



FOUR SQUARE MILE SUB-AREA PLAN



Amendment to the Arapahoe County Comprehensive Plan

AMENDED MARCH 7, 2017 AMENDED NOVEMBER 15, 2016 -
ADOPTED FEBRUARY 15, 2005

ARAPAHOE COUNTY, COLORADO

FOUR SQUARE MILE AREA SUB-AREA PLAN

AMENDMENT TO THE
ARAPAHOE COUNTY
COMPREHENSIVE PLAN

APPROVED BY THE
ARAPAHOE COUNTY
PLANNING COMMISSION
FEBRUARY 15, 2005

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FOUR SQUARE MILE SUB-AREA PLAN PARTICIPANTS

PLANNING COMMISSION

Arnold Hayutin (Chairperson), Brenda Gallagher, Matthew Plitnick, Matthew Reay, Shannon Roth, Frank Doyle, Jack Sampson, and Kim Herzfeldt.

FOUR SQUARE MILE PLANNING COMMITTEE

The following Participants attended the intensive all-day planning workshops: Alex Vida, Randy Johnson, Don Prichett, Lois MacPhee, Keith Homburger, Trisha Hood, Don Hood, Richard Gross, J.M. Fay, Mark Lampert, Charlotte Szynskie, Sally Goldman, Vergil VerSteege, John Ward, Jerry Attencio, Terry Hamilton, Ali Christine Flores-Dent, Devon Randall, Brett Blank, Roni Levin, Nancy Howell, Tim Behm, Raylene Owen, Jan Leonard, Bill Howard, Joan Byrne, Kenneth Ho, Sandi Yokooji, Susan Fantle, Karen Fiant, Ed Cutler, Sean Dotson, Cindy Slevin, Daniel Blum, and Gary Guinn.

In addition, approximately 200 participants attended a variety of open houses and workshops.

ARAPAHOE COUNTY PLANNING STAFF

Sue Conaway, Planning Division Manager; Melissa Kendrick, Planning Program Manager; Julio Iturreria, Long-Range Planning Manager; Ron Hovland, Senior Planner; Sherman Feher, Senior Planner; Bill Skinner, Planner II; Carol Kuhn, Planner II; Carol McAllister, Duty Planner; Sandi Bowen, Planning Assistant II; Summer Smith, Planning Assistant I; Jennifer Newton, Planning Technician.

ARAPAHOE COUNTY ENGINEERING STAFF

Scott Wiggs, P.E., Land Development Services Engineer; Quang Nguyen, P.E.,
Stormwater Engineer

ARAPAHOE COUNTY MAPPING STAFF

Susan Powell, Harun Ahmed, Debbie Vaughn, and Leroy Crotts

CUNNINGHAM FIRE DISTRICT

Gregory Hard, Spencer Luft, and Chief Jerry Rhodes

The Four Square Mile Area

Background

GEOGRAPHIC AREA

The “Four Square Mile Area” is generally bounded by East Mississippi Avenue and the City and County of Denver on the north; South Dayton Street and the City of Aurora on the east; East Yale Avenue and South Syracuse Way, and the City and County of Denver on the south; and South Quebec Street and the City and County of Denver on the west. The area is bisected by South Parker Road (State Highway 83), controlled by the Colorado Department of Transportation, from the northwest to the southeast.

The area is within the adopted DRCOG 2020 Urban Growth Boundary, and not subject to any imposed development density restrictions other than those imposed through the Arapahoe County Zoning Regulations. On July 20, 2004 the Arapahoe County Board of Commissioners imposed a six-month moratorium on rezoning of property to facilitate the creation of the Four Square Mile Area Sub-Area Plan. The moratorium expired on January 20, 2005.

The “Four Square Mile Area” is actually 2.622 square miles, or 1,678.0226 acres in total land area. The Year-2000 Census listed the area population as 14,054 persons.

The area contains portions of the Cherry Creek Channel, Public Trail, and 100-year floodplain (67.506 acres) and the High Line Canal and Public Trail (19.159 acres).

BACKGROUND

The unincorporated Four Square Mile Area is a suburban island/ enclave surrounded on all sides by the Cities of Aurora and Denver. The City and County of Denver cannot annex any portion of the area based on a 1974 public vote (The Poundstone Amendment) changing the Colorado Constitution, and the City of Aurora has not shown any interest in the annexation of all or parts of the area.

From the adoption of the first Arapahoe County Comprehensive Plan in 1972, through the 1985 plan and the most-recently adopted 2001 Comprehensive Plan, the Four Square Mile Area has been featured as an island of Arapahoe County, fully surrounded by two prominent municipal neighbors. The area has been subject to the same population growth and changing land use patterns as the rest of the western portion of the County.

Population growth and new development shaped the area during the middle-1980's and throughout the 1990's. The 2000 census for the area was 14,054 persons. Current estimated population is 14,880 (April 1, 2004).

While the area population has grown to suburban proportions, with approximately 5,360 persons per square mile across the 2.622 square mile area, large portions of the area still have a rural or semi-rural atmosphere. Dirt streets are common, farm animals, including horses and goats are common, and entire blocks remain on domestic water wells and septic systems. This condition exists side-by-side with multi-family residential densities of twenty to thirty dwelling units per acre.

