



Administration Building
West Hearing Room
5334 S. Prince St.
Littleton, CO 80120
303-795-4630
303-738-7915 TTY

Nancy A. Doty, Chair, District 1
Nancy Sharpe, District 2
Rod Bockenfeld, District 3
Nancy Jackson, Chair Pro-Tem, District 4
Bill Holen, District 5

Study Session February 1, 2016

The Arapahoe County Board of County Commissioners typically holds weekly Study Sessions on Monday and Tuesday. Study Sessions (except for Executive Sessions) are open to the public and items for discussion are included on this agenda. Agendas (except for Executive Sessions agendas) are available through the Commissioners' Office or through the County's web site at www.arapahoegov.com. Please note that the Board may discuss any topic relevant to County business, whether or not the topic has been specifically noticed on this agenda. In particular, the Board typically schedules time each Monday under "Committee Updates" to discuss a wide range of topics. In addition, the Board may alter the times of the meetings throughout the day, or cancel or reschedule noticed meetings. Questions about this agenda? Contact the Commissioners' Office at 303-795-4630 or by e-mail at commissioners@arapahoegov.com

Study Session Topics

9:00 A.M. Calendar Updates (WHR)

*Diana Maes
BoCC Administration Manager*

9:30 A.M. Strategy And Performance Update (WHR)

*Chandra DeSimone, Performance Management Analyst
Matthew Nii, Performance Management Analyst
Department of Strategy and Performance*

10:00 A.M. BOCC Updates (WHR)

Board of County Commissioners

11:00 A.M. *Drop In (WHR)

Board of County Commissioners

1. Watkins Farm Rezoning

Discuss a request to initiate a zoning map change to correct a zoning error in the Watkins Farm area

Request: Information/Direction

*Jason Reynolds, Current Planning Manager, Public Works & Development
Jan Yeckes, Planning Division Manager, Public Works & Development
David M. Schmit, Director, Public Works & Development*

*Todd Weaver, Budget Manager, Finance
Robert Hill, Senior Assistant County Attorney*

Documents: [WATKINS FARM DROP IN BSR -2-1-16.DOCX](#), [WATKINS FARM ZONING MAP.PDF](#), [ELDER CREEK ESTATES ZONING MAP.PDF](#)

11:15 A.M. * Executive Session (WHR)

Executive Study Session and County Attorney Administrative Meeting [Section 24-6-402 (4)(b)C.R.S.](As required by law, specific agenda topics will be announced in open meeting prior to the commencement of the closed and confidential portion of this session) (WHR)

Ron Carl, County Attorney

*** To Be Recorded As Required By Law**

WHR - West Hearing Room

Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Assisted listening devices are available. Ask any staff member and we will provide one for you. If you need special accommodations, contact the Commissioners' Office at 303-795-4630 or 303-738-7915 TTY.

Please contact our office at least 3 days in advance to make arrangements.



Board Summary Report

Date: January 5, 2016
To: Board of County Commissioners
From: Jason Reynolds, Current Planning Program Manager, PWD
Subject: Watkins Farm Zoning

Direction/Information: Staff seeks direction from the BOCC to initiate a zoning map change to correct a zoning error in the Watkins Farm area.

Request and Recommendation

This report provides background information on the Watkins Farm zoning. For years, staff has treated the zoning in the area as R-A (residential agricultural) with a minimum lot size of 1 lot per 2.41 acres. The original county zoning specified a minimum lot size of 5 acres. Staff recommends correcting the map so that the zoning matches how the area developed under the Watkins Farm plat.

Background

The following bullet points provide a brief history of the zoning in the Watkins Farm area.

- 1980: Zoned R-A Residential Agricultural (2.41-acre lots) and F Floodplain with case #Z79-006
 - Planning Commission conditioned their recommendation of approval with a minimum lot size of 5 acres
 - The BOCC resolution included a condition that the rezoning of the property was subject to the conditions of the Planning Commission
- 1981: Zoning corrected some of the floodplain boundaries and zoned the property R-A and F (case #Z81-013)
 - Accompanying Preliminary Development Plan and Final Development Plan restricted lots to minimum of 5 acres (Elder Creek Estates)
- 1981: The County also approved a Preliminary Plat 65 lots and a Final Plat for 26 lots (Elder Creek); all of the lots were 5 acres in area
- The SIA for the Elder Creek Final Plat expired in 1982

