria, an SDP in a three-step process must meet any applicable criteria in Sections 13-106.02 and 13-106.03.

   **13-106.01**
   A. It generally conforms to the Arapahoe County Comprehensive Plan. As noted in the previous section, the proposed development conforms to the Arapahoe County Comprehensive Plan by proposing development in the designated Urban Area of the County that contains existing roads and utilities.

   B. It complies with the standards for conventional rezoning pursuant to Section 13-201 (each subsection is discussed in more detail below):

      **13-201.01**
      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. The proposed infrastructure is adequate to support the proposed use.
13-201.02
Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

*The proposed residential development is anticipated to blend with the development in the area through building style and materials as depicted on sheet five of the SDP. The property is surrounded by residentially zoned lots, one of which has been developed as an 18 unit paired home community with a similar density.*

13-201.03
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.

*The proposal can be served by existing public services. Cash in lieu will be required to provide for park, school, and other public service for the residents of this development.*

13-201.04
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.

*Many commercial services and employment opportunities exist within a mile radius of the site. The north edge of the site is less than a quarter mile walk to Cheyenne/Arapaho Park to the north.*

13-201.05
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.

*There are no known natural and man-made hazards on the property.*

13-201.06
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.

*Public accessibility will be provided for by the existing streets and a pedestrian connection between E Mexico Avenue and E Colorado Avenue.*

13-201.07
Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types, and other relevant topographical elements.

*No significant physiographic features exist on this site.*
13-201.08
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 proposal does not impact mountain views any more than what is typical of development in the Denver Metro Area.*

13-201.09
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 applicant is proposing 30 percent open space which meets the requirement set by the approved Z02-005 PDP.*

13-201.10
Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.  
*As discussed in the Comprehensive Plan section, the proposed development complies with the Comprehensive Plan by proposing a development within the designated Urban Area of the County that has existing roads and utilities.*

C. It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this 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.  
*The application proposes a development that upholds the PDP standards. The applicant proposes to exceed the minimum open space approved by the PDP.*

D. It is consistent with the purpose of the Planned Unit Development District as stated in Section 13-101 of this LDC.  
*This application promotes a design concept that is similar to and compatible with surrounding development in the area.*

E. 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.  
*A traffic Study waiver has been requested by the applicant. Based on the proposed project land use and trip generation estimates, the project meets the TIS waiver conditions. Therefore, the TRC granted the waiver request to the TIS.*
F. The proposed plan meets the applicable standards of this LDC, unless varied by the PUD. 

The proposed plan meets applicable standards.

In addition to meeting the approval criteria for all PUD applications (13-106.01), an SDP in the three-step process must also comply with the development standards and requirements of the approved GDP for the site (13-106.03). The Z02-005 LeTerrassa Preliminary Development Plan functions as the GDP for this site. The proposed Highline East Specific Development Plan provides more detail on the project by proposing the site layout of the development, general landscaping and other site details as appropriate.

The proposed Specific Development Plan meets PUD development standards by: meeting the open space requirement set in the PDP (serving as the GDP for this application), proposing a use that is approved by the PDP, and meeting the PDP height and setback standards set in the PDP.

4. Referral Comments

Comments received during the referral process are as follows:

<table>
<thead>
<tr>
<th>Agency/Department</th>
<th>Comments/Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arapahoe County Planning</td>
<td>Comments have been addressed</td>
</tr>
<tr>
<td>Arapahoe County Engineering Services Division</td>
<td>Comments have been addressed</td>
</tr>
<tr>
<td>Arapahoe County Zoning Administrator</td>
<td>Comments have been addressed</td>
</tr>
<tr>
<td>Arapahoe County Assessor</td>
<td>No response</td>
</tr>
<tr>
<td>Arapahoe County Open Space</td>
<td>Cash in lieu to be provided</td>
</tr>
<tr>
<td>Arapahoe County PWD Weed Control</td>
<td>No response</td>
</tr>
<tr>
<td>Four Square Mile Area Neighborhood Association</td>
<td>Association takes no position on the applications, either in support of, or in opposition to, the applications.</td>
</tr>
<tr>
<td>South Metro Fire-Referrals</td>
<td>&quot;approved&quot;</td>
</tr>
<tr>
<td>Urban Drainage- Referrals</td>
<td>No response</td>
</tr>
<tr>
<td>Tri County Health Department-Referrals</td>
<td>Recommends a minimum of 5-foot-wide sidewalks. Staff is supporting this with a condition of approval for walks serving more than a single unit.</td>
</tr>
<tr>
<td>Post Office - Arapahoe County</td>
<td>No response</td>
</tr>
<tr>
<td>Cherry Creek School District 5-Referrals</td>
<td>Staff will ensure that cash in lieu is provided as part of the concurrent final plat application</td>
</tr>
<tr>
<td>Arapahoe County Sheriff</td>
<td>No comment</td>
</tr>
<tr>
<td>Colorado Geological Survey - State Of Colorado</td>
<td>No objection</td>
</tr>
<tr>
<td>West Arapahoe Conservation District</td>
<td>No response</td>
</tr>
<tr>
<td>CenturyLink Network Real Estate Department</td>
<td>No objection</td>
</tr>
<tr>
<td>Xcel Energy - PSCO</td>
<td>Comments have been addressed</td>
</tr>
<tr>
<td>Cherry Creek Valley W&amp;S District</td>
<td>A will serve letter has been provided</td>
</tr>
<tr>
<td>Division Of Water Resources-State Engineer/Groundwater</td>
<td>The proposal is within a district that is considered &quot;a reliable water source&quot;, and has received a letter indicating that water and sewer service is available.</td>
</tr>
</tbody>
</table>
STAFF FINDINGS:
Staff has visited the site and reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

Specific Development Plan
1. The proposed Specific Development Plan conforms to the overall goals and intent of the Arapahoe County Comprehensive Plan in regards to the policies set forth in those plans.

2. The proposed Specific Development Plan generally conforms to the overall goals and intent of the Four Square Mile Sub Area Plan in regards to the policies set forth in those plans with the exception of density for the subject property, which was approved in prior zoning documents.

3. The proposed Specific Development Plan is consistent with development standards enumerated in the Arapahoe County Land Development Code.

4. The proposed Specific Development Plan is consistent with the approved Preliminary Development Plan, which functions as a General Development Plan for purposes of this analysis.

5. The proposed Specific Development Plan complies with the process and requirements outlined in Section 13-100 Planned Unit Development (PUD) of the Arapahoe County Land Development Code.

RECOMMENDATION:
Considering the findings and other information provided herein, staff recommends approval of Case No. SDP19-001 Highline East - Specific Development Plan, with conditions recommended in this report.

DRAFT MOTIONS:
In the case of SDP19-001 Highline East - Specific Development Plan, the Planning Commissioners 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 public hearing. I hereby move to APPROVE 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. The applicant will revise sidewalks serving more than a single unit to include a minimum width of no less than 5 feet.

Alternate Motions:
The following motions are provided as alternatives to the recommended motion for Conditional Approval:

DENY: In the case of SDP19-001 Highline East - Specific Development Plan, the Planning Commissioners 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 public hearing. I hereby move to DENY this application based on the findings:

   a. State new or amended findings in support of denial as part of the motion.

   b. …

CONTINUE TO DATE CERTAIN:
In the case of SDP19-001 Highline East - Specific Development Plan, I move to continue the public hearing to (DATE), date certain, 6:30 p.m., in the Arapahoe Room at 6954 S. Lima Street, Centennial, Colorado 80112, to receive additional information and to further consider information presented.

Attachments:
Application & Exhibits
Engineering Staff Report
Referral Comments
Supporting Material
Planning Commission’s Summary Report

Date: July 8, 2019

To: Arapahoe County Planning Commission

Through: Bill Skinner, Planning Division
          Planning Division

Through: Chuck Haskins, PE
          Engineering Services Division, Manager

From: Sue Liu, PE
      Engineering Services Division

RE: SDP19-001 Paula Dora Subdivision Filine No. 14 – Highline East

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

Scope/Location:
The applicant, THB MF LLC is requesting approval of Specific Development Plan for Paula Dora Subdivision Filine No. 14 – Highline East project. The project is located at 9437 East Colorado Avenue. The project includes 2.27 acres and is currently zoned R-PM. The applicant is proposing to build 8 duplex (16 units) residential units.

Two access points are proposed to the development. One is onto East Mexico Avenue, and the other one is off of East Colorado Avenue.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This site lies within Basin 5 (Cherry Creek) of the Four Square Mile area and is subject to a storm sewer system recovery cost fee in the amount of $23,611.00 per impervious acre. These fees will be processed with the Administrative Site Plan application.
2. This development requires a Subdivision Improvement Agreement (SIA) to guarantee the on-site public improvements related to this development. The SIA will be processed with the Administrative Site Plan application. The on-site public
improvements generally include the access improvements, storm drainage improvement and related facilities.

3. The water quality facilities must be placed with a Tract of common ownership and maintenance, and also placed within drainage easements. These easements should be provided to the limits of the water quality capture volumes plus one-foot of freeboard. The drainage easement allows the County the right to enter the property. The maintenance access to the proposed facilities should also be provided and be placed in the easement.

4. The private roadway must be placed with a Tract of common ownership and maintenance. A pavement design will be required for the internal private roadway, and a pavement management program should also be created to ensure that adequate funding for the perpetual maintenance of the private roadway would be provided, additional, a life cycle cost analysis for the private roadway should also be provided.

5. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area. This land use application will be referred to SEMSWA for review and comment. SEMSWA jointly reviews and approves the Drainage Study, Operation & Maintenance Manual, and Construction Plans for all stormwater facilities. Their comments and concerns must be addressed prior to final County approvals.