ZONING BACKGROUND

The Four Square Mile Area was originally zoned by the County in 1961, as part of the original zoning of the western portion of Arapahoe County. There are 19 current zoning classifications and nine (9) obsolete zoning classifications in use in all of Arapahoe County. In the Four Square Mile Area, 16 of the 19 current zoning classifications and six

(6) of the nine obsolete zoning classifications are in use within the 2.622 square mile area. Much of the zoning now in use in the Four Square Mile Area is not consistent with the underlying land uses(s), both conforming and non-conforming land uses, the minimum lot sizes, nor the adopted Comprehensive Plan. Much of the zoning has not changed since the 1961 adoption, even when the land uses have changed within that respective location and zone classification.

Additionally there are Preliminary Development Plans (PDP) going back to 1970 and 1985 on twelve parcels that have not been built and may be out-dated and inappropriate for the properties today. The parcels have been through two economic cycles and remain undeveloped. The area has Light Industrial (I-1) and Heavy Industrial (I-2) zoning, Commercial (B-1 and B-3), and agricultural zoning on the Cherry Creek Channel and the High Line Canal Trail. There are single-family residential zone classifications that contain farm animals and more than one dwelling unit per parcel.

A reduction of the current zoning map for the Four Square Mile Area is a part of the Sub-Area Plan appendix section.

DEVELOPMENT BACKGROUND

Construction of multi-family dwellings in the Four Square Mile area began in the early 1970's and has continued to the present. There are over 7,800 multi-family dwelling units in ownership or rental orientation within the area. This is similar to the land use patterns and development in this portion of both Denver and Aurora.

Single-family dwellings are spread throughout the area and are representative of a broad-spectrum of size and price range. While there are no public schools in the area, there are three private schools and seven churches.

Commercial land uses include retail, service and office. Industrial uses such as mini-storage and heavy industrial and outdoor storage represents approximately 2,304,200 square feet of building area and 39.9 acres of outdoor storage of goods and equipment.

The rapid growth of the area during the past two decades, and the addition of high numbers of multi-family development provided the impetus and public funding to implement a meaningful Capital Improvements Program for stormwater drainage and public street construction in the area.

THE FOUR SQUARE MILE AREA AND THE COMPREHENSIVE PLAN

The Four Square Mile Area, from the adoption of the original 1972 Arapahoe County Comprehensive Plan, has been featured as an island or enclave of Arapahoe County. The area has been subject to the same changing land use patterns and population growth as the rest of western Arapahoe County, and was generally shaped during the middle-1980's and throughout the 1990's by new suburban development attracted to the area located between two major and growing cities.

THE 1985 COMPREHENSIVE PLAN

The Four Square Mile Area was described in the 1985 Comprehensive Plan as “a complex mixture of residential, commercial, industrial and public/ quasi-public uses”. The plan specified two areas, First, the “Parker Triangle” (northeast of Parker Road, from Dayton Street to East Mississippi Avenue) as “rapidly developing to its maximum allowed Multifamily densities, making the lack of adequate streets and drainage facilities critical”. The second specific area, the “Cherry Creek Valley” (north and south of East Iliff Avenue, adjacent to Cherry Creek, southwest of the High Line Canal), was developing with office and industrial uses along Cherry Creek, and multifamily uses south of East Iliff Avenue and west of Cherry Creek.

The 1985 Comprehensive Plan paid special attention to the Four Square Mile Area and considered five area issues to be “long-standing and complex”. These issues were:

1. Presently inadequate arterials and interior streets, drainage facilities, and recreation opportunities for the land uses and densities now being developed;

2. Neighborhood concerns about quality of life as taller apartment and commercial buildings are zoned adjacent to their homes;
 3. The impacts of a Cherry Creek Parkway being constructed. This potential arterial is now being studied by an area-wide Task Force; (the street was dropped based on public input);
 4. Coordination of plans with adjacent Aurora and Denver; and
 5. Equitable financing of all the improvements necessary for developing the area.
- (Page 31)

One policy from the 1985 plan stated: “The County should recognize the characteristics that make the ‘Four Square Mile Area’ distinctive from the balance of the West Planning Area, and review development proposals for that transitioning area with concern for its issues and opportunities”. (Page 32)

Seventeen years later the same issues are still before us. During the past seventeen years the area has continued to develop, the area population has continued to grow, and traffic volumes and traffic circulation needs have increased. The drainage facilities and recreation opportunities recognized as “inadequate” in 1985 remain as problems today. Now the problem is exacerbated by a larger population (14,054 persons in the 2000 census), with fewer undeveloped areas available to help remedy the problems via local parks and stormwater detention areas.

THE 2001 COMPREHENSIVE PLAN

The 2001 Comprehensive Plan identifies the 2.622 square mile area as Multi-Family, Urban Residential, and Employment, and recognizes the potential of the area’s features that include the High Line Canal, the Cherry Creek drainageway and corridor, the transportation opportunities of Parker Road and the existing east-west arterial streets. The Four Square Mile Area is located within the Urban Service Area of the County.

