



ARAPAHOE COUNTY
COLORADO'S FIRST

Land Development Code PUD Chapter Changes

November 1, 2016



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What is the Land Development Code?

- The Land Development Code establishes rules for how land can be developed:
 - Uses (retail, restaurant, residential, industrial, etc.)
 - Subdivisions (creating new lots)
 - Standards (parking lot lighting, landscape requirements, building design, required setbacks)
 - Sign requirements
 - Processes for making changes



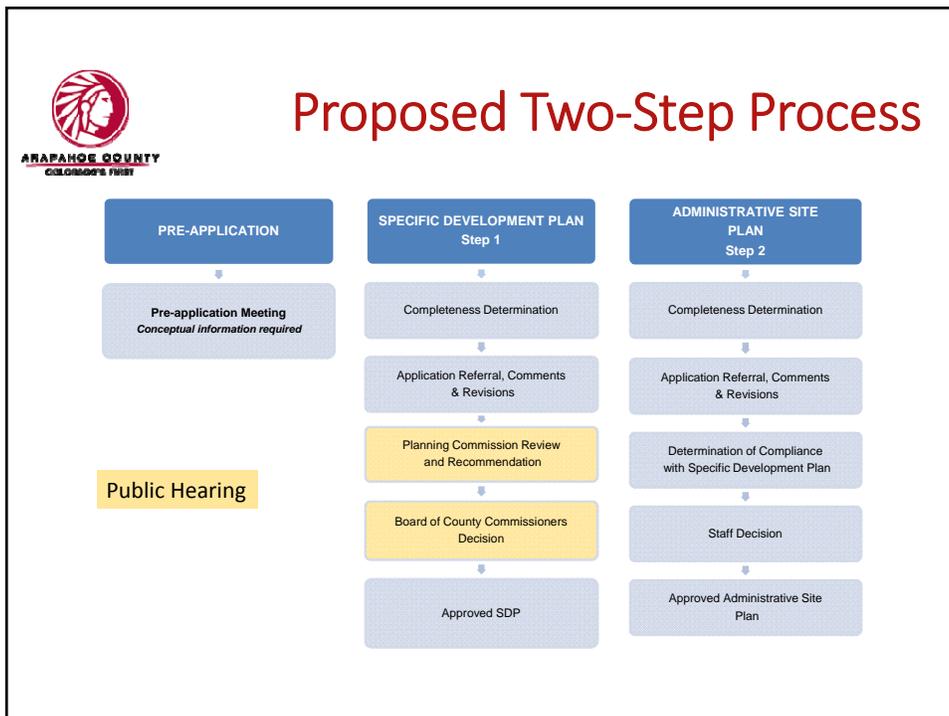
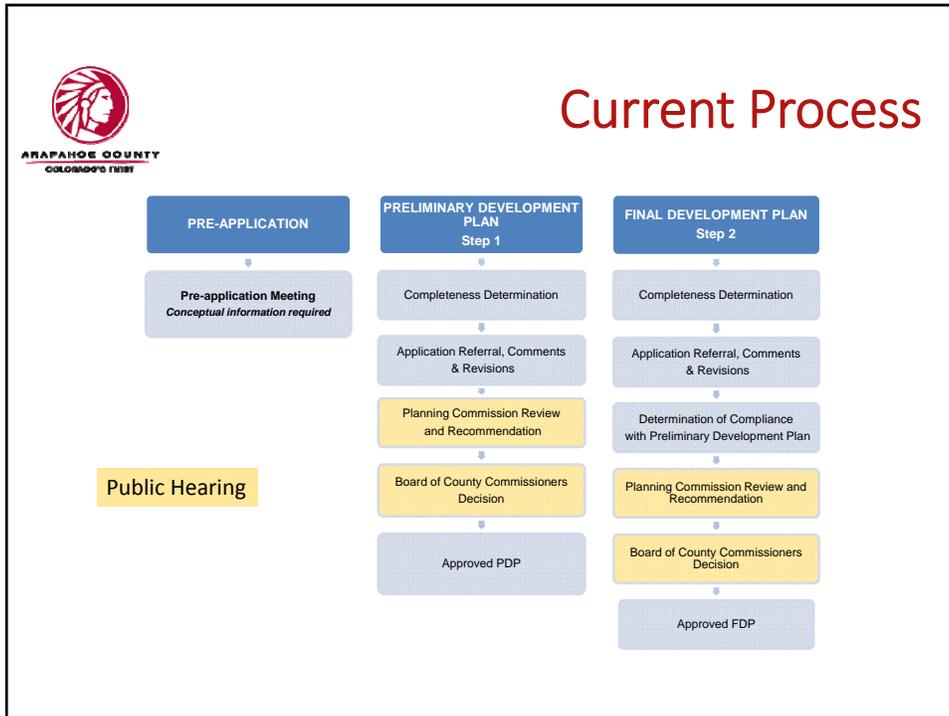
Why Update the Code?