6. SEMSWA, through a Memorandum of Understanding (MOU) and associated Standard Operating Procedures (SOPs), administers the GESC Program on behalf of the County. SEMSWA, with concurrence from the County, will approve the GESC plans, issue the GESC permit and provide GESC inspections.

7. Construction activities that disturb 1 acre or more are required by EPA to obtain a construction stormwater permit. The applicant should contact the Colorado Department of Health, Water Quality Control Division for information regarding said permit.

8. The Arapahoe County Technical Review Committee (TRC) met on October 24, 2018 and January 23, 2019 for a regularly scheduled meeting to discuss the applicant’s variance request and made the following recommendation:

   A – Request shifting the north access east to the site eastern edge. The TRC supports the request provided that the traffic generated by the site will not cause any issues to the traffic operation in the area.

   B - Variance request for private roadway standards - the County requires private roadway to be placed in a 36’ Tract with 2-10’ travel lanes crown in the middle, curb & gutter both side, one-side parking & one-side attached sidewalk. The Developer proposes to reduce the width of the private tract from 36’ to 30’ by relocating the attached sidewalk to the front of the units, with two options: 1) the inverted crown section with 30’ paved drive, or 2) the crowned section with 30’ paved drive.

   The TRC supports both options based on the following conditions: 1) parking spaces are adequately planned and meeting the County Land Development Code requirements, 2) check with the South Metro Fire Protection District on the roadway turnaround and obtain the support from the District, 3) may restrict parking along the site frontage, and 4) abide by the County Fire lane program.

   C – Request to waive the Traffic Impact Study (TIS). The applicant proposes to develop 8 duplex (16 units) residential units. Pursuant to the County Guidelines for Traffic Impact Studies, the need for the TIS can be waiver if all of the following conditions are met:
The average trip generation of the proposed project is less than 250 trips per day and 25 trips in the peak hour

The combination of the proposed development traffic plus existing traffic does not exceed an average 150 vehicles per day on any unpaved road

Access is not being requested to either a state highway or County arterial roadway

Based on the proposed project land use and trip generation estimates, the project meets the TIS waiver conditions. Therefore, the TRC granted the waiver request to the TIS.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The Applicant provides modifications to the plan and support documentation as identified in the Engineering Staff Report.
2. The Applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.
3. The Applicant agrees to enter into a Subdivision Improvement Agreement with the Administrative Site Plan application.
4. The Applicant agrees to pay the storm sewer system recovery cost fee with the Administrative Site Plan application.
Arapahoe County

Public Works & Development Planning Division

6924 S Lima St Centennial, CO 80112

RE: Highline East – Specific Development Plan

Dear Public Works & Development:

THB MF LLC is proposing a project within unincorporated Arapahoe County. The project is located at 9437 E. Colorado Avenue (Parcel ID# 1973-22-3-03-006). The project includes 2.27 acres (99,206) square feet and is currently zoned R-PM. We are proposing 16 duplex units, ranging in size from 1,500-2000 square feet.

We request a waiver for the traffic impact study requirement. Since we are only proposing 16 units which is below the 25 dwelling unit threshold as specified in the land development code 13-105.03 B.IV: “Traffic impact study (for projects including more than 25 dwelling units or 15,000 square feet of non-residential floor area.”

For additional information, please see the attached project narrative. If you have any questions, please contact Brodie Smith at hsmith@thrivehomebuilders.com or 303.707.4434

Sincerely,

[Signature]

Kevin Puccio, Manager

THB MF LLC, a Colorado limited liability company

BY: NT Builders LLC, a Colorado limited liability company
Highline East
Specific Development Plan – Narrative

Introduction

The applicant, Thrive Home Builders, is a local company committed to smart growth, green building, and energy efficiency. Thrive has been building homes in the Denver Metro region for the past twenty-five years. In 2017 Thrive was named “Builder of the Year” by Professional Builder magazine, and for the past six years in a row, Thrive has been awarded the Department of Energy’s (DOE) Grand Award for Housing Innovation. All Thrive homes are built to the DOE’s Zero Energy Ready standard as well as the EPA’s Indoor airPLUS program, making Thrive’s homes some of the most efficient and healthy in Colorado.

Thrive remains true to our four core principles: mixed use, mixed income, age diversity, and environmental responsibility. We are confident that the proposed development will enhance and compliment the Four-Square Mile neighborhood. Thrive will be a committed partner with Arapahoe County, and we look forward to building a healthy, sustainable, and timeless community together.

Overview

We propose to build sixteen duplex units, which conforms with the pre-development plan previously approved by the county. This project will help support Arapahoe County’s goal of building healthy, inclusive, and livable communities by incorporating “healthy community principles in [the] development, including actions that increase access to recreation areas or community gathering places, a mix of uses, [and] active public spaces.” (Arapahoe County Comprehensive Plan)

Because Thrive homes are on the leading edge of energy efficiency and health, these sixteen homes also “represent an improvement in quality” from the existing home on the lot. The sixteen proposed homes will create a pocket neighborhood within the Four-Square Mile area. Pocket neighborhoods create a setting where neighbors are encouraged to gather and get to know one another. It is a neighborhood within a neighborhood that has both private space and a shared community space. The community space is intended as a place where neighbors can get together and build the bonds of community through shared experience. Through smart urban design, neighbors within this community will be encouraged to gather along the green courts in front of their homes as well as the central area of the site that can serve as the gathering place for a community barbecue or a space where kids gather for games.

Although the development will be somewhat insular, it will also compliment the surrounding area through the use of traditional architectural forms found throughout the existing homes in the Four-Square Mile neighborhood.

Underlying Uses and Zoning

The parcel of land is zoned R-PM. The intent of this district is “to provide for areas in unincorporated Arapahoe County which are suitable for moderate density residential development” through a number of uses, including: “single-family attached dwelling unit(s) including: townhome, cluster development,
patio home, duplex, triplex, quad development, etc.” Additionally, the county has approved a pre-development plan that allows for 16 duplex units to be built on the site.

**Parking**

Zoning calls for 2.25 spaces per unit of off-street parking. With 16 units on site, the development needs to accommodate for 36 parking spaces. Each unit will have a 2-car garage, providing 32 of the 36 parking spaces. The remaining 4 required spaces will be distributed evenly throughout the site between buildings with 2 spaces on the north and two spaces on the south. These four spots will serve as visitor spaces.

<table>
<thead>
<tr>
<th>Parking Requirements – 2.25/Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units Proposed</td>
</tr>
<tr>
<td>16</td>
</tr>
</tbody>
</table>

**Utilities**

The site will be served by the following utility companies:

- Gas: Xcel Energy
- Electric: Xcel Energy
- Telecom: Comcast and CenturyLink
- Water: Cherry Creek Valley Water District
- Sewer: Cherry Creek Valley Water District

The water district requires a 30’ easement for the wet utilities. This easement will be located within the private drive to the north and south of the site and snake through the emergency access area in middle of the site. The water district requires all 30’ of the easement to be paved.

**Walks and Open Space**

Zoning requires 30% open space. This will be met using private side and front yards. Additionally, the southeast and the northeast corners of the site will provide additional open space through green courts that will act as a place to gather and as a buffer to the neighboring properties. Walks in front of the homes will run north/south, connecting to the existing sidewalks along Colorado and Mexico Avenues. Benches will be placed strategically along the walks in front of homes to encourage neighbors to interact with one another and help draw them to the center of the site, where the emergency access area will double as a hardscaped pedestrian court.

**Emergency Vehicle Access**

Emergency vehicles will be able to access the site from both Colorado and Mexico Avenues. An emergency access area is also designated in the middle of the site to meet the fire department’s
turnaround requirements; however, this area is intended to serve a dual-purpose. First, it will act as an emergency access lane for the fire department when needed, which we believe will be rare. This area will be cut off from through-traffic by placing collapsible bollards at the end of the northern and southern private drives. The bollards will prevent all non-emergency vehicles from accessing the area.

Second, this area is envisioned as a community gathering area. Plans call for it to be raised slightly, treated with grass pavers along the edges, and brick pavers or concrete cut into a special pattern to help differentiate the area from the private drives. Cluster mailbox units will be placed near this area to encourage community gathering.

**Drainage and Detention**

The Site is located on the West ½ of Block 13, in the Paula-Dora Sub-Division in the southwest quarter of Section 22, Township 4 South, Range 67 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado.

The Site consists of 2.277 acres and is currently a single-family residence with a few small out buildings. The proposed work on the Site will be to demolish the existing home and out buildings to develop 8 duplex residences (16 units) and the infrastructure required to serve the new residences. The total disturbed area will be 2.27 acres. The proposed improvements will result in a net decrease in impervious area than was assumed in “The Beeler Street, Colorado Avenue, Mexico Avenue, and Iowa Avenue Drainage Improvements” prepared by Burns & McDonnell on July 2005.

The Site currently has a high point located in the center, from there roughly half the site slopes to the north towards E. Mexico Ave. and the other half generally slopes to the south towards E. Colorado Ave. Slopes range in grade from 1% - 10% with the average slope around 2%. The proposed site will maintain the historical runoff that currently exists.

There will be a total of 4 rain gardens and 2 water quality swales per Arapahoe County standards the will be used to treat the runoff from the proposed site. Since the site will have a lower imperviousness than what was assumed in the approved report by Burns & McDonnell, the existing retention pond located west of the project in the Whisper Rock Development will have capacity to detain the runoff from the proposed site.

Earthwork on the site will result in a net cut of approximately 214 CY, therefore no import will be needed.