The plan’s goals, policies, and strategies provide the following direction to development within the Four Square Mile Area, and toward developing a community plan for the area:

Policy GM (Growth Management) 1.2 – Encourage urban development to locate in designated growth areas. *Comment - The area is within the DRCOG designated Urban Growth Boundary. Urban services are generally available within the area.*

Goal GM 4 – Promote compact growth in the Urban Service Area. Within the Urban Service Area, existing developed areas will maintain their character and land use pattern while undeveloped land should be developed at urban densities in an efficient and attractive manner. *Comment - Remaining properties within the Four Square Mile Area are undeveloped and underutilized and many have the original zoning first put in place in 1961.*

Policy GM 4.1 – Encourage a compact urban development pattern in the Urban Service Area. Arapahoe County will direct urban residential development and accompanying employment centers and commercial uses to the Urban Service Area where facilities and services may be provided efficiently.

Policy GM 4.3 – Promote infill development and redevelopment in the Urban Service Area. Arapahoe County will promote infill development that is compatible with existing land uses in the Urban Service Area to take advantage of existing infrastructure and services. *Comment - Existing public infrastructure and services are generally available within the Four Square Mile Area.*

Strategy GM 4.3 (b) – Prepare subarea plans in the Urban Service Area. Within the Urban Service Area, the County will determine areas that may need detailed land use planning and develop subarea plans when necessary. Such subarea plans will be adopted as elements of the Comprehensive Plan. Subareas of potential priority include:

South Parker Road Corridor;
Centennial Airport Employment Center; and
Four Square Mile Area.

Comment – The 4 Square Mile Area Subarea Plan was adopted on February 15, 2005 as an element of the 2001 Comprehensive Plan. It contains new goals and policies specific to the area.

Goal EC (Employment and Commercial Development) 3 – Maintain existing industrial lands in growth areas. Arapahoe County will identify and maintain existing industrial lands and undeveloped industrial parcels from the encroachment of other land uses. Rezoning these lands would limit future beneficial industrial development or relocation, including distribution uses. *Comment - The Four Square Mile Area has a stable industrial area along the north and south side of East Iliff Avenue that provides employment and new development opportunities.*

Goal T (Transportation) 1 – Promote an efficient and balanced transportation system. Arapahoe County will have an efficient, safe transportation system that addresses current and future mobility needs and reduces dependency on the automobile. *Comment - The Four Square Mile Area, while served by mass transit on Parker Road, Mississippi Avenue, Quebec Street, and Florida Avenue, still remains dependent on the automobile due to a shortage of access points to public trails, lack of street connectivity between developments, crossings of Cherry Creek.*

Policy T 1.3 – Promote connectivity and continuity in local and regional roads to minimize driving. Arapahoe County will promote connectivity and continuity in local roads between adjacent neighborhoods, and regional roads between neighborhoods and nearby commercial and employment areas to minimize unnecessary driving especially for short trips. *Comment - Needed improvements such as the Wabash/ Yale bridge over Cherry Creek for public safety response reasons, Widening of Iliff Avenue, the vacation of Quebec Way between Quebec Street and Mississippi Avenue, a new traffic signal at the Parker Road/ Beeler Street intersection, and continued trail improvements to Cherry Creek and trail connections to the High Line Canal will all improve connectivity and continuity within and into the Four Square Mile Area.*

Goal OS (Open Space, Parks and Trails) 1 – Develop a Countywide open space, parks and trails system. Arapahoe County will have a countywide connected system of open space, and will contain parks, trails and recreation facilities in growth areas that provide active and passive recreation opportunities. *Comment - The Four Square Mile Area has both Cherry Creek Trail and the High Line Canal Trail as open space and trail amenities, but has not maximized trail connections from neighborhoods nor provided an Arapahoe County identity to the trail sections.*

All of the above goals, policies and strategies of the 2001 Comprehensive Plan provide sufficient reasons for the study of the Four Square Mile Area and to create a community plan as one of the designated sub-area plans for the western portion of Arapahoe County.

A copy of the 2001 Comprehensive Plan land use map for the Four Square Mile Area is a part of the Sub-Area Plan Appendix. With the February 15, 2005 adoption of the Four Square Mile Area Subarea Plan, further refinement of the 2001 Plan was attained.

Vision Statements, Goals, & Implementation Strategies/Tools

INTRODUCTION STATEMENT

The Four Square Mile Area Sub-Area Plan is a supplement to the 2001 Arapahoe County Comprehensive Plan. It is intended to provide a working guide and policies for the land use and development decisions that impact this enclave community of unincorporated territory.

The sub-area plan is not zoning nor regulations that govern the development process and the Capital Improvements Program of the County. It will reflect the intent and interests of the residents as the area continues to develop and redevelop over the working life of the plan.

The following Sub-Area goals, the land use map, and location and street classification map provide the framework for the Four Square Mile Area Plan.

SUB-AREA GOALS, POLICIES, AND STRATEGIES

NEW RESIDENTIAL DEVELOPMENT

Goal:

Limit higher density residential development to arterial (4 lane roads) and major collector streets with greater access to public transit.

Policy

Recognize the traffic capacity limits of the street classification system in the density of development of the adjacent lands.

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.

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.

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.

COMMERCIAL INFILL DEVELOPMENT

Goal:

Limit the intensity of new commercial development to provide services needed in the area at a scale in keeping with the surrounding residential uses.