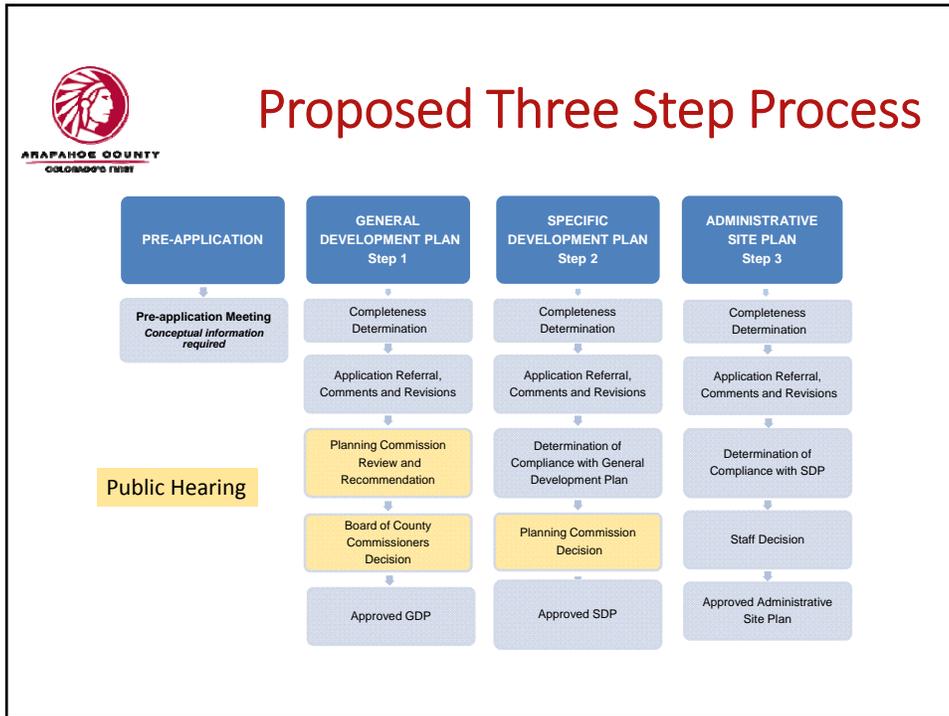
- Arapahoe County code differs a lot from mainstream practices:
 - Structure is overly complex (difficult to find information)
 - Modern codes use visuals; we use words
 - Many obsolete sections
 - No residential options smaller than an acre in size
 - Overly detailed in some places (why include “flower farms” when we could just say “agriculture”?)
 - Process is more complicated than comparable jurisdictions



Primary Goals

- Improve the County’s Planned Unit Development (PUD) system (this is how we process most applications)
 - Simpler review process
 - Less detail up front
 - Administrative approvals for site-specific plans
- NOTE: this DOES not change anybody’s zoning; it changes HOW we process applications
- Adopt modern residential zoning districts (in 2017)
- Improve code organization and layout (in 2017)





What's the Difference?

- Planning Commission is final decision maker on more cases (with potential requests for appeal to BOCC)
- More plans can be processed administratively (like Dove Valley)



What Qualifies for Two-Step Process?

- Smaller single-family detached neighborhoods
- Smaller multi-family, higher density townhomes, or mixed use areas
- Any size of commercial development (this exists in the current code as a Master Development Plan – Dove Valley is a 571-acre example)
- The Planning Manager may require a public hearing for projects that would otherwise qualify for an administrative process
- ALSO: different thresholds for different areas of the County



What Qualifies for Two-Step Process?