**Landscape Plan and Materials**

The north and south halves of the open space are exact duplicates due to the similarities in layout between the two ends of the development. Water-wise plant material with multi-seasonal interest is used to create an inviting and maintainable open space for the residents. The two primary lawn areas provide both an area for active play and facilities for water quality. Fencing will be used to create private side yards for homeowners as well as along strategic locations on the site’s edges to create a screen for adjacent homes. A combination of trees and upright junipers will also be used to further enhance screening for adjacent properties.
Architecture
Thrive Home Builders’ Duplex designs are rooted in architectural styles that are familiar to Colorado neighborhoods, a traditional gable form and the prairie elevation. These familiar elevations allow the pocket neighborhood to blend into the larger Four-Square Mile neighborhood. The two elevation styles also create a streetscape with comfortable rhythm for the homeowners, as they enjoy the green spaces and the central gathering court.

A large gable roof with lap siding is a timeless combination. However, instead of treating this elevation with a traditional brush, we have decided to give it a slight contemporary spin by using ornamental trim at specific locations such as the rear elevation. This allows us to apply colors differently around the building and still provide relief where the building needs it.

A shallow hipped roof with broad overhang eaves, a horizontal band under the upper level windows, and the use of different siding exposure evokes images of the classic prairie style that we have all grown to appreciate. Using a color palette that is consistent with the gable form, but applied differently, allows Thrive to create a consistency through the neighborhood without sacrificing diversity.

Large porches allow the homeowners to live to the front of their homes and provides opportunities for neighbors to connect on the porch, along the walk path, or in the various gathering spots that we are proposing. Finally, rear-loaded garages separate the car from the front of the homes, allowing neighbors and their children to enjoy the neighborhood without the threat of vehicles, giving them enhanced outdoor living experiences.
Bill Skinner, AICP  
Arapahoe County Public Works – Planning Division  
6924 S. Lima Street  
Centennial, CO 80112

File #/Name: SDP19-001  
Project Type: Specific Development Plan  
Referral Received: February 14, 2019  
Comments Due: February 21, 2019

S Metro Review #: REFOTH19-00044  
Plan reviewer: Jeff Sceili jeff.sceili@southmetro.org  
Review date: June 7, 2019

**Narrative:**


South Metro Fire Rescue’s Life Safety Division has reviewed the above project and has **Approved** the plans.

**SITE SPECIFIC COMMENTS:**

The civil engineer is required to submit water distribution plans for approval.

ASP19-002 and PF19-001 are still under review as issues have been addressed. Awaiting final drawing set for approval. Last discussion with Evan Rumney it was agreed upon that the bollards would be removed from the project. The proposed rolled curb, fire lane signage, and autoturn analysis were all provided and found satisfactory.
February 26, 2019

Bill Skinner
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Paula Dora Highline East; SDO19-001, ASP19-002, & PF19-001
TCHD Case No. 5446, 5447, & 5448

Dear Mr. Skinner,

Thank you for the opportunity to review and comment on Specific Development Plan, Administrative Site Plan, and Final Plat for the proposed 16 units of paired homes located at 9437 E. Colorado Avenue. 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.

**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.

**Sidewalks:**

Designers of active living communities typically recommend that sidewalks be a minimum of clear width of five (5) feet, the space needed for two people to walk comfortably side by side, with a buffer area like a tree lawn between the sidewalk and the street. TCHD encourages the use of detached sidewalks of at least 5 feet in width throughout the development.

**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.

**Fugitive Dust – Building Demolition**

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and
Environment Air Pollution Control Division (APCD) regulates air emissions. The application indicates that the existing building on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at http://www.cdphe.state.co.us/ap/asbestos.

Vector Control – Building Demolition
Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at http://www.tchd.org/400/Rodent-Control.

On-Site Wastewater Treatment System (OWTS) – Abandonment
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Given site characteristics, an On-Site Wastewater Treatment System (OWTS) may be present on the subject property. Should an OWTS be present on site, it shall be abandoned in accordance with Regulation No. O-17, Section 6.8. TCHD must be notified in writing once the system has been properly abandoned. For more information, or to submit the notification, the applicant may contact our Greenwood Village office at 720-200-1670. More information is available at http://www.tchd.org/269/Septic-Systems.

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, Laura DeGolier, TCHD
March 4, 2019

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

Attn:   Bill Skinner

Re:   Highline East – Highline Estates, Case #s SDP19-001 and ASP19-002

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the specific development and administrative site plans and final plat for Highline East – Highline Estates. Please be aware PSCo owns and operates existing overhead and underground electric distribution facilities along the western property line, and requests that they are shown on the plans. Will the electric service be coming off of this line?

It is assumed that the natural gas distribution main will be located within the 6-foot wide utility easement as shown on the plat.

If the project will utilize pad mounted transformers, space consideration must be given to locate one or more pad mount transformers on this property with ground to sky clearance. The minimum space requirement per transformer is 12.5-feet by 12.5-feet, including a minimum clearance of 30-inches from non-combustible structures. Additional considerations are necessary if window, doors, or air vents are in close proximity to the proposed transformer location. Depending on the electric system that will serve this project, there may also be a requirement to provide a location with ground to sky clearance for an electric switch cabinet. (minimum dimensions:  11-feet by 16-feet) including a minimum of 5-10 feet from any obstructions. For details, please consult Xcel Energy’s Electric Standards “blue book” located at: https://www.xcelenergy.com/staticfiles/xe-responsive/Admin/Managed%20Documents%20&%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/). The Builder’s Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office:  303-571-3306 – Email: donna.l.george@xcelenergy.com
CenturyLink  
5025 N. Black Canyon Hwy  
Phoenix, AZ 85015 

February 22, 2019 

Arapahoe County  
Public Works and Development  
6924 S Lima St.  
Centennial, CO 80112

CenturyLink File No. P812920

Re: Case No.’s SDP19-001, ASP19-002, PF19-001 Plan & Plat Review  
9437 E Colorado Ave, Denver, CO

This is in response to the request from the County of Arapahoe, Colorado for the review of subject Site Development Plan (SDP19-001), Site plan (ASP19-002) and Plat (PF19-001). CenturyLink has reviewed the subject Development Plans and Plat and has determined that CenturyLink has no objections or comments to the plans as submitted.

Respectfully,

Karen Caime

Karen Caime  
Network Real Estate  
Karen.Caime@centurylink.com  
P812920
February 28, 2019

Bill Skinner  
Arapahoe County Public Works  
Planning Division  
6924 S. Lima St.  
Centennial, CO 80112  

Location: NW¼ SE¼ SW¼ Section 22, T4S, R67W of the 6th P.M.  
39.6849, -104.8785  

Subject: Paula Dora 13 Highline Estates  
Specific Development Plan SDP19-001, Administrative Site Plan ASP19-002, Final Plat PF19-001  
Arapahoe County, CO; CGS Unique No. AR-19-0017

Dear Mr. Skinner:

Colorado Geological Survey has reviewed the Paula Dora 13 Highline Estates specific development plan, administrative site plan, and final plat referral. I understand the applicant proposes 16 duplex units on 2.27 acres located at 9437 E. Colorado Avenue.

The site is not located within an identified flood hazard zone, does not contain steep slopes, is not undermined, and is not exposed to any geologic hazards or geotechnical constraints that would preclude the proposed residential use and density. **CGS therefore has no objection to approval of the plat as proposed.**

According to available geologic mapping (Shroba, R.R., 1980, Geologic map and physical properties of the surficial and bedrock units of the Englewood quadrangle, Denver, Arapahoe, and Adams Counties, Colorado: U.S.G.S., Geologic Quadrangle Map GQ-1524, scale 1:24,000), the site is underlain by eolian (wind-deposited) silty sand, described as exhibiting low to high consolidation, very low shear strength, and low swell potential. Potential development constraints that will need to be addressed in a site specific soils and foundation or geotechnical report prior to building permit application include, but are not necessarily limited to: 1) loose, low-strength sands and silts, and 2) hydrocompaction, or collapse under loading and wetting.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.  
Engineering Geologist
No comments from me.

-N

Nathan Fogg, CO-CEM
Office of Emergency Management
Arapahoe County Sheriff’s Office

Please review the attached documents and click reply to return comments to me at this email address (bskinner@arapahoegov.com).

The applications propose 16 units of paired home to be located at 9437 E. Colorado Ave. The allowance for 16 units at this location was established with the approval of the Z02-005 La Terrasse Preliminary Development Plan. The attached plans largely follow requirements and direction put in place by approval of the Z02-005 PDP.

IF your organization requires documentation of specific requirements, i.e. fire lanes, a land value other than the assumed value for cash in lieu, etc., please include that information with your response.

Martials can be found at the following three locations: (yes, despite appearances the links do take you to three different locations)

https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=19CAP&capID2=00000&capID3=000GI&agencycode=Arapahoe


https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=19CAP&capID2=00000&capID3=000GE&agencycode=Arapahoe

If possible, please respond by 3/5/2019.

Thank you for your participation.

Bill Skinner, AICP
Arapahoe County Public Works - Planning Division
December 12, 2018

Arapahoe County
Darla Brooks
6924 S Lima St
Centennial, CO 80112

Re: La Terrassa
   9437 E Colorado Ave.
   Denver, Co 80247

The above referenced property is within the service area of the District. Water and sewer service is available subject to extension of water and sewer lines, payment of all fees, and the District’s Rules and Regulations.

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

[Signature]
John Warford
District Manager
CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT
Case Numbers:  SDP19-001 (Specific Development Plan)  
ASP19-002 (Administrative Site Plan)  
PF19-001 (Final Plat)  
Case Name:  Highline East (Duplex Residential)  

FOUR SQUARE MILE NEIGHBORHOOD ASSOCIATION’S STATEMENT  
REGARDING THE ABOVE-CAPTIONED CASE NOS.:  

Dear Mr. Skinner,  

The Four Square Mile Neighborhood Association (the “Association”) is submitting this letter to comment on the Applications (the “Applications”) captioned above. The Association takes no position on the Applications, either in support of, or in opposition to, the Applications. This letter is provided to inform Arapahoe County of the communications that have taken place with regard to the Applications.  