Policy:

Recognize the limited possibilities for new retail and service uses along the Parker Road corridor and on the arterial streets in the area that provide goods and services to the community and discourage regional commercial/ “big box” uses that increase traffic congestion and market to a larger demographic base population.

Policy:

In the design considerations of the commercial infill sites, avoid the “strip mall” look and provide building grouping(s) and site amenities that encourage

pedestrian access and walkability to the site. Utilize the guidelines of the non-residential land uses in Part III of the Comprehensive Plan.

Strategy:

Encourage the stability of the existing job base within the area by fostering retention of existing businesses in areas that conform to the Sub-Area Plan, and that can potentially expand within the area.

Strategy:

Foster a sense of community by encouraging re-investment in commercial uses that lack such on-site amenities as public street landscaping, in-compatible site lighting, inadequate on-site parking, and in-compatible buffers with adjacent residential uses. Review the policies of the Employment and Commercial Development Goals of the Comprehensive Plan for implementation.

Goal:

Re-evaluate the potential for commercial uses on the Parker Road and Iliff Avenue corridors and consider the constraints of the area for intense commercial uses. Promote the introduction of mixed-use development in the non-residential area of the Parker/ Iliff corridors.

Policy:

Recognize the long-term use of the sites occupied by the Cunningham Fire Protection District Station No. 1 and the Channel 59 TV tower site, and their impacts on existing and potential commercial uses in the Parker Road/ Iliff Avenue intersection. Examine the Town Center theme for this area.

Policy:

Consider the needs for greater vehicle access control for commercial uses at major intersections along the Parker Road corridor, such as the Mississippi Avenue, Florida Avenue, and Iliff Avenue intersections through greater coordination with CDOT.

Policy:

Encourage true mixed-use commercial development through the integration of residential components as a part of new commercial development plans. Plan for walkability and improved pedestrian access between uses.

Goal:

Recognize the transitional commercial areas along the major arterial streets and on the Parker Road corridor and develop methods to encourage re-development or relocation of uses that are incompatible with the surrounding commercial and residential areas.

Determine the on-going viability and impact of non-residential uses on the surrounding residential areas.

Strategy:

Consider the viability of local streets as dividing lines between incompatible uses, and craft zoning regulations for the Four Square Mile Area commercial locations that recognize a community goal of better transitions between incompatible uses.

Strategy:

Determine the potential for changes in land uses over a range of years that encourage upgrades to property edges in heavy commercial and industrial areas that might remain in their current locations. Consider what devices can be used as incentives for redevelopment of older commercial and/ or industrial properties.

Strategy:

Utilize the on-going inspection process of the Zoning Division for commercial properties to ensure consistency and compliance with the approved development plans and the underlying zoning. Monitor such items as vehicle storage, outdoor storage, trash pick-up, and similar on-going maintenance issues.

COMMUNITY IMAGE

Goal:

Establish a community identity for the Four Square Mile Area that sets the geographic area apart from the neighboring cities of Aurora and Denver by developing opportunities for public art and signage.

Strategy:

Consider devices that foster a sense of community within the Four Square Mile Area through coordination of existing homeowners associations, business associations, religious groups, and umbrella community organizations located within the area. Explore the possibility of identifying a certain percentage of development costs for public art.

PUBLIC SAFETY

Goal:

Make safer streets a community goal and encourage the cooperation of Xcel Energy in providing local street lighting throughout the area.

Policy:

Coordinate with all of the HOA's and the business groups to develop a street lighting plan for the area and a methodology for installation of street lighting based on a needs criteria to be determined by the community.

Strategy:

Build a greater working relationship with the Arapahoe County Sheriff's Office with a goal of community policing and neighborhood watch programs to reduce the impacts of petty and major crimes to persons and property.

Strategy:

Build a greater working relationship with the Cunningham Fire Protection District through CPR training and residential fire safety and injury prevention programs within the community.

Strategy:

Consider the use of local improvement districts and/ or general improvements districts that have mechanisms for the construction of desired improvements for public safety.

Strategy:

In coordination with the public safety agencies, Xcel Energy, and the Public Works and Development Department, develop a plan to minimize light pollution within the area to increase safety for residents, vehicle drivers, and pedestrians.

TRANSPORTATION AND INFRASTRUCTURE

Goal:

Address the inadequate transportation corridors in the Capital Improvements Program to improve traffic circulation in and through the Four Square Mile Area.

Policy:

Form a closer working relationship between the County's CIP staff and the Four Square Mile Area community associations to resolve conflicts on the timing of construction and levels of public improvements throughout the area.

Policy:

Look for methods to form partnerships with the surrounding cities to improve the timing of needed public construction projects that benefit the Four Square Mile Area and the adjacent cities.

Goal:

Work closely with the City and County of Denver and involve community groups to complete the needed Wabash/ Yale two-lane bridge over Cherry Creek.

Strategy:

Build on the public safety issues related to the installation of the two-lane Wabash/ Yale Bridge and outreach those issues to the appropriate communities, business groups, H.O.A.'s, and umbrella organizations and adjacent jurisdictions. Recognize that there are strong differences of opinion regarding the need for the bridge.

Strategy:

Strive to preserve the Cherry Creek wildlife corridor and protect the flora and fauna within the corridor in an environmentally sensitive design and development of the bridge.

