

Planning Commission of Arapahoe County, Colorado
Resolution to Amend the 2018 Arapahoe County
Comprehensive Plan
LR19-006 Comprehensive Plan Amendment – Urban Residential
Densities

Resolution Number 20-0001

RESOLUTION NO. 20-0001. It was moved by Planning Commissioner _____ and seconded by Planning Commissioner _____ to adopt the following Resolution:

WHEREAS, the Planning Commission is authorized by Colorado Revised Statutes 30-28-108 to adopt a Comprehensive Plan for the unincorporated areas of Arapahoe County by resolution and make amendments thereto over time; and

WHEREAS, the Planning Commission adopted the Arapahoe County Comprehensive Plan on January 9, 2018 with an effective date of February 12, 2018 pursuant to Resolution 18-001; and

WHEREAS, the Planning Commission has received a recommendation from County staff to amend the Comprehensive Plan by amending the densities recommended for the Urban Residential / Single Family Detached and Attached land use category; and

WHEREAS, County staff referred the proposed amendment to the Colorado Department of Local Affairs as required by Colorado Revised Statutes and received no comments; and

WHEREAS, County staff referred the proposed amendment to referral agencies and received no comment; and

WHEREAS, the Planning Commission accepted and considered public comment during a public hearing conducted during a regularly scheduled meeting held on January 7, 2020; and

WHEREAS, the public hearing was noticed by publication in *The Villager*, a newspaper of general circulation in Arapahoe County, on December 19, 2019; in the *I-70 Scout*, a newspaper of general circulation in eastern Arapahoe County, on December 17, 2019; and on the County's website beginning December 20, 2019; and

WHEREAS, the Planning Commission reviewed the staff report and the proposed findings contained therein, and conducted a public hearing and considered all testimony and public comment as was presented at the public hearing on the proposed Comprehensive Plan amendment; all of which are contained in and part of the Record for the proposed Comprehensive Plan amendment, Planning Case No. LR19-006; and

WHEREAS, the Planning Commission hereby makes the following Findings in support of this Resolution:

1. That the proposal to amend the 2018 Arapahoe County Comprehensive Plan was properly noticed in accordance with the applicable requirements of state law and the Comprehensive Plan and that the Planning Commission has jurisdiction to hear and decide the proposal;
2. That the proposed amendment advances the goals and policies of the 2018 Comprehensive Plan by providing opportunities for developments to offer a broader range of housing choices;
3. That the proposed amendment achieves consistency with the residential zone districts contained in the Arapahoe County Land Development Code; and
4. That the Arapahoe County Planning Commission has the authority to amend provisions of the 2018 Comprehensive Plan as proposed by this amendment.

NOW THEREFORE BE IT RESOLVED, by the Planning Commission of Arapahoe County, State of Colorado:

1. That the 2018 Comprehensive Plan, as amended, is hereby amended as proposed in Planning Division Case No. LR19-006 to change the densities recommended for Urban Residential / Single Family Detached and Attached land use category as contained in Attachment A.
2. That the Secretary to the Planning Commission is hereby directed to maintain this Resolution in the files of the Public Works and Development Department. The Staff Report to the Planning Commission, documenting the amendment to be made, and all attachments and exhibits are a part of this Record.

The Vote Was:

Commissioner Brockelman, ___; Commissioner Chaffin, ___; Commissioner Latsis, ___; Commissioner Miller, ___; Commissioner Rieck, ___; Commissioner Sall, ___; Commissioner Wollman, ___.

Jane Rieck, Planning Commission Chair

Date signed

I, Jan Yeckes, **Secretary to the Arapahoe County Planning Commission**, do hereby certify that the above and foregoing Resolution is a true copy of the Resolution of the Planning Commission of Arapahoe County, Colorado adopted on January 7, 2020.

Jan Yeckes, Secretary to Planning Commission

Date signed

ATTACHMENT A

Revise density range in the Urban Residential / Single Family Detached and Attached Land Use Category in Chapter III, Development Framework and Land Use, page 28 as follows:

Uses

- Primary: Single Family Detached, Single Family Attached (duplexes, triplexes, four-plexes, townhomes, and row houses, each with private entrance) and small Multi-Family units.
- Secondary: Support services (e.g., Neighborhood Commercial centers, parks and recreation facilities, places of worship, schools)

Characteristics

- The average gross density (dwelling units per gross acre) will vary. For Single Family Detached, density will range from ~~one to six (1-6)~~ **one to eight (1-8)** units per acre. For Single Family Attached and small Multi-Family, density will range from ~~six to twelve (6-12)~~ **eight to sixteen (8-16)** units per acre. Small multi-family units may be attached floor to ceiling (stacked units). **Single Family Attached and small Multi-Family development will be considered at a density of 12 to 16 units per acre if the following criteria are met:**
 1. **The property has a shape or topography that constrains normal development practices.**
 2. **The project provides a suitable transition from existing adjacent lower-density residential land uses, such as:**
 - a. **Increased setbacks at common property lines;**
 - b. **Limiting maximum building heights adjacent to common property lines to two stories. Building heights may increase with increased distance from the common property lines;**
 - c. **Locating required open space or detention along common property lines; or**
 - d. **Other creative or similar transitioning methods.**
 3. **The project avoids placing long building frontages along common property lines.**
 4. **The project integrates into the existing neighborhood by providing sidewalk, trail, bike lane, open space or other linkages.**
 5. **The project is in conformance with the County's Residential and Small Lot Residential Development Design Guidelines and Standards as established in the Land Development Code.**