1. Applicant met with the Association  

Prior to submitting the Applications to the County, Applicant sought a meeting with the Association. The Association’s development committee first met with Applicant and provided feedback about Applicant’s proposal. Applicant subsequently presented its proposal at a regular meeting of the full Association. Several people who attended the meeting expressed concern about the density of the proposal, being inconsistent with the surrounding neighborhood. While the Association recognizes that certain neighbors object to the project based primarily on density, the density has already been approved so in the interests of relevance, the Association is not incorporating comments about density. The Association notes that the Applicant made good faith efforts to meet with the Association and understand the concerns of its members.  

2. Applicant incorporated much of the Association’s feedback into its proposal  

The Association’s development committee provided feedback to the Applicant about Applicant’s proposal. That feedback included comments about the façade of the buildings (to make them more consistent with current development in the Four Square Mile Area), landscaping, traffic flow, and other issues. Applicant incorporated much of that feedback into revisions to the proposal, and presented the revised proposal to the full Association.  

3. Conclusion  

As stated above, the Association takes no position on the Applications, either in support of, or in opposition to, the Applications.
PLANTING NOTES

1. PLANT LOCATION:
   PLANT LOCATIONS ARE ILLUSTRATIVE AND MAY BE AMENDED IN THE EVENT THAT THE DEVELOPER, HOME OWNERS ASSOCIATION, OR OWNERS/OCCUPANTS DECIDED TO RELOCATE OR REVISE THE PLANTING PLAN.

2. IRRIGATION:
   A BELOW GROUND FULLY AUTOMATED IRRIGATION SYSTEM WILL BE INSTALLED IN ALL LANDSCAPED AREAS UTILIZING WATER-CONSERVING SYSTEMS SUCH AS TRICKLE (DRIP) IRRIGATION TO WATER ALL SHRUBS AND TREE PLANTINGS. RAIN SENSORS WILL BE USED TO AUTOMATICALLY SHUT DOWN THE IRRIGATION SYSTEM DURING PERIODS OF HIGH MOISTURE. TO MAXIMIZE WATER USE EFFICIENCY, THE IRRIGATION SYSTEM WILL BE DESIGNED WITH A HIGH APPLICATION EFFICIENCY AND WITH ZONES THAT CORRESPOND TO THE DIFFERING WATER REQUIREMENTS OF PLANTING AREAS. BACKFLOW CONTROL DEVICES SHALL BE LOCATED OR SCREENED SO THAT THEY ARE NOT VISIBLE FROM PUBLIC STREETS OR PARKING LOTS. SPRAY OVER WALKWAYS AND ROADWAYS WILL BE MINIMIZED FOR PEDESTRIAN COMFORT, SAFETY AND WATER CONSERVATION. REFER TO IRRIGATION PLANS FOR ADDITIONAL INFORMATION.

3. SHREDDED WOOD MULCH SHALL BE INSTALLED IN ALL PLANTING AREAS NOT SPECIFIED WITH ROCK MULCH.
HIGHLINE EAST
SPECIFIC DEVELOPMENT PLAN
WEST HALF OF BLOCK 13, PAULA DORA
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

1. FRONT ELEVATION FARMHOUSE
   1/4" = 1'-0"

2. REAR ELEVATION FARMHOUSE
   1/4" = 1'-0"
HIGHLINE EAST
SPECIFIC DEVELOPMENT PLAN
WEST HALF OF BLOCK 13, PAULA DORA
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CASE NO. SDP19-001

SIDE ELEVATION
1. FARMSIDE - STANDARD
1/8" = 1'0"

SIDE ELEVATION
2. FARMSIDE-ENHANCED (LOTS 7 & 18)
1/4" = 1'0"
HIGHLINE EAST
SPECIFIC DEVELOPMENT PLAN
WEST HALF OF BLOCK 13, PAULA DORA
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
HIGHLINE EAST
SPECIFIC DEVELOPMENT PLAN
WEST HALF OF BLOCK 13, PAULA DORA
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SIDE ELEVATION
1. STANDARD
   1/8" = 1'-0"

SIDE ELEVATION
2. ENHANCED LOTS 1 & 36
   1/32" = 1'-0"

CASE NO. SDP19-001
LOCATION
The Copperleaf No. 14 Final Development Plan site is located southeast of the intersection of E Quincy Avenue and Copperleaf Boulevard. This location is in Commissioner District No. 3.

Vicinity & Zoning Map - (site is indicated by black x)

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Land Use</th>
<th>Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Aurora</td>
<td>Single-Family Residence</td>
<td>East Quincy Highlands</td>
</tr>
<tr>
<td>East</td>
<td>M-U</td>
<td>Vacant</td>
<td>Copperleaf</td>
</tr>
<tr>
<td>South</td>
<td>M-U</td>
<td>Single-Family Residence</td>
<td>Copperleaf</td>
</tr>
<tr>
<td>West</td>
<td>M-U</td>
<td>Senior Housing</td>
<td>Copperleaf</td>
</tr>
</tbody>
</table>

PROPOSAL
This Final Development Plan (FDP) proposes a child care facility on a 1.6 acre parcel. NLD Quincy, LLC, applicant, and Copperleaf Senior Living, LCC, owner, are proposing a 12,220 single-story child care facility. The proposal includes construction of an outdoor play area,
associated parking, sidewalks and landscaping. The Copperleaf Preliminary Development Plan (zoned MU-PDP) requires a Special Exception Use (SEU)/Use by Special Review (USR) for a child care facility. County staff has determined a USR is a more appropriate process for the proposed use than an SEU.

A USR requires review and decision by the Board of County Commissioners (BOCC) at a public hearing. An FDP requires review at a public hearing by the Planning Commission and the BOCC, and decision by the BOCC. The review criteria in Section 13-900 Use by Special Review and Section 13-100 Final Development Plan are identical, with the exception of Section 13-901.10 which requires 1041 regulations be considered for major electrical, natural gas, and petroleum-derivative facilities of private company, which does not apply for this application. Staff has determined the FDP will act as both the FDP and SEU/USR required by the PDP for the entitlement process.

Final Plat application PF18-008 is undergoing a concurrent review, and if approved will establish the lots and tracts depicted in this FDP. Final Plat applications do not appear at the Planning Commission. Staff is recommending a condition of approval that specifies approval of FDP18-004 will be contingent on the approval of the PF18-008 plat. The Board of County Commissioners is scheduled to hear FDP18-004 and PF18-008 at the September 10, 2019 meeting.

**BACKGROUND**

The property is currently zoned MU-PUD, Use Area Parcel M. This zoning was approved with the original Copperleaf Preliminary Development Plan (PDP), and most recently amended with the 4th and 5th amendment to the Copperleaf PDP, known as cases A15-010 and Z16-009.

**DISCUSSION**

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent zoning regulations; 3) local background activity; and 4) analysis of referral comments.

1. The Comprehensive Plan

The Arapahoe County Comprehensive Plan (Comp Plan) designates this site as “Urban Residential.” Urban Residential areas are anticipated to have residential development that is supported by neighborhood commercial centers with locally oriented shops and services typically including grocery stores, retail shops, convenience stores, personal and business services, offices, community facilities, and other uses designated to serve the local area. The applicant’s proposal for a child care facility meets the direction provided by the Comprehensive Plan for Urban Residential Areas. The application complies with the following Goals and Policies of the Comprehensive Plan:

*Policy GM 1.1 – Direct Growth to the Urban Area.*

The proposed application is located in an approved commercial development.

*Goal EH1 – Expand the County’s Existing Economic Base*

The proposed development will contribute to the County’s economic base.
**Goal GM 1.2 Encourage Infill Development and Redevelopment**

The proposed infill development is compatible with existing land uses in the Urban Area.

**Goal PFS11 – Ensure the Provision of Adequate Public Facilities and Services.**

Based on responses from service providers, adequate public facilities and services are present in the area.

2. **Land Development Code Review**

As noted above, the Copperleaf PDP requires a Use by Special Review for child care facilities and the proposed FDP is serving as the site plan as well as the Use by Special Review document. This section provides an analysis of the review criteria for both the Use by Special Review (Section 13-900) and the Final Development Plan (Section 13-100). The review criteria in Section 13-901, Use by Special Review and Section 13-101.03, Final Development Plan are identical, with the exception of Section 13-901.10. Section 13-901.10 requires 1041 regulations be considered for major electrical, natural gas, and petroleum-derivative facilities of private company, which does not apply for this application and has been omitted from the Land Development Code Review. The Land Development Code requires that the following criteria be used when evaluating a Use by Special Review and Final Development Plan:

a. **Recognize the limitations of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.**

East Cherry Creek Valley Water and Sanitation District (ECCV) indicated no opposition to the project during the referral process. ECCV indicated they are working directly with the applicant, staff is recommending a condition of approval that the applicant meet all of ECCV requirements.

The site is located adjacent to the intersection of E Quincy Ave and Copperleaf Blvd. Both of these roadways provide automobile and pedestrian sidewalks that connect to the greater metro area roadway and pedestrian sidewalk network. RTD bus service is available at Picadilly Street and Copperleaf Boulevard.

Xcel Energy is requesting a 10-foot utility easement along the westerly property line of Lots 1 and 2 and along the southerly property line of Lot 2. The applicant indicated the proposed easement will be dedicated by separate plat. Staff is recommending a condition of approval relating to this easement on the final plat, PF18-008.

South Metro Fire Rescue District approved the FDP for planning purposes only. The district indicated site, access and utility proposals are approved and shall be submitted separately to SMFR. Staff is recommending a condition of approval relating to SMFR requirements.