Goal:

Improve the flow of traffic and the timing and construction of traffic signals, medians and other traffic management devices on the Parker Road corridor by building a stronger working relationship with the Colorado Department of Transportation (CDOT) and the community associations.

Strategy:

Explore devices that improve and increase the community's influence on the State Highway 83 (South Parker Road) improvements through the community. Such improvements as the Parker/ Beeler traffic signal, the strategic timing of center medians that control illegal left-turns, the timing of traffic signals, and improved pedestrian crosswalks increase traffic safety and traffic flow on the corridor.

Strategy:

Encourage the two jurisdictions to recognize the public safety issues related to the absence of the Wabash/ Yale Bridge for life and fire safety. Involve the Cunningham Fire Protection District and the Sheriff's Office in on-going discussions on the timing of the approval and construction of the bridge.

Goal:

Improve the Yale Avenue/ Syracuse Street intersection in concert with the City and County of Denver for safer and traffic efficient flow as part of the development of the Yale/ Wabash street connection.

Strategy:

Coordinate with the City and County of Denver on a traffic study for the Yale/ Wabash/ Iliff/ Syracuse intersections to determine the possible impacts on the Yale Avenue corridor west of Cherry Creek.

Goal:

Address the significant infrastructure concerns of the area in the coordination and timing of Capital Improvement Projects (C.I.P.) improvements and maintenance of the project areas through the construction period.

Strategy:

Acquire the necessary easements from private property owners to facilitate the completion of the desired improvements.

Strategy:

Provide temporary grading and berming in and adjacent to the construction areas to prevent damage to properties and improvements.

Strategy:

Consider the formation of general and/ or local improvement districts to aid the CIP-funded completion of street and storm water drainage projects. Consider the use of districts to identify and complete sidewalk improvements on all streets within the area, with an emphasis on the arterial and collector streets.

Goal:

Address the drainage issues by implementing the basin plans for the Four Square Mile Area.

Policy:

Allow the temporary grading and berming of the area to address immediate drainage issues.

OPEN SPACE

Goal:

Improve the opportunities for passive recreation in the Four Square Mile Area by securing sites of sufficient size to provide playgrounds, tot lots, picnic areas, shelters, and gardens for organized and individual/ family recreation within and accessible to the community.

Policy:

Work with OSTAB (Open Space and Trails Advisory Board) and the County to secure funding for the purchase of neighborhood park sites oriented toward passive recreation and playground activities. Explore the location criteria needed for an activities-oriented park, and consider the possible available sites.

Strategy:

Consider the formation of a special district to access funding for the purchase and improvement of open space/ local parks facilities within the area. Identify all funding sources and look for additional opportunities for funding and partnering to further open space needs.

Strategy:

Organize a group of local citizens to identify and evaluate open space and park opportunities through ACCORD or an area umbrella organization for that purpose. Work with the county Open Space Manager and the county's Open Space and Trail Advisory Board on the potential for property purchase for parks and open space.

Goal:

Make the natural assets of the High Line Canal Trail and the Cherry Creek Trail a part of the community identity for walkable communities and the potential for improved public health through walking, bicycle, and horseback riding activities.

Strategy:

Consider improvements to trail access at all public street crossings and access points. Work with the Highland Canal Preservation group to encourage and improve trail identity, connectivity, usability, and safety.

Goal:

Increase the usability and access to the Cherry Creek Trail and the High Line Canal Trail from the Four Square Mile Area neighborhoods by improving pedestrian and bicycle access to the trails.

Policy:

Develop a trails access plan that opens the adjacent neighborhoods to the trails, whenever possible. Look at the potential for improved trail access at all public street crossings of the trails.

Strategy:

Coordinate with the High Line Canal Preservation group and other community organizations that support and encourage greater use of the High Line Canal Trail and the Cherry Creek Trail for better and improved trail identification. Develop a map oriented to the Four Square Mile Area that shows trails connections to the City of Aurora parks and the City and County of Denver parks in the general area of the Four Square Mile Area.

Strategy:

Provide uniform and cohesive signage along the Highline Canal and Cherry Creek Trail to help create a “sense of place” community identity. Coordinate with the Cherry Creek Trail Providers group to coordinate the signage plan.

The following maps for the 4 Square Mile Area, the land use map – 2005 Subarea Plan for the Four Square Mile Area, and the transportation plan map – Location and Street Classification Map, are the approved guiding land use and transportation categories for the future development of the 4 Square Mile Area.

APPENDIX

APPENDIX

DEFINITIONS

Following is a list of definitions for words that are used within the plan and included in the appendix of the Sub-Area Plan to facilitate the explanation and usability of the plan document.

COMMUNITY FACILITIES – A place, park, building(s), or combination of park, playground, recreational, school, or library/ public or private office(s) and other places where the public is encouraged or permitted to gather and congregate for meetings or other community purposes. This may also include public safety facilities with or without meeting spaces for the public, such as fire stations and sheriff’s sub-stations.

CONCEPTS – A generalized idea of a class of objects or abstract notions expressed in written text or graphic presentations. An informal list of ideas for development that carries no vested rights or obligations on any party.

DENSITY – The number of dwelling units or square footage of building area permitted per acre of land. Gross density is the total number of dwelling units divided by the total gross area of a tract of land, including areas for streets, open space, building areas, floodplains, and other land areas within a parcel or tract of land. Net density is the total number of dwelling units divided by the actual defined and described areas of land to contain the dwelling units, exclusive of private and public streets and rights-of-way.

