

I-70 REAP

March 12, 2020 Meeting

Arapahoe County Development Update

ARAPAHOE COUNTY PUBLIC WORKS & DEVELOPMENT

Arapahoe County Lima Plaza Campus

6924 S. Lima Street, Centennial, Colorado 80112

Business Hours: 8:00 a.m. to 4:30 p.m., Monday-Friday

Contacts. Engineering Services and Transportation 720-874-6500 / Planning 720-874-6550 / Building 720-874-6600 / Animal Control Phone 720-874-6750, Fax 303-790-8934 / TDD: 720-874-6574 / PWD General Fax: 720-874-6611

Planner on Call - 720-874-6650 or **Zoning on Call - 720-874-6711** for general questions.

Zoning Complaints. Please contact Caitlyn Cahill, Zoning and Animal Control Manager at 720-874-6711 or 720-874-6753 (direct line), or zoning@arapahoegov.com

To File a Zoning Complaint Anonymously: <http://www.arapahoegov.com/671/Report-a-Zoning-Violation>

Traffic or Road Condition Concerns. Please file a Service Request online:

<http://www.arapahoegov.com/626/Road-and-Bridge>

Street Sweeping Schedule and Requests (Road & Bridge): <http://www.arapahoegov.com/626/Road-and-Bridge>

Agendas and Staff Reports.

Planning Commission: <https://www.arapahoegov.com/622/Planning-Commission>

Board of Adjustment: <https://www.arapahoegov.com/654/Board-of-Adjustment>

Board of County Commissioners (BOCC): <https://www.arapahoegov.com/agendacenter>

Planning Commission and Board of Adjustment staff reports are posted approximately one week prior to the hearing date. BOCC staff reports are posted on Friday prior to the hearing date.

Current Land Development Case Map. This *interactive map* displays *all land development cases under review* in unincorporated Arapahoe County: <https://gis.arapahoegov.com/cpc/>

Planning and Land Development Major Planning Cases. Land development applications of significant public interest: <http://www.arapahoegov.com/planningcases>

Land Development Code and Development Application Manual (August 2019). For zoning regulations and application processes: <https://www.arapahoegov.com/620/Land-Development-Code>

Posted Code Amendments and Other Notices. See **Public Notices** on the **Public Works and Development Department web page:** <http://www.arapahoegov.com/1329/Public-Notices>

Public Meeting Locations. Unless noticed otherwise, hearings and other business meetings, such as study sessions and consideration of consent items, are held at the following times and locations:

Planning Commission: First and Third Tuesdays of each month, 6:30 p.m.

Arapahoe Board Room, Arapahoe County Lima Plaza, 6954 S. Lima St., Centennial 80112

Board of Adjustment: Second Thursday of each month, 1:00 p.m.

Arapahoe Board Room, Arapahoe County Lima Plaza, 6954 S. Lima St., Centennial 80112

Board of County Commissioners: Tuesdays weekly, 9:30 a.m., East Hearing Room

Arapahoe County Administration Building, 5334 S. Prince St., Littleton 80120

COUNTY-WIDE INTEREST – HAZARD MITIGATION AND ARAPAHOE COUNTS / U.S. CENSUS

Arapahoe County Hazard Mitigation Plan

The Arapahoe County Sheriff's Office of Emergency Management (OEM) is leading the effort to update Arapahoe County's Multi-Hazard Mitigation Plan to assess a variety of natural and human-caused hazards that may affect residents and businesses. This project involves identifying local mitigation actions that, used over time, reduce risk and future losses from disasters. This includes ensuring eligibility for pre-disaster and, if needed, post-disaster grant funding for our communities. Throughout the planning process, the County looks forward to engaging our partner jurisdictions, municipalities and residents. Getting involved is easy. During phase one, OEM would like to know what disasters you worry about most. That will ensure we build your concerns and actions plans into the Hazard Mitigation Plan. Please take the one-minute survey posted on the County's webpage (a series of three short surveys is planned, approximate timeframes February-March, March-May and then later in the summer):

Hazard Mitigation Plan Five-Year Update – Take the Citizen Survey:

<http://www.arapahoegov.com/CivicAlerts.aspx?AID=1473>

Office of Emergency Management home page:

<http://www.arapahoegov.com/892/Office-of-Emergency-Management>

Arapahoe Counts – U.S. Census – Arapahoe County's Complete Count Committee

The 2020 Census is fast approaching and we want to make sure that you're counted! Census data informs the distribution of more than \$675 billion in federal funds to states and communities each year for critical programs for schools, housing, human resources, roads, libraries, community resources, health care, public transportation and emergency services. This is the first year that the Census can be completed on-line. Invitations to respond to Census 2020 will be mailed mid-March. Take 10 minutes, and make a difference for the next 10 years. Make sure to include everyone in your household as of April 1. Arapahoe County and cities in our county have hired a Complete Count Coordinator, Nancy Sonnenfeld, and have a Complete Count Committee in place. For more information: www.arapahoegov.com/Census2020

PLANNING AND LAND DEVELOPMENT

Please note that the text highlighted in yellow indicates a change or a new project since the last month's Development Update.

