

Board of County Commissioners Summary Report

Date: January 7, 2020

To: Arapahoe County Board of County Commissioners

Through: Molly Orkild-Larson
Planning Division, Case Planner

From: Kurt Cotten, PE
Engineering Services Division, Case Engineer

Case name: SDP19-003 – Copperleaf Filing No. 23 Specific Development Plan

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Staff findings, comments, and recommendations regarding the land use application identified above.

Engineering Staff has reviewed the land use application and has the following findings:

1. The project proposes a Final Plat and Specific Development Plan for Lot 1, Block 8 (Parcel L North) of Copperleaf Filing No. 18, Parcel ID 2073-11-1-31-001. Currently Parcel L North is zoned for Mixed Use. The project is located at E. Quincy Avenue and S. Picadilly St. The site is approximately 6.33 acres and will consist of six commercial lots. There are no proposed changes to the zoning.
2. The project will construct a storm sewer that will connect to the storm sewer that is currently being constructed by the Grand Peaks development to the south that drains to water quality pond F. There will be a stub out to each lot. The drainage design is in compliance with the master drainage plan and surrounding developments.
3. A traffic study was provided with this proposal that identified the need for an eastbound right turn decel lane on E Quincy Ave and a southbound right turn decel lane on S Picadilly St. These improvements are included with this development proposal. The developer is also partnering with Arapahoe County to construct a raised median in South Picadilly Street that will restrict the proposed access to right in right out only. The project will be relocating a portion of the existing traffic signal that serves 7-Eleven and Walmart as well as installing the fourth and final leg of the signal to serve the proposed development. Approval from the City of Aurora will be required for the traffic signal work since they maintain and operate it.

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

1. Applicant addresses all Arapahoe County Engineering Services Division comments.
2. Applicant obtains all necessary approvals and permits.
3. Applicant enters into an SIA and provides collateral to the County for all public improvements associated with the project.
4. Applicant addresses all City of Aurora comments on the traffic signal plans.
5. Applicant obtains all necessary approvals and permits for the traffic signal from the City of Aurora.

PF19-004 DRAFT MOTIONS: Staff has prepared the following motions to assist the Board.

DRAFT MOTIONS:

APPROVE WITH CONDITIONS: *This action would be consistent with the staff recommendation.* In the case of PF19-004, Copperleaf Filing No. 23 Final Plat, the County 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 shall comply with the recommendations of the fire district prior to issuance of a building permit.
3. The applicant shall address all City of Aurora comments prior to the issuance of a building permit.

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

DENY: In the case of PF19-004, Copperleaf Filing No. 23 Final Plat, the County 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 PF19-004, Copperleaf Filing No. 23 Final Plat, I move to continue the hearing to [date], 9:30 a.m., at this same location, to obtain additional information and to further consider the information presented.

RESOLUTION NO. _____ It was moved by Commissioner _____ and duly seconded by Commissioner _____ to approve the Final Plat for Copperleaf Filing No. 23, Case No. PF19-004. Said approval is subject to applicant agreeing to adhere to any and all Arapahoe County staff recommendations and/or conditions of approval as set forth within the record and/or as determined by the Board on this date, including the following conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.
2. The applicant shall comply with the recommendations of the fire district prior to issuance of a building permit.
3. The applicant shall address all City of Aurora comments prior to the issuance of a building permit.

Subject to review and approval of the Final Plat mylar by the Arapahoe County Development Services and Infrastructure Management Department, including the Planning, Mapping and Engineering Divisions, and the County Attorney's Office, the Chairman of the Board is hereby authorized to sign said mylar pursuant to the terms contained therein.

The vote was:

Commissioner Baker, ___; Commissioner Conti, ___; Commissioner Holen, ___; Commissioner Jackson, ___; Commissioner Sharpe, ___.

The Chair declared the motion carried and so ordered.