GOAL – An object, aim, or end (product) that is strived to obtain. In planning, the goal is the desired end product of a project or planning effort.

GUIDELINE – A criteria or principle by which to make a judgment or determine a policy or course of action. A non-regulatory criteria or review measure recommended to create an end product.

ISSUES – A point, matter, or question to be disputed or decided to provide an end, result, or consequence of action or actions.

MIXED-USE (DEVELOPMENT) – The development of a tract of land, building or structure with a variety of complementary and integrated uses, such as residential, office, retail, public, and/ or entertainment in a compact form.

MIXED-USE ZONING – Regulations that permit a combination of different uses within a single development.

POLICY – A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory or regulatory.

STANDARD – A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Requirements that govern the development of land that are quantifiable and measurable in their intent.

STRATEGY – The art or science of planning and directing operations that result in a desired outcome. A plan of action based on stratagem, steps, means, or actions that produce some end.

STREET, ARTERIAL – A street with access control, channelized intersections, restricted parking, signalization at important intersections, that collects and distributes traffic to and from collector and local streets. A wider right-of-way and the number of travel lanes are increased to carry more vehicular traffic. Arterials streets are generally regional traffic corridors adjoining adjacent local government jurisdictions.

STREET, COLLECTOR – A street that collects traffic from local streets and connects with neighborhoods and minor and major arterial streets. Wider rights-of-way, extra lanes of traffic, and signalized intersections are characteristics of collector streets.

STREET, LOCAL – A street designed and constructed to provide vehicular access to abutting property, predominantly for residential uses.

TOWN CENTER – An intensely developed, mixed-use area within a city, town, or community intended to serve as a gathering place for retail, service, offices uses and residential uses in a planned configuration that is accessible for vehicles and pedestrians.

VISION – The art or power of seeing with the eye or perceived by other than normal sight as a perception or mental image. The ability to perceive something not actually visible but desired as an end or a means to an end.

ZONING – The division of a city or county by legislative action on regulations into areas or zones which specifically allow or prohibit uses of real property, and may include performance standards that regulate height, lot size, mass, bulk, and density of development. A legislative program that implements policies of the general or comprehensive plan. A police power measure regulating the allowed, special, and prohibited uses of land.

LAND USE DESIGNATIONS

Following is a list of land use designations that are used in the Four Square Mile Area Sub-Area Plan to describe the land uses on the map and within the text of the plan. Most of the land use designations are taken from the 2001 Arapahoe County Comprehensive Plan for the Urban Service Area of the County.

RESIDENTIAL DESIGNATIONS

URBAN RESIDENTIAL – Primary uses are: Single Family Detached, Single Family Attached (duplex, triplex, four-plex, townhouse, and Row Houses), and small Multi-Family dwelling units. Secondary uses are: Neighborhood Commercial centers, parks and recreation facilities, places of worship, and schools, both public and private. Development density: From one to 12 dwelling units per gross acre.

SINGLE FAMILY DETACHED – Primary uses are: Detached Single Family dwellings on individual lots with direct or shared access to public streets. Secondary uses are: Parks and recreation facilities, public and private schools, places of worship, and neighborhood commercial uses subject to locational, height, bulk and scale considerations. The dwellings will have central water and sanitary sewer service and the streets are paved. Development density: One to six dwelling units per gross acre. The Single Family Detached land use designation density is further defined on the Land Use Map.

SINGLE FAMILY DETACHED AND ATTACHED – Primary uses are Detached Single Family dwellings on smaller individual lots and/ or Single Family Attached dwellings with direct or shared access to public streets. The smaller lot and attached dwellings provide common open space for the development as well as some individual dwelling unit open space in the form of yards and patios, Vehicle parking is intended to be in individual garages and in on-site parking bays. Secondary uses can include recreational facilities, limited convenience commercial uses and quasi-public uses such as schools and places of worship. Development density is from six to 12 dwelling units per gross acre.

MULTI FAMILY – Primary uses are: Multi Family residential structures including apartments, cooperatives, condominium dwelling units with shared or designated on-site parking, open space and recreation facilities for residents. Secondary uses are: Neighborhood Commercial centers, parks and recreation facilities, schools, both public

and private, and places of worship. Development density: From 13 to 25 dwelling units per gross acre.

NON-RESIDENTIAL DESIGNATIONS

EMPLOYMENT CENTERS – Primary uses are: Major service and office center complexes, warehousing and light industrial uses that can include outdoor storage, research and development offices and assembly of parts and components. Secondary uses are: Supporting uses that complement the primary employment uses such as restaurants, hotels, small office centers, convenience shopping, community shopping, and regional shopping centers, and higher density residential uses in a planned development. There should be minimal impacts from noise, light, dust, vapors, odors, refuse, smoke, and vibrations. Employment center should have direct access to at least one arterial street or highway.

COMMUNITY COMMERCIAL – Primary uses are: Large grocery stores and other large retail stores and specialty retail uses, convenience shopping and personal services, general business and offices uses dependent on high levels of vehicle and pedestrian traffic, community facilities and services, restaurants and auto service facilities. They have a minimum area of ten acres up to more than 30 acres with a gross leasable area of 100,000 to 300,000 square feet. The trade area population is a minimum of 40,000 to 100,000 residents within a trade area of five to 10 miles. Community Commercial areas should be located at the intersection of one or more major arterial streets.