- Our zoning maps identified the zoning as R-A and F (no mention of lot size restriction or Preliminary Development Plan):

REVISIONS				
CODE	DATE	CASE	FROM	TO
001	09-30-68	Z68-023	A-1	B-5
002	05-24-76	Z75-028	A-1	R-A, F
003	06-25-79	Z79-002	A-1	R-A
004	08-05-80	Z79-006	A-1	R-A, F
005	07-21-81	Z81-013	A-1	R-A, F
006	11-24-86	AO 85-236	A-1,B-5,R-A	AURORA
007	08-10-89	AO 89-74	A-1	AURORA
008	12-06-96	AO 96-46	AURORA	A-1
009	12-12-00	U99-004		UBSR
010	06-30-04	INCORP. TOWN OF WATKINS		WATKINS
011	11-30-06	25-2006	WATKINS DISINCORP	

- We've treated the zoning as R-A with the standard 2.41 minimum lot size for years
- 2001: Staff recommended approval and BOCC approved Watkins Farm Subdivision Final Plat with a 2.41 minimum lot size, despite the 1981 zoning restriction
- We have a developer interested in submitting an application west of the current Watkins Farm subdivision (between Thunder Ranches and Watkins Farm); the developer plans to request 2.41 acre lots on a 36.6 acre parcel
- Staff proposes a county-initiated rezoning for everything except the Prosper PUD portion of the property to correct the mapping error – the proposed zoning would match how we've treated the Watkins Farm area for years: R-A and F

Links to Align Arapahoe Service First

This project corrects a mapping interpretation error.

Discussion

As noted above, staff based recommendations on the R-A and F labeling on the zoning maps. The county approved the Watkins Farm plat in 2001 based on those interpretations and recommendations.

Next Steps

With BOCC direction, staff will initiate a zoning change from R-A (5-acre minimum lot size) and F to R-A (2.41-acre minimum lot size) and F.

Alternatives

We could leave the zoning as-is. All of the existing Watkins Farms lots would be nonconforming (they don't meet minimum lot area requirements). The prospective developer could request a zoning change for the undeveloped portion of the property.

Fiscal Impact

This will require PWD staff time and some public notice costs.

Concurrence

Public Works staff recommends initiating a zoning change to correct the maps.