The Engineering Services Division has evaluated the proposal in light of the existing and proposed infrastructure and has determined that it is adequate to support the proposed use.
b. Assure compatibility between the proposed development, surrounding land uses and the natural environment.

The proposed development site is currently surrounded by lands that are undergoing development review or recently constructed. The subject property, and the surrounding properties are all zoned and master planned by the Copperleaf PDP. This continuity in zoning provides ample opportunities for the Copperleaf master developers to coordinate activities occurring on the various individual properties as they develop. There are various retail and neighborhood services businesses, places of worship, and schools located within and surrounding areas near the Copperleaf development.

The natural environment in this area has been negated by agricultural activities and urban development and no longer exists in this area. An exception to this condition is the Unnamed Creek Corridor which is approximately 2,400 feet southwest of the site. This creek corridor has been impacted by the installation of erosion control and creek stabilization improvements required by the extension of urban development into the areas around the creek, but the alignment of the creek corridor remains largely unaltered. The proposed development does not affect the Unnamed Creek corridor.

c. 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.

The Copperleaf PDP includes provisions for dedicated school sites within the confines of the PDP.

The proposal as submitted can be served by existing public and emergency services as indicated above. The library and school district did not have any concerns. Arapahoe County Sheriff suggested tornado shelter space is available. Staff is suggesting a condition of approval to address the Sheriff’s concerns. ECCV and SMFR are working directly with the applicant and staff is recommending conditions of approval to ensure fire and water service is available.

d. 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 is located in close proximity to employment, residential and retail centers.

e. 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.

The proposal adequately protects against natural and man-made hazards as evidenced by the Arapahoe County Engineering Services Division Report and referral agency responses with the exception of the Sheriff’s comment regarding adequate tornado shelter. Staff is suggesting a condition of approval to address the Sheriff’s concerns.
f. 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 Arapahoe County Planning and Engineering Services Divisions, in unison with affected referral agencies, have evaluated the accessibility of the proposal and have determined that it provides adequate on-site circulation. The sidewalks that are part of the local roadway network provide pedestrian access. This development will connect to an existing sidewalk on Copperleaf Blvd and provide connection along the private drive to the south of the property.

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

No significant physiographic features exist on or adjacent to this site.

h. 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 Copperleaf PDP does not require an open space component in Land Use Area I as the overall Copperleaf public land dedications included open space contributions that were deemed adequate at the time the PDP was approved.

Given the type and style of the proposed commercial building and given that this site exists on neither a particularly high, nor a particularly low point, impacts to mountain views will be typical of this type of development occurring in this area.

i. Enhance the usable open spaces in Arapahoe County, and provide sufficient unobstructed open spaces and recreational areas to accommodate a project’s residents and employees.

Recreational open space needs are accommodated in the Copperleaf common open spaces, park sites, and the recreation center provided in the Copperleaf development. This FPD is not required to provide additional open space.

The FDP criteria stated above, must be addressed prior to approval of a FDP request, and are intended to provide clarity of purpose and direction for applicants, neighbors, concerned citizens, and Arapahoe County decision-makers. As discussed, the proposed FDP meets the criteria.

3. Local Activity
The properties surrounding the subject property are part of the Copperleaf development, and consist of vacant land, land undergoing various stages of residential and commercial development, all of which are part of the larger master planned Copperleaf community.
### Referral Comments

Comments received during the referral process are as follows:

<table>
<thead>
<tr>
<th>Referral Agency</th>
<th>Referral Agency Response</th>
<th>Staff Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEMSWA- SOUTHEAST METRO STORMWATER AUTHORITY</td>
<td>Comments/summary/coordinated with engineering reviews.</td>
<td></td>
</tr>
<tr>
<td>ARAPAHOE COUNTY ECONOMIC DEVELOPMENT-UACEDE</td>
<td>Excellent project and a much needed resource for addressing child care services.</td>
<td></td>
</tr>
<tr>
<td>SOUTH METRO FIRE</td>
<td>Approval of the platting and the site. Access and water supply are to be submitted under a separate application.</td>
<td>Condition of Approval</td>
</tr>
<tr>
<td>TRI COUNTY HEALTH DEPARTMENT-REFERRALS</td>
<td>Must submit plans to TCHD for review and approval is required before construction begins (suggest plans be submitted early in the process).</td>
<td>Condition of Approval</td>
</tr>
<tr>
<td></td>
<td>Suggest child care providers follow Child and Adult Care Food Program (CACFP) guidelines.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proximity to the Lowry Landfill Superfund and associated concerns.</td>
<td>The proposal provides sidewalks throughout the site. The final design of the play area will be determined at time of building permit.</td>
</tr>
<tr>
<td></td>
<td>Recommends sidewalks throughout the site and incorporation of active play in the design of the facility.</td>
<td>The proposal includes a shade structure.</td>
</tr>
<tr>
<td></td>
<td>Recommends the use of shade in common areas.</td>
<td></td>
</tr>
<tr>
<td>ARAPAHOE LIBRARY DISTRICT-REFERRALS</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>CHERRY CREEK SCHOOL DISTRICT 5-REFERRALS</td>
<td>No Comment</td>
<td></td>
</tr>
<tr>
<td>ARAPAHOE COUNTY SHERIFF</td>
<td>Hazards in the area include local hazmat routes, the E470 corridor, and potential for tornados. Ensure adequate tornado shelter space is available for expected occupancy.</td>
<td>Condition of Approval</td>
</tr>
<tr>
<td>ARAPAHOE COUNTY SHERIFF/PATROL REFERRALS</td>
<td>No Comment</td>
<td></td>
</tr>
<tr>
<td>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</td>
<td>No Comment</td>
<td></td>
</tr>
<tr>
<td>XCEL ENERGY - PSCO</td>
<td>Requests a 10-foot wide dry utility easements along the westerly property line of Lots 1 and 2 and along the southerly property line of Lot 2. Request additional note on the preliminary and final plat.</td>
<td>Condition of Approval on the Final Plat</td>
</tr>
<tr>
<td>ECCV WATER &amp; SANITATION DISTRICT</td>
<td>No opposition - working directly with applicant</td>
<td></td>
</tr>
</tbody>
</table>
STAFF FINDINGS
Staff has visited the site and reviewed the plans, supporting documentation, referral comments, and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed FDP conforms to the overall goals and intent of the Arapahoe County Comp Plan in regards to the policies set forth in those plans.

2. The proposed FDP complies with the process and review criteria outlined in Chapter 13-100, PUD of the LDC.

3. The proposed development complies with the review and approval criteria for a Use by Special Review (Chapter 13-901 of the LDC)

4. The proposed FDP is in substantial conformance with the proposed underlying Copperleaf PDP and subsequent amendments.

RECOMMENDATION
Considering the findings and other information provided herein, staff recommends approval of Case No. FDP18-004 Copperleaf No.14 Final Development Plan 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 FDP18-004 Copperleaf No.14 Final Development Plan is contingent on the approval of the PF18-008 Copperleaf No.20 Final Plat.

3. The applicant must meet all of East Cherry Creek Valley and Water Sanitation requirements.

4. The applicant must meet all of the South Metro Fire Rescue requirements.

5. The applicant must meet all of Tri-County Health Department requirements and receive approval from Tri-County Health Department prior to construction.

6. The applicant shall provide an emergency plan acceptable to emergency services providers prior to Certificate of Occupancy.
DRAFT MOTIONS – FDP18-004 Copperleaf No.14 Final Development Plan

APPROVAL

In the case of FDP18-004 Copperleaf No.14 Final Development Plan, 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 signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.

2. Approval of FDP18-004 Copperleaf No.14 Final Development Plan is contingent on the approval of the PF18-008 Copperleaf No.20 Final Plat.

3. The applicant must meet all of East Cherry Creek Valley and Water Sanitation requirements.

4. The applicant must meet all of the South Metro Fire Rescue requirements.

5. The applicant must meet all of Tri-County Health Department requirements and receive approval from Tri-County Health Department prior to construction.

6. The applicant shall provide an emergency plan acceptable to emergency services providers prior to Certificate of Occupancy.

DENY

(This recommendation would not be consistent with the staff recommendation. Any alternate motion must include new findings and conditions in support of the motion for denial where those differ from the recommended findings and conditions):

In the case of FDP18-004 Copperleaf No.14 Final Development Plan, 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:

Findings:

1. State new or amended findings to support “Denial” as part of the motion.

2. ...

CONTINUE

In the case of FDP18-004 Copperleaf No.14 Final Development Plan, I move to continue the decision on this request to [DATE], 2019, date certain, at 6:30 p.m., at this same location [to receive further information] [to further consider information presented during the hearing].
Attachments:
Application & Exhibits
Engineering Staff Report
Referral Comments
NLD Quincy LLC

September 7, 2018

Arapahoe County Public Works & Development
Planning Division
6924 S. Lima Street
Centennial, CO 80112

RE: Proposed Everbrook Academy Child Care Facility
Portion of Lot 4, Copperleaf Filing No. 14 (“Subject Property”)
Application for Subdivision and Final Development Plan

Dear Public Works & Development:

NLD Quincy LLC (as Applicant) is under contract to purchase a portion of Lot 4, Copperleaf Filing No. 14 from the current property owner, Copperleaf Senior Living LLC. We are proposing development and construction of child care facility within unincorporated Arapahoe County; NLD Quincy LLC would be the landlord of the building and the Property would be leased to Everbrook Academy to operate the child care facility. Lot 4 is a 2.853 acre parcel located at the southwest corner of E. Quincy Ave. and Copperleaf Boulevard, Parcel ID 2073-12-2-13-004 and a property address of 22200 E. Quincy Ave., Aurora, CO. Lot 4 is subject to the Copperleaf Preliminary Development Plan (as amended, through Amendment No. 4) and has an underlying zoning designation of MU – Mixed Use.