NEIGHBORHOOD COMMERCIAL – Primary uses include a grocery store, retail stores, convenience stores and business services and personal service uses designed to primarily serve the area within which they are located. Neighborhood Commercial centers range in size from five to 15 acres and contain from 40,000 to a maximum of 100,000 square feet of gross leasable area. They typically have a trade area of five minutes driving time and ten minutes walking time. Neighborhood Commercial centers are designed to be compatible with surrounding residential uses and emphasis is on easy

access for vehicles and pedestrians, lower lighting level and smaller scale buildings and signs. These centers can be located on collectors or a collector and arterial street.

CONVENIENCE COMMERCIAL – Primary uses are: mini-markets and convenience commercial including packaged good, fast-food restaurants, and gasoline sales, freestanding or integrated into other permitted uses. Convenience Commercial centers have the potential of being 24-hour per day operations based on location. Size requirements range from one to two acres and contain 3,000 to 5,000 square feet of gross leasable area. The trade area is within a one-half to one-mile range and is intended to serve the immediate neighborhood and passing motorists. Convenience Commercial is intended to integrate into the adjacent neighborhoods and encourage pedestrian and bicycle traffic. Building and structure height and bulk is intended to be in scale with the adjacent uses. These centers should be located at intersections of collector/ arterial streets.

PUBLIC FACILITIES (Community) – Primary uses are public and private schools, recreation centers, churches, hospitals, fire stations, major utility lines and substations, libraries, government buildings and related public facilities. The uses can be educational, religious, cultural, and public services. Compatibility with the adjacent and surrounding uses and traffic impacts are the primary locational criteria. Public Facilities should be accessible to the population to be served.

OPEN SPACE – Uses include: public, quasi-public and private parks, country clubs, golf courses, trails, floodplains and flood hazard areas, reservoirs, wildlife corridors, conservation areas and major landscape buffers. General locational criteria are intended to be open-ended.

MIXED USE DEVELOPMENT – Primary and secondary uses are intended to be a variety of commercial and residential uses that are complimentary to one another and integrated on a development site horizontally and vertically in a pedestrian-friendly site plan configuration. The goal of mixed use is to provide common design and architectural

elements that allow different uses to blend together all of the site design considerations addressed in the compact development plan.

THE ARAPAHOE COUNTY, COLORADO, PLANNING COMMISSION RESOLUTION

CASE NO. F04-001

A PROPOSED AMENDMENT TO THE ARAPAHOE COUNTY COMPREHENSIVE PLAN FOR THE CREATION OF THE 4 SQUARE MILE SUB-AREA PLAN IN ORDER TO GUIDE LAND USE, GROWTH AND DEVELOPMENT DECISIONS MADE BY THE COUNTY PLANNING COMMISSION AND THE BOARD OF COUNTY COMMISSIONERS OVER THE NEXT 20 YEARS.

MOVED by Commissioner Gallagher that the following resolution be passed by the Arapahoe County Planning Commission:

BE IT RESOLVED by the Arapahoe County Planning Commission that the Arapahoe County Comprehensive Plan be amended to show:

MOTION

Approval of the 4 Square Mile Area Sub-Area Plan subject to the Land Use Map prepared By the community for land uses and densities of development for the seven (7) areas of conflict and subject to clarifications of the plan text and map that include: 1) Changing the land use for the Highline Glen I subdivision from Multi Family to Single Family at 1 to 6 dwelling units per acre; 2) Changing the land use for Oak Park at Cherry Creek from Single Family to Single Family at 1 to 6 dwelling units per acre; 3) Adding a note to the Legend for the Land Use Map indicating that density is based on gross acres; 4) Revising the text of the Plan under Public Safety to list the programs provided by the Cunningham Fire Protection District; 5) Revising the text under Open Space to provide the full name of OSTAB in the text; and 6) Make other minor changes and technical corrections as required.

SECONDED by Commissioner Reay.

VOTE:

FOR PASSAGE:

AGAINST:

Gallagher
Roth
Hayutin
Herzfeldt
Reay

Commissioners Sampson and Doyle were absent.

The Chairman declared the motion **PASSED**.

CERTIFICATION OF COPY

Staff does hereby certify that the above and foregoing Resolution is a true copy of Resolution of Planning Commission of Arapahoe County, Colorado, adopted on **February 15, 2005**.

Dated this **16th** day of **February, 2005**.