REVIEWS IN PROGRESS

Prosper

Prosper Subdivision #01 Final Plat Replat. Status: Awaiting Resubmittal.

Location: 6th Avenue and Watkins Road

The applicant is proposing a Final Plat for 84.6 acres for the future development of 285 single-family lots, open space and trail system as part of Prosper Farms. (Bill Skinner, Planning)

Sky Ranch

Sky Ranch General Development Plan (GDP). Status: Awaiting Resubmittal.

Location: 6th Avenue and Monaghan Road

The applicant is proposing a General Development Plan and Preliminary Plat for the Sky Ranch Subdivision to include single-family residential, multi-family residential, commercial, and light industrial uses. (Molly Orkild-Larson, Planning)

Sky Ranch Administrative Energy Use by Special Review. Status: Under review.

Location: Southwest of the intersection of 6th Avenue and North Hayesmount Road
The applicant is proposing an Administrative Energy Use by Special Review to include 12 horizontal wells on one pad site. (Kat Hammer, Planning)

Strasburg Station

Strasburg Station Specific Development Plan (SDP). Status: Approved pending mylars.

Location: Piggott Road and E. Railroad Avenue, Strasburg
The applicant is proposing a Specific Development Plan to allow for a mixed-use development consisting of 160 multi-family units, 64 age-restricted townhomes and 25,000 square feet of commercial/retail development. This application was approved on November 12, 2019, by the Planning Commission. Staff is waiting for final mylars from the applicant. (Molly Orkild-Larson, Planning)

Colorado Amateur Motorsports

Colorado Amateur Motorsports Administrative Amendment. Status: Under review.

Location: 93301 E. US Highway 36
The applicant proposes to amend the existing Use by Special Review (USR) to allow future multiple team garages and to add RV power pedestals. (Kelsea Dombrovski, Planning)

Xcel Missile Substation

Xcel Missile Site Engineering Case. Status: Completed review.

Location: 82701 E County Rd 18, Deer Trail.
The applicant proposes additional equipment inside the existing Xcel substation location and roadway resurfacing leading to the substation. (Sue Liu, Engineering)

Foxridge Mobile Home Park

Foxfield Farm Wastewater Operations Shed / Aetna Estates Administrative Amendment. Status: Under Review.

Location: Powhatan Road and East Colfax Avenue
The applicant proposes the installation of an approximately 100 square foot permanent operations shed at the existing wastewater treatment plant serving the Foxridge Mobile Home Park. The existing operations shed will be demolished. (Kelsea Dombrovski, Planning)

REZONING

Houlihan Conventional Rezoning. Status: Awaiting resubmittal.

Proposal to rezone parcels 1979-00-0-00-184 and 1979-00-0-00-191 from A-1 to R-A. (Bill Skinner, Planning)

COMPREHENSIVE PLAN AMENDMENT

Dirt Track Urban Reserve

Amendment to Boundaries of the Dirt Track Urban Reserve. Status: Approved at Planning Commission Public Hearing on January 21, 2020.

Location: South of I-70 and east of Peoria Crossing Road (County Road 201)
Proposed amendment to the Arapahoe County Comprehensive Plan that would change the boundary of the Dirt Track Urban Reserve Area by reducing the urban reserve by about one-half. The new boundary for the Urban Reserve would maintain the existing northern boundary along

the railroad right-of-way but move the southern boundary about 2,000 feet north of E. Yale Road. The applicant wishes to develop residential lots on the southern portion of the Urban Reserve area, a use which is currently not supported within the Urban Reserve designation. (Larry Mugler, Planning)

UPCOMING AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC)

In 2020, staff will be revising some sections of the LDC. Topics that may be addressed include Accessory Dwelling Units (ADU) (the current regulations allow mother-in-law apartments and Ranch Hand / Agricultural Worker Housing but require clarification on renting and the type of housing) and home occupations. For home occupations, one of the big questions is the type of home occupation and the level of impact it may have on the adjacent properties. Also, shipping containers may be addressed and the types of permitted land uses and definitions may be refined and updated this year. (Caitlyn Cahill, Zoning)

Modifying the A-1 and RR-A setback requirements for accessory structures. Staff is bringing forward to Planning Commission and the Board of County Commissioners a change to the LDC to modify the A-1 and RR-A setback requirements for accessory structures. Currently, both zone districts require any accessory buildings to be behind the principal structure. This has resulted in the unintended consequences of large areas of properties being unbuildable.