Subdivision

The child care facility proposed would require subdivision of the current Lot 4, Copperleaf Filing No. 14 to create two lots – the southern lot would be approximately 1.6 acres (69,411 SF) to accommodate development of the child care facility and the northern lot would be 1.25 acres and would be retained by Copperleaf Senior Living LLC for future development.

Final Development Plan

As shown on the enclosed concept site and grading plan, we are proposing construction of an approximately 12,000 SF single story building and approximately 10,000 SF outdoor play area. The proposed building is a masonry building with decorative architectural elements (see enclosed sample building elevation) with play area and fencing.

Access to the Subject Property would be via private driveways within the Copperleaf Filing No 14 development (over Lot 3 and Tract B), which private driveways then extend to E. Quincy Avenue and Copperleaf Boulevard. All required parking spaces are

60 South Sixth Street, Suite 2630
Minneapolis, MN 55402
Phone: (612) 313-2500
provided onsite. Due to the grade of surrounding properties per the approved FDP for Copperleaf Senior Living Center (Lot 3 and Tract B), retaining walls will be required on the south and west sides of the building as shown on the enclosed plan.

Contact Information is as follows:

Applicant

NLD Quincy LLC
Attn: Allison Morgan
c/o: Capital Real Estate Inc.
60 S. 6th St., Suite 2630
Minneapolis, MN 55402
Ph. (612) 313-0126
Email: AMorgan@caprei.com

Applicant’s Entitlement Consultant

Perception Design Group, Inc.
Attn: Clifford Netuschil
6901 South Pierce Street, Suite 350
Littleton, CO 80218
Ph. (303) 232-5225 x 303
Email: cnetuschil@perceptiondesigngroup.com

We appreciate your consideration of this proposed development and look forward to an opportunity to discuss your review.

Sincerely,

NLD QUINCY LLC

Allison F. Morgan

Enclosures:
- Application
- Project Narrative
- Site Plan / Grading plan
- Sample Building Elevation
- Sight Line Study
Public Works and Development  
6924 S. Lima Street  
Centennial, Colorado 80112  
Phone: 720-874-6650  
www.arapahoe.gov.com

Land Development Application

Form must be complete

Land Development Application materials received after 2pm shall be date stamped received the following working day.

APPLICANT/REPRESENTATIVE:  
NLD Quincy, LLC

ADDRESS:  
60 SOUTH 6TH STREET, SUITE 2630, MINNEAPOLIS, MN 55402

PHONE: (612) 313-0126  
FAX:  
EMAIL: amorgan@caprei.com

OWNER(S) OF RECORD:  
Copperleaf Senior Living, LLC

ADDRESS:  
330 E. 1st Ave, Suite 290, Denver, CO 80206

PHONE: (513) 260-5231  
FAX:  
EMAIL: steve@excellfund.com

ENGINEERING FIRM:  
Perception Design Group

ADDRESS:  
6901 S. Pierce St. Littleton, CO 80128, #315

PHONE: (303) 525-7768  
FAX:  
EMAIL: cnetuschil@perceptiondesigngroup.com

SIGNATURE:  
NAME: Allison Morgan  
TITLE: Development Manager

SIGNATURE:  
NAME: Seven M Cernosky  
TITLE: Manager

CONTACT PERSON:  
Cliff Netuschil

Pre-Submittal Case Number: Q18-132  
Pre-Submittal Planner: Bill Skinner  
Pre-Submittal Engineer: Kurt Cotton

Parcel AIN No.  
(Type in Parcel AIN No in the next box without dashes in between) 2073-12-2-13-004

Parcel Address or Cross Streets:  
East Quincy Ave & near Copperleaf Blvd.

Subdivision Name & Filing No.:  
Copperleaf Filing no 14

Related Case Numbers:  
(Preliminary/Final Development Plan, Rezoning, and / or Plat) Copperleaf Preliminary Development Plan thru Amendment No. 4: Z12-003, Z16-008, A15-010

Zoning:  
MU - PUD Town Centre 2  
MU - PUD Town Centre 2

Site Area (Acres):  
1.6 acres

Floor Area Ratio (FAR):  
vacant  
0.17

Density (Dwelling Units/Acre):  
vacant  
N/A

Building Square Footage:  
vacant  
~12,000 (main building)

CASE TYPE (Administrative Case types are shaded in Gray)

- General Development Plan or Major Amendment  
- Master Development Plan or Major Amendment  
- Specific Development Plan or Major Amendment  
- Planned Sign Program or Major Amendment  
- Vacation of Right of Way/Easement/Plat  
- 1041 - Areas & Activities of State Interest - Use by Special Review  
- Comprehensive Plan  
- Location & Extent of Major Amendment  
- Rezoning - Conventional  
- Land Development Code Amendment  
- Use by Special Review or Major Amendment  
- Use by Special Review - Oil and Gas  
- Special District Title 30 Title 32  
- Administrative Site Plan  
- Administrative Amendment to (GDP, SJP, etc)  
- Administrative Replat  
- Commercial Mobile Radio Service (CMRS/cellular antennas)  
- Plat Correction  
- Replat (Major)  
- Administrative Oil & Gas Use by Special Review (AOGUR)  
- Street Name Change

THIS SECTION FOR OFFICE USE ONLY

Case No:  
Planning Manager:  
Engineering Manager:  
Planning Fee:  
Engineering Fee:  
TCHD Fee?

This application shall be submitted with all applicable application fees. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.
Arapahoe County Public Works & Development  
Engineering Services Division  
3rd Submittal  

Date: July 24, 2019  
To: Planning Division  
From: Kurt Cotten, Case Engineer, Engineering Services Division  
Re: Copperleaf Filing 20  
PF18-008 – Final Plat  
FDP18-004 – Final Development Plan  

Location:  
Copperleaf Filing 20 is located within the Copperleaf Planned Development near the southeast corner of E Quincy Ave and Copperleaf Blvd.  

Scope:  
The proposed development consists of a day care facility and associated infrastructure located near the southwest corner of E Quincy Ave and Copperleaf Blvd. The development will have access private drives to the west and south. The private drive is currently proposed to have a ¾ w/left in access on Copperleaf Blvd with a south bound right turn decel lane and access to E Quincy Ave and S Picadilly St through adjacent developments. Copperleaf Blvd is anticipated to be widened and have a roundabout constructed south of the day care development when the parcels adjacent to the east side of the road are developed. The storm sewer will connect to an existing system that conveys runoff to Picadilly Pond.
Engineering Staff Report

Findings:
The Arapahoe County Division of Engineering Services has reviewed this submittal and has the following findings:

1. This development is in the Unnamed Creek drainage basin.
2. This development is in the Regional Transportation Improvement Fee District (RTIF). This district imposes various fees based on the character and use of a structure. The fee is currently as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Homes / 3 Car</td>
<td>$2,345.56 / unit</td>
</tr>
<tr>
<td>Single Family Homes / 2 Car</td>
<td>$1,804.28 / unit</td>
</tr>
<tr>
<td>Multi Family Homes</td>
<td>$1,202.85 / unit</td>
</tr>
<tr>
<td>Retail Development</td>
<td>$1.44 / sq. ft.</td>
</tr>
<tr>
<td>Office Development</td>
<td>$1.34 / sq. ft.</td>
</tr>
<tr>
<td>Industrial Development</td>
<td>$0.73 / sq. ft.</td>
</tr>
</tbody>
</table>

3. This development is located within the Copperleaf Planned Development and appears to generally conform with the master drainage, traffic, and access plan.
4. This development generally conforms with Arapahoe County’s technical criteria manuals with the exception of the items indicated in the redline comments and presented herein. Engineering Services plans to work with the developer to resolve these issues through the plan review process.

Recommendations:
The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant addresses the Division of Engineering Services’ comments and concerns as identified on the redlines and within this report and any subsequent comments that arise during the plan review process.
STAFF COMMENTS

SIA
1. A draft SIA was sent with the last review comments. We’ll need to finalize the stipulations once we get closer to being in a position to execute it, which should be after the plat is recorded but before the FDP is signed. In the SIA we will likely require the improvements to Copperleaf Blvd and the access drive to Quincy to be completed prior to CO of the daycare.
2. A site map is needed for the final version SIA.

Construction Drawings
1. No comments.

GESC Plan, Report, and Cost Estimate
1. No comments.

Traffic Study
1. No comments.

Drainage Report
1. No comments.

Cost Estimate
1. Need updated cost estimate for SIA.

Final Plat
1. Just one redline comment regarding ensuring the ROW being dedicated matches the construction drawings for the Copperleaf Blvd improvements.

Final Development Plan
1. Please double check that the landscaping layout reflects the new geometry of Copperleaf Blvd.
2. Please be aware that landscaping and irrigation in or adjacent to the ROW will require separate L&I plans and a license agreement.
The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

<table>
<thead>
<tr>
<th>COMMENTS</th>
<th>INSERT YOUR ORGANIZATION &amp; NAME/SIGNATURE</th>
</tr>
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</table>
| ☒ I Have NO Comments to make on the case as submitted | Qwest Corporation d/b/a CenturyLink QC  
Karen Caime  
Karen Caime |
| ☐ I Have the following comments to make related to the case: | |

**Comments:** (responding by email, letter, or an email attachment is optional)
Hi Kat,

ECCV generally doesn't comment on replats, but I can confirm that we are working directly with Perception Design Group to review water/sewer plans for their proposed development.

Thanks for checking in and hope you have a Happy New Year!

>>> Kathleen Hammer <KHammer@arapahoegov.com> 12/27/2018 9:15 AM >>>

Good Morning,

I am resending the below referral because I did not receive a response from your organization. If you have comments or concerns please provide your input at your earliest convenience. If not, I apologize, I know this time of year can get busy with the holidays and people out of the office.