RESOLUTION NO. PC16-0001 It was moved by Planning Commissioner Brummel and duly seconded by Planning Commissioner Sall to adopt the following Resolution:

WHEREAS, Sections 30-28-106 and 108, Colorado Revised Statutes ("C.R.S."), authorize a county planning commission to adopt and amend a master plan for the unincorporated territory of the county; and

WHEREAS, the Arapahoe County Planning Commission adopted a master plan for the unincorporated territory for the County, titled the Arapahoe Comprehensive Plan, which includes a Subarea Plan for the Four Square Mile area, and also includes a process in Chapter V of the Comprehensive Plan whereby members of the public can request the Planning Commission to take legislative to adopt amendments to the Comprehensive Plan and the various Subarea Plans; and

WHEREAS, in accordance with the Chapter V amendment process, the owners of the real property at parcel numbers #1973-21-4-02-005, #1973-21-4-02-011, and #1973-21-4-02-024 and as presented in Planning Case No. F16-002, have applied to the Planning Commission for an amendment to the Four Square Mile Subarea Plan map to revise the land use classification for these three parcels along South Uinta Way from Single-Family Residential with a density of no more than one dwelling unit per acre (1 DU/Acre) to Single-Family Residential with a density in the range of one to two dwelling units per acre (1-2 DU/Acre); and

WHEREAS, in accordance with the above provisions of the C.R.S. and the amendment provisions in Chapter V of the Comprehensive Plan, a public hearing on this requested amendment before the Planning Commission was duly noticed and held on November 15, 2016, at which the applicants presented their Subarea Plan amendment request to the Planning Commission and at which the Planning Commission heard public comment on the requested amendment; and

WHEREAS, in consideration of the Planning staff report for Case No. F16-002, the applicant property owner's presentation and public comment made at the hearing the Planning Commissioner makes the following findings:

- A. That the public hearing on amendment request was properly noticed in accordance with applicable law and the Chapter V amendment provisions of the Comprehensive Plan and that the Planning Commission has jurisdiction and authority to hear and act upon the amendment request.
- B. That adequate opportunity for public input and comment on the proposed amendment to the Comprehensive Plan was provided to all interested persons.
- C. That the requested amendment to the Comprehensive Plan meets in all respects the requirements and criteria set forth in Chapter V of the Comprehensive Plan for an amendment to the Plan.
- D. That amending the Four Square Mile Subarea Plan for the properties at the above reference parcel numbers and as requested in Planning Case No. F16-002 is an appropriate legislative action and the amendment should be adopted.

NOW, THEREFORE, BE IT RESOLVED by the Arapahoe County Planning Commission as follows:

1. That the amendment to the Four Square Mile Subarea Plan map of the Arapahoe County Comprehensive Plan, as requested in Planning Case No. F16-002, Uinta Way Comprehensive Plan Amendment, is hereby approved and adopted to change the land use classification for the above three referenced parcels of land along South Uinta Way from Single-Family Residential with a density of no more than one dwelling unit per acre (1 DU/Acre) to Single-Family Residential with a density of one to two dwelling units per acre (1-2 DU/Acre).
2. Planning staff, in conjunction with the County Attorney's Office, is hereby authorized to make minor modifications consistent with the provision of this Resolution to any text of the amendment that may be identified as necessary through final review prior to incorporation of this amendment into the existing Four Square Mile Subarea Plan map.
3. Planning staff is hereby authorized to amend the Four Square Mile Subarea Plan map to reflect the amendment approved hereby.

VOTE:

FOR PASSAGE:

Brummel
Chaffin
Rieck
Rosenberg
Sall

AGAINST:

Rader
Weiss

The Chair declared the motion **PASSED**.

APPROVED AND ADOPTED this 15th Day of November, 2016.



Paul H. Rosenberg, Chair

Attest:


Jan Yeckes, Planning Division Manager
Arapahoe County Department of Public Works and Development

Date:

12/01/2016

ADMINISTRATIVE AMENDMENT TO THE FOUR SQUARE MILE SUBAREA PLAN
ARAPAHOE COUNTY PLANNING DIVISION

Pursuant to provisions in Chapter V of the Arapahoe County Comprehensive Plan, administrative amendments were made to the Four Square Mile Subarea Plan on March 7, 2017 to address changes to the area since the plan was adopted in 2005, including corrections to the final locations of two public facilities.

Updates include:

1. Moving the “Potential Park/Open Space” symbol along Uinta Way to place it at the site on Uinta Way recently purchased by Arapahoe County Open Spaces for a park.
2. Moving the “Potential Community Center/Library” to the site of the Eloise May Library location at Parker and Florida and changing the legend to “Community Center/Library.”
3. Changing the color of the area southeast of the Iliff/Willow intersection to be consistent with the land use designation of 1-6 D.U./Ac that is specified for this area. (The site is already developed at this density.)
4. Deleting the red asterisks where “Proposed Roadway or Drainage Improvements” have been completed in the 11 years since the subarea plan was adopted, including
 - Yale and Syracuse intersection improvements
 - Yale and Wabash bridge project
 - Yale Avenue study from Quebec to I-25
 - Jewell Avenue roadway improvements from Parker to Dayton
 - Sidewalk improvements along Florida from Uinta to Highline Canal
 - Iliff Avenue corridor study from Quebec to Parker
 - Improve Highline Canal crossing at Iliff
 - Cherry Creek Channel stabilization study, and
 - Drainage pond improvements

In addition, an error on the “Four Square Mile Area/2002 Zoning Map” (zoning as depicted in the Four Square Mile Subarea Plan) for the parcel at 1693 S. Uinta Way showed the parcel as being in two zoning categories: R-2 and R-A. Review of zoning actions confirmed that the parcel should only be in the R-A category.

These changes were approved by me on March 7, 2017 following review by the Arapahoe County Planning Commission.

Jan Yeckes
Planning Division Manager