Proposed changes: A-1: 100 feet from the front property line for an accessory structure
RR-A: 100 feet from the front property line for an accessory structure

It is expected that this revision will be presented to Planning Commission and the Board of County Commissioners in the April – May timeframe. (Caitlyn Cahill, Zoning)

Neighborhood Meeting Requirements for Land Development Applications. Referral Period has started with comments due on March 23rd.

Staff has received direction from the BOCC to move forward with drafting requirements as part of our Land Development Code for neighborhood meetings to be held by prospective applicants for certain types of land development projects in unincorporated Arapahoe County. It is anticipated that applicants would hold these meetings after meeting with County staff at a presubmittal meeting, but prior to submitting a formal land development application to the County for review. This would help to ensure that neighborhoods would have early awareness of (and early input to) projects and that land developers have time to react to citizen concerns and interests before getting too far into the process with detailed plans that cost time and money to prepare and revise. HOAs registered with Arapahoe County Planning will receive notification of an upcoming review and comment opportunity prior to scheduling the proposed code amendment for public hearings. (Kelsea Dombrovski, Planning)

ZONING CHALLENGES

One of the current challenges is the increasing number of properties zoned residential/agricultural that are becoming “borderline commercial” with home trucking and other types of businesses with multiple vehicles and other machinery stored on site. These types of uses exceed what is permitted and bring up questions such as the negative impacts these uses can have on adjacent properties and if there is enough suitably zoned land for such storage uses. (Caitlyn Cahill, Zoning)

I-70 / Airpark-Watkins Interchange Study

Arapahoe County is leading a transportation study to evaluate and develop interim and ultimate improvements for the interchanges at I-70 / Airpark and I-70 / Watkins Road. Existing conditions and potential improvement concepts were presented to the public on April 4, 2019. The next steps are identifying a funding plan, completing preliminary design, and analyzing ultimate interchange alternatives. The interim improvement recommendations and ultimate interchange concepts are to be presented in early 2020 for public comment. Documents are to be prepared for CDOT and FHWA review by June 2020. For additional information, please see:

<http://www.arapahoegov.com/i-70Airpark-WatkinsInterchanges> (James Katzer and James Beall, Transportation)

I-70 Systems Level Study

The goal of the study is to identify the planning-level impacts of land use development growth on the I-70 mainline corridor from E-470 to Strasburg. The study will categorize general triggers for when interchanges (ramps, bridge sizes, configurations, etc.) and the roadway will need to be modified to accommodate anticipated growth, including identifying short-term and long-term transportation needs. Future potential interchange modifications and additions are at the following locations:

- MP 290: Harvest Road – new interchange
- Exit 292: SH 36/Airpark/ Monaghan Road – interchange modification
- MP 293: Hayesmount Road – new interchange
- Exit 295: Watkins Road – interchange modification
- MP 297: Quail Run/ Imboden Road – new interchange
- MP 301: Shumaker Road – new interchange
- MP 302: Harback Road – new interchange
- MP 307: Yulle Road – new interchange

This study has just started and it is expected to take about a year to complete. (Cathleen Valencia, Capital Improvement Program)

SH-79 and I-70 Interchange

Arapahoe County project with the Town of Bennett to construct operational improvements on the eastbound off-ramp at the interchange of I-70 and State Highway 79. The project consists of design, environmental clearances, rights-of-way acquisition, and construction of improvements. This project is currently in the preparatory phase and the start and completion dates are still to be determined. (Cathleen Valencia, Capital Improvement Program)

Wolf Creek Master Drainage Plan

The purpose of the study is to complete a Master Drainage Plan (MDP) that will be implemented as development occurs in the Wolf Creek watershed. Currently, the watershed is primarily undeveloped and the MDP will be used to provide guidance for future construction as development occurs. The study will identify the 100-year floodplain and analyze flood-prone areas, drainage problems, stream stabilization and roadway crossing structures. As part of the study, an environmental assessment will be performed to locate wetlands, riparian areas, and nesting sites. **An open house was held on March 11 and a survey is available at:**

<https://www.arapahoegov.com/WolfCreek> (Ryan Seacrist, Capital Improvement Program)