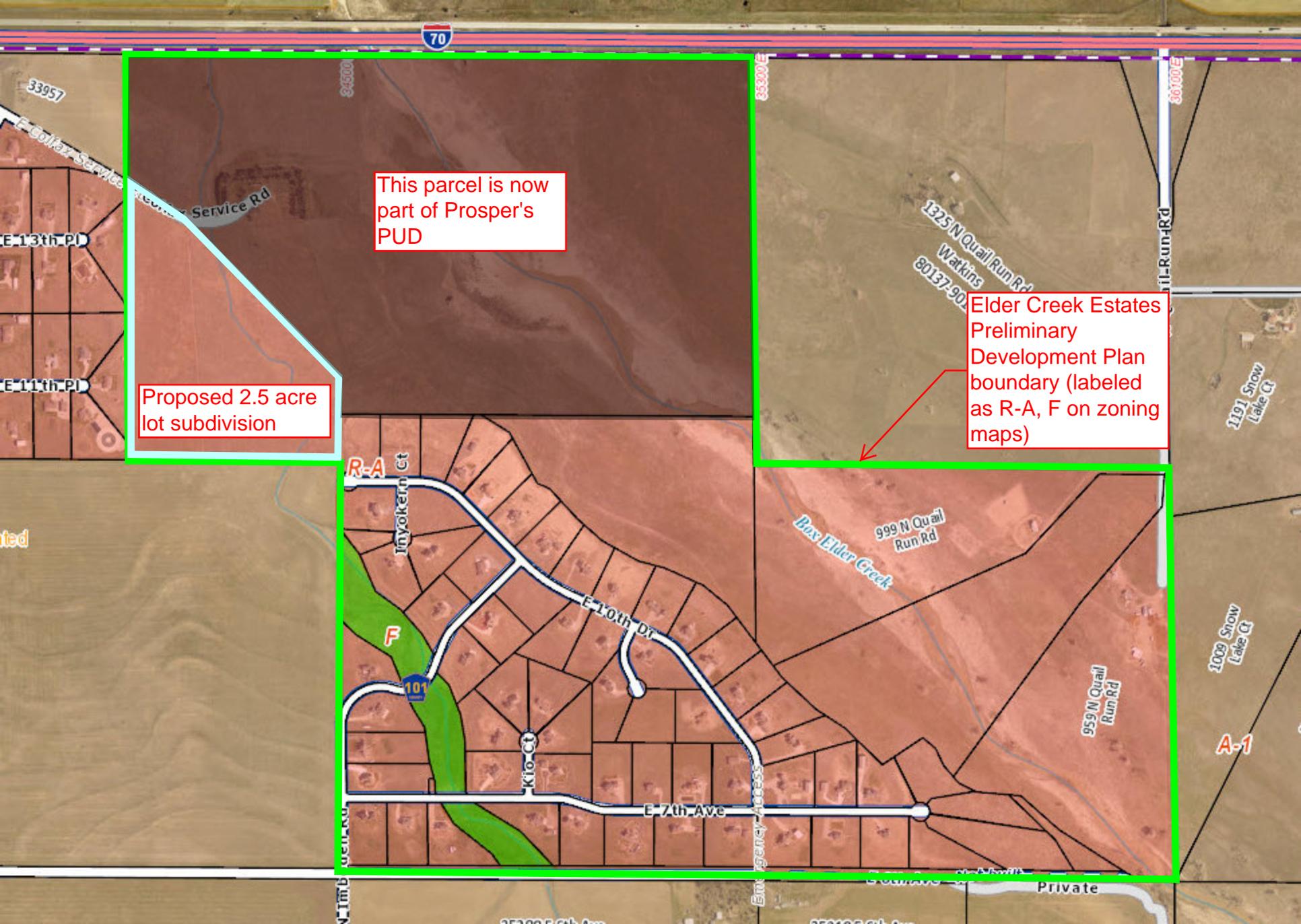
Attorney Comments

The County Attorney's Office has reviewed this report and has no comments at this time.

Reviewed By:

David M. Schmit, PWD Director
Jan Yeckes, Planning Division Manager
Jason Reynolds, Current Planning Program Manager
Todd Weaver, Budget Manager
Robert Hill, Assistant County Attorney

Attachment: Map of Watkins Farm area, Elder Creek Estates Preliminary Development Plan



This parcel is now part of Prosper's PUD

Proposed 2.5 acre lot subdivision

Elder Creek Estates Preliminary Development Plan boundary (labeled as R-A, F on zoning maps)