Best,

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
Good Morning,

Please use the links below to view documents in regard to a proposed project located south of the intersection of E Quincy Ave and Copperleaf Blvd. The proposed project consists subdivision of one existing parcel into two parcels. The applicant is proposing construction of child care facility. The property owner is proposing to lease the child care facility to Everbrook Academy to operate the child care facility.

Instructions to access the documents are below:

Link to Final Plat Documents: https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=18CAP&capID2=00000&capID3=006CP&agencycode=Arapahoe

Link to Final Development Plan Documents: https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=18CAP&capID2=00000&capID3=006I5&agencycode=Arapahoe

Be sure to return the attached External Referral Routing Sheet with a signature and indication of who the comments are from. The deadline is November 27, 2018.

Contact me directly with any questions or concerns or if you have issues accessing the documents.

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

The links should bring you to a page that looks like this:
If you are able to reach this page you then need to click on the “Record Info” drop down tab and then click on “attachments”
You should then see all the documents for that case. You will be able to click on each document to view and download if you wish, see below:
Record Status: Under Review

Attachments

Please send an email via LandUseSubmittals@arapahoegov.com to notify us of required submittal documents.

Send Email

Note: Submittals after 2:00 PM will be date stamped for the next business day, from the time stamp on receipt of email.

Click here for document submittal standards

The maximum file size allowed is 200 MB.
The following file types are not allowed: html;htm;mht;mhtml;bat;vbs;exe;zip

<table>
<thead>
<tr>
<th>Name</th>
<th>Type</th>
<th>Upload Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-SDPZ18-002-PUD Criteria.pdf</td>
<td>Plans and Exhibits</td>
<td>10/30/2018</td>
</tr>
<tr>
<td>1-SDPZ18-002-Authorization.pdf</td>
<td>Letters</td>
<td>10/30/2018</td>
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<tr>
<td>1-SDPZ18-002-Application.pdf</td>
<td>Application Documents</td>
<td>10/30/2018</td>
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<tr>
<td>1-SDPZ18-002-Letter of Intent.pdf</td>
<td>Letters</td>
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<tr>
<td>1-SDPZ18-002-ESD Transmittal.pdf</td>
<td>Application Documents</td>
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<td>1-SDPZ18-002-Checklist.pdf</td>
<td>Presub Docs/Checklist</td>
<td>10/30/2018</td>
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<tr>
<td>1-SDPZ18-002-Plan Set.pdf</td>
<td>Plans and Exhibits</td>
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<tr>
<td>1-SDPZ18-002-TIS.pdf</td>
<td>Reports/Studies/Plans</td>
<td>10/30/2018</td>
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<td>1-SDPZ18-002-Presub Notes.pdf</td>
<td>Presub Docs/Checklist</td>
<td>10/30/2018</td>
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<tr>
<td>1-SDPZ18-002-Drainage Study.pdf</td>
<td>Reports/Studies/Plans</td>
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**COMMENTS**

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<tbody>
<tr>
<td>☑ I Have NO Comments to make on the case as submitted</td>
<td>Glenn Thompson, Bureau Chief, Arapahoe County Sheriff’s Office</td>
</tr>
<tr>
<td>☐ I Have the following comments to make related to the case:</td>
<td></td>
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**Comments:** (responding by email, letter, or an email attachment is optional)
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<tr>
<td>I Have the following comments to make related to the case:</td>
<td>Unincorporated Arapahoe County Economic Development Janet Cook/Executive Director</td>
</tr>
</tbody>
</table>

Comments: (responding by email, letter, or an email attachment is optional)

Excellent project and a much needed resource for addressing child care services.
November 30, 2018

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

Re: FDP18-004 & PF18-008 Copperleaf #14 Everbrook at Copperleaf

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
The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

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<tr>
<td>☑ I Have NO Comments to make on the case as submitted</td>
<td>[Signature]</td>
</tr>
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<tr>
<td>☑ I Have the following comments to make related to the case:</td>
<td>/S/ Nathan Fogg</td>
</tr>
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</table>

**Comments:** (responding by email, letter, or an email attachment is optional)

Hazards in that area include local hazmat routes, the E470 corridor, and potential for tornados. Ensure adequate tornado shelter space is available for expected occupancy.
Case Number/Name: FDP18-004 & PF18-008 Copperleaf #14 Everbrook at Copperleaf
Planner: Kat Hammer – khammer@arapahoe.gov.com
Engineer: Cathy Valencia cvalencia@arapahegov.com
Date sent: 11/29/2018
Date to be returned: 12/21/2018

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

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<tr>
<td>X ☑ I Have NO Comments to make on the case as submitted</td>
<td>David Strohfus, CCSD Director of Planning</td>
</tr>
<tr>
<td>☐ I Have the following comments to make related to the case:</td>
<td></td>
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<tr>
<td>☑ I Have the following comments to make related to the case: Jeff Sceili – Plan Reviewer – South Metro Fire Rescue</td>
<td></td>
</tr>
</tbody>
</table>

Comments: (responding by email, letter, or an email attachment is optional)

Approval is for planning purposes only. No site, access, or utility proposals are approved and shall be submitted separately to SMFR.
Kathleen Hammer  
Arapahoe County Planner II  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza  
6924 S. Lima Street,  
Centennial CO, 80112  
720-874-6666

File #/Name: FDP18-004 & PF18-008  
Project Type: Final Development Plat  
Referral Received: November 21, 2018  
Comments Due: December 21, 2018

S. Metro Review #: REFFDP18-00206 – FDP18004  
Plan Reviewer: Jeff Sceili  
jeff.sceili@southmetro.org  
Review Date: December 6, 2018

**Narrative:**

Code Reference: 2015 IFC/IBC

South Metro Fire Rescue’s Fire Marshal's Office has reviewed the above referenced project and has approved this application. Please note that this review is only to amend the platting and the site, access, and water supply are to be submitted under separate application.
December 20, 2018

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

RE: Copperleaf #14 Everbrook at Copperleaf, FDP18-004 and PF18-008
TCHD Case No. 5312 and 5313

Dear Ms. Hammer,

Thank you for the opportunity to review and comment on the subdivision to divide one parcel into two and Final Development Plan for a proposed child care facility located south of the intersection of E Quincy Avenue and Copperleaf Boulevard. 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.

**Child Care Facilities**

*Plan Review*

Illness-causing organisms are spread easily in child care settings. In order to ensure the health of students, child care facilities must meet applicable state sanitation and food safety requirements. Applicants planning to open a new child care facility or extensively remodel an existing facility are required to submit plans to TCHD for review and approval is required before construction begins. The applicant should submit plans early in the design or development process so required revisions can be made prior to construction. Plans should be submitted to our Aurora office by phone at 303-363-3055 or in person at 15400 E. 14th Place. We recommend a review of the plans by TCHD be completed before Arapahoe County issues a building permit for the construction. The applicant may obtain a plan review packet online at: [http://www.tchd.org/DocumentCenter/View/259](http://www.tchd.org/DocumentCenter/View/259). For more information, please refer to: [http://www.tchd.org/242/Child-Care](http://www.tchd.org/242/Child-Care).

The applicant shall obtain the required license to operate from:
Colorado Department of Human Services
Division of Child Care
1575 Sherman St.
Denver, CO 80203
(303) 866-5958
**Healthy Eating in Child Care Facilities**

Chronic diseases related to physical inactivity and obesity now rank among the country’s greatest public health risks. On average, 20 percent of Colorado’s children, ages 2-4 years, are overweight. Early lifestyle behaviors are important in establishing life-long healthy habits, and many of those behaviors are learned in child care settings. TCHD recommends that child care providers follow Child and Adult Care Food Program (CACFP) guidelines, available here [https://www.colorado.gov/cdphe/cacfp](https://www.colorado.gov/cdphe/cacfp). For more information, the applicant may contact Amanda Gersbeck at 720-266-2959 or agersbeck@tchd.org, or visit [http://www.tchd.org/295/Nutrition-in-Child-Care](http://www.tchd.org/295/Nutrition-in-Child-Care).

**Lowry Landfill Superfund Site – outside of ¼ mile**

The Lowry Landfill Superfund Site (the Site) is located northeast of the intersection of East Quincy Avenue and Gun Club Road. In 1984, the United States Environmental Protection Agency (“EPA”) placed the Site on its National Priorities (i.e., Superfund) List due to concerns with soil, soil gas, surface and groundwater contamination resulting from the disposal of industrial wastes in unlined pits within the landfill during a period between 1965 and 1980. Under oversight of the EPA and the Colorado Department of Heath and Environment (“CDPHE”), and pursuant to the Record of Decision (“ROD”) approved by EPA and CDPHE in 1994, various remedial measures have been implemented, including measures to monitor, contain and treat soil gas, groundwater and surface water within the Site. Since wastes will remain at the Site, EPA will review the remedy every five years to ensure that it is protective of human health and the environment.

Purchasers of property within a ¼ mile radius of the Site are advised and hereby acknowledge that such property is restricted from residential uses and non-residential uses such as schools, child care facilities, hospitals and convalescent care facilities or similar uses which include occupancy by the young, elderly, infirm or incapacitated. Seller makes no representation or warranty, and Purchasers of such property are advised to conduct their own independent investigation, regarding the status of the remediation of the Site and regarding any potential risks posed by proximity to the Site. Purchasers of such property expressly acknowledge and hereby assume any and all risks associated with the property’s proximity to the Site.

Everbrook at Copperleaf is not within a ¼ mile radius of the Lowry Landfill Superfund Site, However, the applicant should be aware of the development’s proximity to the Site.

**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.

Playgrounds:
Active play is a critical component for encouraging physical activity in children. TCHD recommends the applicant seek to incorporate active play in the design of the facility.