33957

24500

26300 E

26700 E

Service Rd

Service Rd

E 13th PD

E 11th PD

1325 N Quail Run Rd
Watkins
80137-902

11-Run-Rd

1191 Snow Lake Ct

R-A

Inyokern Ct

Box Elder Creek

999 N Quail Run Rd

F



E 10th Dr

1009 Snow Lake Ct

959 N Quail Run Rd

A-1

K10 Ct

E 7th Ave

Private

ELDER CREEK ESTATES

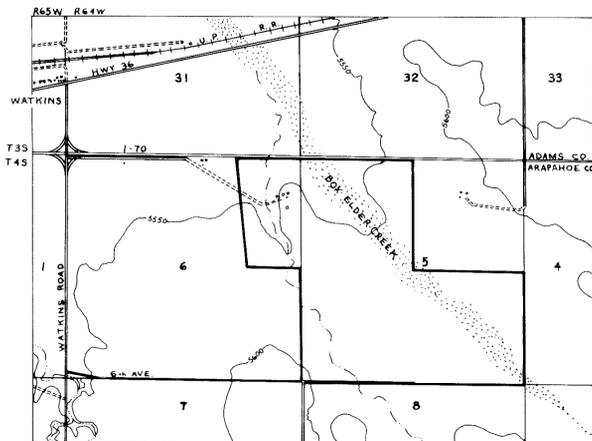
PRELIMINARY AND FINAL DEVELOPMENT PLAN

PORTIONS OF SECT. 5 & 6, T.4S,

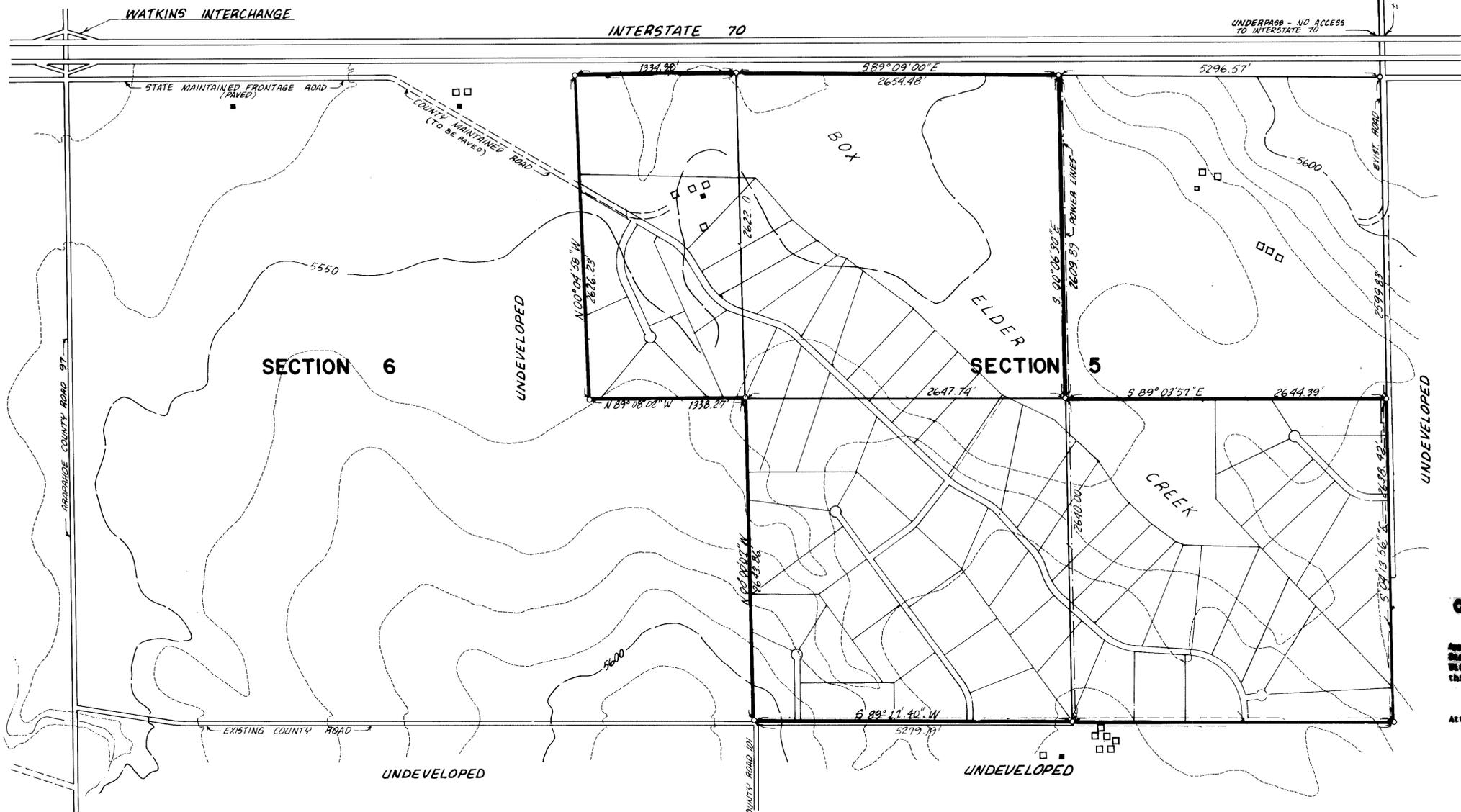
R64 W, 6th P.M.

COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 6



VICINITY MAP
SCALE 1" = 2000'



LEGAL DESCRIPTION

The following is a legal description of a tract or parcel of land consisting of the east one-half of the north east one-quarter of Section 6, the west one-half and the south east one-quarter of Section 5, all of the above being in Township 4 South, Range 64 West of the 6th Principle Meridian, in the County of Arapahoe, State of Colorado, more particularly described as follows:

Beginning at the northwest corner of said Section 5, Township 4 South, Range 64 West of the 6th Principle Meridian, County of Arapahoe, State of Colorado; Thence, S00°00'07"E a distance of 23.8 feet along the westerly section line of said Section 5; Thence, S89°09'00"E a distance of 2654.4 feet along the southerly Right Of Way of Interstate Highway 70 as shown in Book 1071 at page 356 in the Arapahoe County Records, said point being on the easterly line of the North West one-quarter of said Section 5, said point also being S00°04'00"E a distance of 17.1 feet from the north east corner of the north westerly one-quarter of said Section 5; Thence, S00°06'30"E a distance of 2609.89 feet along the east line of the north west one-quarter of said Section 5; Thence, S89°03'57"E a distance of 2644.39 feet along the north line of the southeast one-quarter of said section to the north east corner of said southeast one-quarter of said Section 5; Thence, S04°13'56"E a distance of 2638.42 feet along the east line of the south east one-quarter of said Section 5 to the southeast corner of said Section 5; Thence, S89°17'40"W a distance of 5279.39 feet along the south line of said Section 5; Thence, N00°00'07"W a distance of 2643.86 feet along the west line of said Section 5 to the north west corner of the south west one-quarter of said Section 5; Thence, N89°08'02"W a distance of 1338.27 along the southerly line of the north east one-quarter of said Section 6; Thence, N00°04'58"W a distance of 2626.23 feet along the westerly line of the north east one-half of the north easterly one-quarter of said Section 6; said point also being on the southerly Right Of Way of Interstate Highway 70; Thence, S89°09'00"E a distance of 1334.38 feet along said southerly Right Of Way of Interstate Highway 70 to the TRUE POINT OF BEGINNING. The above described parcel contains 556 acres more or less.

DU WAYNE M. PHILLIPS DATE 10-80
LS. 9329

COUNTY COMMISSIONERS APPROVAL

Approved by the Board of County Commissioners of Arapahoe County, State of Colorado,
Witness my hand and the corporate seal of Arapahoe County
this 21st day of July A.D. 1981.

Attest: *Vonda Root* Chairman

NOTES:
1) ALL LOTS SHALL BE 5 ACRE MIN.
2) 30' EASEMENTS FOR DRAINAGE UTILITIES, AND ACCESS SHALL BE APPOINTED TO THE PUBLIC



Z81-013

Z81-013

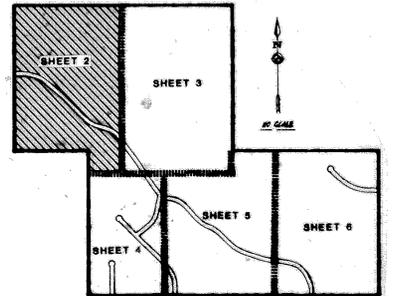
PREPARED FOR;
ELDER CREEK ESTATES
MEL SMOOKLER
188 South Dearborn Circle
Aurora, CO. 80012
(303) 292-1960

PREPARED BY: **prc**
PRC Toups Corporation
DTC Building 40 DTC West
7935 East Prentice Ave. Englewood, CO
(303) 740-9600
A Planning Research Company

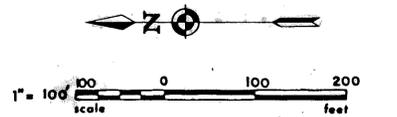
281-013

MATCH LINE FOR SHEET 3 of 5

MATCH LINE SHEET 4 of 6



281-013



ELDER CREEK ESTATES

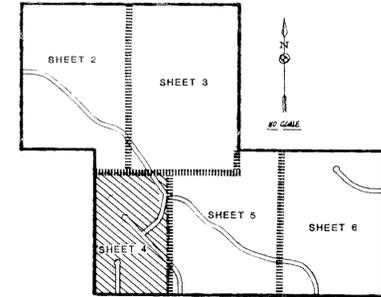
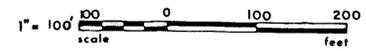
PRC Toups Denver Technical Center, Building 40 DTC West 2935 East Prentice Avenue, Englewood, Colorado 80111 Telephone (303) 748-8600			CLIENT MEL SMOOKLER		
PROJECT ELDER CREEK ESTATES			PRELIMINARY AND FINAL DEVELOPMENT PLAN		
DESIGNED BY RDW	SCALE 1"=100'	DATE 10-84	SHEET NO. 2		
CHECKED BY JTR	JOB NO. 1660-002-0	PAGE 2	OF 6 SHEETS		
APPROVED 	R.C.V.	FILE			

Z81-013

Z81-013



MATCH LINE SHEET 5 of 6



ELDER CREEK ESTATES

PRC Toups Denver Technological Center, Building 40 DTC West 7935 East Prentice Avenue, Englewood, Colorado 80111 Telephone (303) 740-9600		CLIENT MEL SMOOKLER	
A Planning Research Company		PROJECT ELDER CREEK ESTATES	
DES. R.D.W.	SCALE 1"=100'	DATE 10-82	PRELIMINARY AND FINAL DEVELOPMENT PLAN
DR. J.R.	JOB NO. 1660-002-0	PAGE	
CH.	F.B. NO.	SHEET TITLE	
APPROVED	R.C.E.	FILE	SHEET NO. 4 OF 6 SHEETS

80

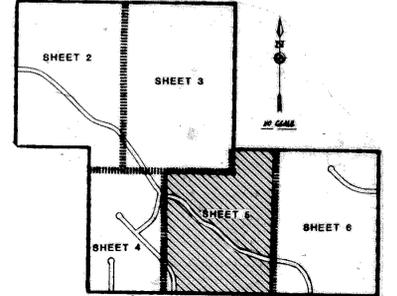
Z81-03

Z810-3

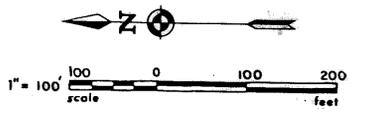
MATCH LINE SHEET 6 of 6

MATCH LINE SHEET 3 of 6

MATCH LINE SHEET 4 of 6



30' EASEMENT "FUTURE ROAD"
 RECORDED DEED 2127 PA 054
 REF. # 1356323



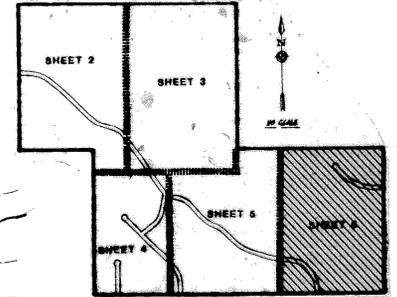
ELDER CREEK
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PRC Toups <small>Deppen Technological Center, Building 40 DTC West 7335 East Prineas Avenue, Englewood, Colorado 80111 Telephone (303) 740-9600</small>			MEL SMOOKLER <small>CS ENT</small>		
<small>A Planning Research Company</small>			ELDER CREEK ESTATES <small>PROJECT</small>		
DES. RDW.	SCALE 1"=100'	DATE 10/82	PRELIMINARY AND FINAL DEVELOPMENT PLAN <small>SHEET TITLE</small>		
DR. JIR	JOB NO. 1610-002-0	PAGE			
CH.	FB. NO.	PAGE	SHEET NO. 5 <small>OF 6 SHEETS</small>		
APPROVED	R.C.E.	FILE			

Z81-013

UNPLATTED

30' EASEMENT "FUTURE ROAD"
RECORDED BK. 2127 PG. 45B
REC'D # 1356-931

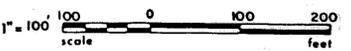


30' EASEMENT "FUTURE ROAD"
RECORDED BK. 2127 PG. 45A
REC'D # 1356-923

UNPLATTED

UNPLATTED

Z81-013



MATCH LINE SHEET 5 of 6

ELDER CREEK
ESTATES

PRC Touds Denver Technological Center, Building 40 DTC West 7825 East Prentice Avenue, Englewood, Colorado 80111 Telephone (303) 740-9600 A Planning Research Company			CLIENT MEL SMOOKLER		
DES. R.D.W.	SCALE 1"=100'	DATE 10-80	PROJECT ELDER CREEK ESTATES		
DR. J.T.R.	JOB NO. 1460-002-0		PRELIMINARY AND FINAL DEVELOPMENT PLAN		
CH.	FS. NO.	PAGE	SHEET TITLE		
APPROVED	R.C.E.	FILE	SHEET NO. 6 OF 6 SHEETS		