Sun Safety for Children in Outdoor Common and Gathering Areas
Childhood sun exposure increases the risk for skin cancer later in life. Skin cancer is the most common cancer in the United States. Colorado has the 5th highest death rate from melanoma, the most deadly form of skin cancer. A leading risk factor for skin cancer is exposure to ultraviolet rays (UV) from the sun. Seeking shade when outside is one of the best ways to prevent overexposure to UV rays. Since protection from UV is especially important for children and adolescents, TCHD recommends the use of shade in common areas like courtyards, patios and play areas through the planting of trees or physical shade structures. It is important that shade structures and appropriate landscaping are considered early in the design process so that they can be incorporated well into the overall site plan. These considerations optimize the opportunity for residents and visitors to shield themselves from the sun and reduce their risk of skin cancer. TCHD recommends the applicant incorporate shade structures in the design of any outdoor play areas or amenities.

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

Sincerely,

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

cc: Sheila Lynch, Dylan Garrison, TCHD
December 20, 2018

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

Attn: Kat Hammer

RE: Copperleaf Filing No. 20 - Everbrook at Copperleaf, Case #s FDP18-004 and PF18-008

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Copperleaf Filing No. 20 - Everbrook at Copperleaf. To ensure that adequate utility easements are available within this development, PSCo requests that 10-foot wide dry utility easements are dedicated along the westerly property line of Lots 1 and 2, and along the southerly property line of Lot 2. PSCo also requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to Arapahoe County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

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

Donna George
Right of Way and Permits
Public Service Company of Colorado
EVERBROOK AT COPPERLEAF
FINAL DEVELOPMENT PLAN
COPPERLEAF FILING NO. 20lot 2, BLOCK 1
PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
ARAPAHOE COUNTY STATE OF COLORADO

CERTIFICATE OF OWNERSHIP

I________________________________________ HEREBY AFFIRM THAT I AM THE OWNER
OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE
PROPERTY DESCRIBED HEREIN, KNOWN AS EVERBROOK AT COPPERLEAF, AND CASE
NUMBER FDP18-004.

________________________________________
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF ____________________

COUNTY OF ___________________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

BY  ___________________________________________________
(NAME)

AS  ___________________ OF_____________________________ AN AUTHORIZED SIGNATORY.
(TITLE)

BY _______________________________________  MY COMMISSION EXPIRES ______________

NOTARY PUBLIC

WITNESS MY HAND AND SEAL

NOTARY ID NUMBER_____________________________________________________

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS___DAY
OF__________ A.D., 2019.

CHAIR:___________________________

ATTEST: ________________________

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS___DAY
OF__________ A.D., 2019.

CHAIR:___________________________
ARAPAHOE COUNTY CASE NUMBER FDP18-004

STANDARD NOTES

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS OF THE FINAL DEVELOPMENT PLAN KNOW AS EVERBROOK AT COPPERLEAF THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS OF THE FINAL DEVELOPMENT PLAN KNOW AS EVERBROOK AT COPPERLEAF THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

1.DOMAIN OF STREET MAINTENANCE AND CONSTRUCTION:

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS OF THE FINAL DEVELOPMENT PLAN KNOW AS EVERBROOK AT COPPERLEAF THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

N\A

1. DOMAIN OF STREET MAINTENANCE AND CONSTRUCTION:

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS OF THE FINAL DEVELOPMENT PLAN KNOW AS EVERBROOK AT COPPERLEAF THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

SPECIFIC NOTES:

APPORTIONMENT OF FEE

1. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS INCORPORATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

2. TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADS AND COMMON AREAS BUILT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

3. TO PARTICIPATE IN AND CONtribute IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS DESCRIBED IN THE INFRASTRUCTURE DEVELOPMENT COMMITTEE POLICIES AND PROCEDURES OR IN ANY OTHER PROGRAMS APPROPRIATELY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

APPARENT REASONABLE ACCESS EASEMENTS/HAZARD EASEMENTS

AN APPARENT REASONABLE ACCESS EASEMENT, OR OTHER EASEMENTS, OR OTHER TERMS OR CONDITIONS OF APPARENT REASONABLE ACCESS EASEMENT, OR OTHER EASEMENTS, OR OTHER TERMS OR CONDITIONS, INCURRED IN THIS FINAL DEVELOPMENT PLAN SHALL COMPLY WITH A.R.C. PART 77, HEIGHT AND DISTANCING REQUIREMENTS.

PUBLIC USE EASEMENTS

THE OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE ADJACENT PROPERTY AND THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PUBLIC UTILITY AREA. THE OWNER(S), HOMEOWNER’S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NEEDED OFF-SITE IMPROVEMENTS AT THE TIME OF Approval DEDICATION.

2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS INCORPORATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

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ARAPAHOE COUNTY CASE NUMBER FDP18-004

ARAPAHOE COUNTY STATE OF COLORADO

NOTES
1. REFER TO THE ARAPAHOE COUNTY CASE P16-013 FOR ADDITIONAL INFORMATION.
2. THIS IS A REPRESENTATION OF PROPOSED GRADING ESTABLISHED WITH FINAL DEVELOPMENT PLANS FOR THE SENIOR LIVING CENTER, LOT 2, BLOCK 1.
3. SEE SHEETS 1-5 FOR EXISTING / PROPOSED GRADE.

LEGEND
- PROPERTY LINE
- LOT LIMIT
- PROPOSED EASEMENT / GUTTER
- EXISTING EASEMENT / GUTTER
- EXISTING STREET / ROAD
- PROPOSED STREET / ROAD
- EXISTING CURED TO RECESS
- EXISTING FILL TO RECESS
- PROPOSED FILL
- EXISTING FILL
- PROPOSED GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR

SECTION A-A

REV 2 - APRIL, 2019
REV 1 - JANUARY, 2019
NOVEMBER, 2018
GRADING PLAN

ARAPAHOE COUNTY CASE NUMBER FDP18-004
PROCEDURES TO BE FOLLOWED.

REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION

REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING.

1. PLANT SO THAT TOP OF ROOT BALL IS 2" INTO SUBGRADE PRIOR TO BACKFILLING.
2. SCARIFY EXISTING SOIL TO 4" DEPTH.
3. PLACE FERTILIZER PER SPECS PRIOR TO PLANTING AND STAKING.
4. KEEP MULCH FROM CONTACTING TRUNK & BURLAP FROM TOP HALF OF BALL.
5. CUT AND REMOVE ALL TWINE/WIRE FROM TREE.
6. PLACE FERTILIZER PER SPECIFICATIONS

PLANTING AREA
RANGE 66 WEST OF THE 6TH P.M.
PARKING LOT

NOTES

1. ALL PLANTING AREAS WILL BE SERVED BY AN AUTOMATIC IRRIGATION SYSTEM
2. REFER TO UTILTY PLANS FOR BASEMENT RECIRCULATION INFORMATION

PLANT SCHEDULE

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<thead>
<tr>
<th>QTY</th>
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DECIDUOUS TREES

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<tr>
<td>PHYSOCARPUS OPULIFOLIUS <code>NANUS</code></td>
<td>35 CAL 2&quot;</td>
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<tr>
<td>PINUS NIGRA <code>OREGON GREEN</code></td>
<td>35 CAL 2&quot;</td>
</tr>
<tr>
<td>RHUS AROMATICA <code>GRO-LOW</code></td>
<td>35 CAL 2&quot;</td>
</tr>
<tr>
<td>PINUS MUGO <code>WHITEBUD</code></td>
<td>35 CAL 2&quot;</td>
</tr>
<tr>
<td>MALUS X <code>SPRING SNOW</code></td>
<td>4 CAL 1/2&quot;</td>
</tr>
<tr>
<td>GLEDITSIA TRIACANTHOS INERMIS <code>SUNBURST</code></td>
<td>4 CAL 1/2&quot;</td>
</tr>
<tr>
<td>SYRINGA VULGARIS</td>
<td>4 CAL 1/2&quot;</td>
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ORNAMENTAL GRASS

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>MISCANTHUS SINENSIS <code>GRACILLIMUS</code></td>
<td>20 5 GAL</td>
</tr>
<tr>
<td>FEATHER REED GRASS</td>
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<tr>
<td>MORNING LIGHT MAIDEN GRASS</td>
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<tr>
<td>PEKING COTONEASTER</td>
<td>20 5 GAL</td>
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<tr>
<td>BLUE CHIP JUNIPER</td>
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SHRUBS

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<tr>
<td>COTONEASTER LUCIDUS</td>
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<tr>
<td>QUERCUS VITELLINA <code>INNOMINATA</code></td>
<td>10 5 GAL</td>
</tr>
<tr>
<td>SYRINGA VULGARIS</td>
<td>10 5 GAL</td>
</tr>
</tbody>
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CREATIVE OPTIONS FOR DISTINGUISHING FEATURES:

- ADDITION OF VARIOUS LIVE ART AND SCULPTURE ELEMENTS
- ADDED ALTERNATIVE LANDSCAPE ARTISTRY COMPONENTS
- INTEGRATION OF LOCAL HANDCRAFTED ELEMENTS IN BEAUTIFUL LANDSCAPE TRADITIONS

LANDSCAPE BOULDER

<table>
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<tr>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>LANDSCAPE BOULDER</td>
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EVERBROOK AT COPPERLEAF
FINAL DEVELOPMENT PLAN
COPPERLEAF FILING NO. 20 LOT 2, BLOCK 1
PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
ARAPAHOE COUNTY STATE OF COLORADO

ARAPAHOE COUNTY CASE NUMBER FDP18-004

SHEET 7 OF 10
NOVEMBER, 2018

REV 1 - JANUARY, 2019
REV 2 - APRIL, 2019

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ARCHITECTS, INC.