More Restrictive (West/Urban Area)

Single-Family Detached up to Ten Acres; Density up to Ten Dwellings/Acre

Mixed Use Townhomes, Multi Family, and Attached Houses

- Up to Five Acres in Area
- Less Than 20 Dwellings/Acre
- Non-Residential Uses Must Be No More Than 50% of Site Area
- Building Heights Less Than 40 Feet

Non-Residential - Building Heights Less Than 40 Feet

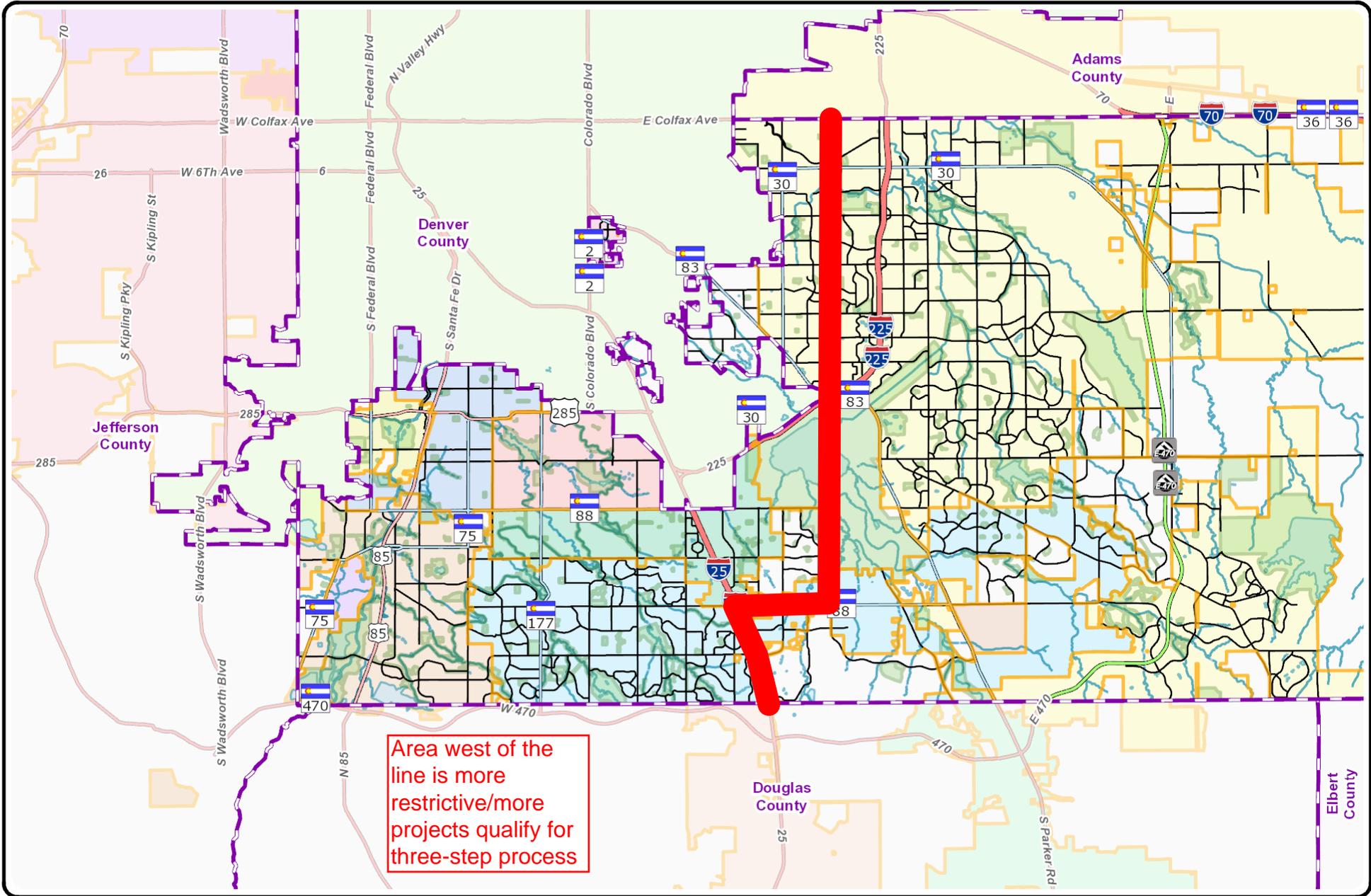
Less Restrictive (East/Suburban Area)

Single-Family Detached up to 40 Acres

Mixed Use Townhomes, Multi Family, and Attached Houses

- Up to 20 Acres in Area
- Less Than 20 Dwellings/Acre
- Non-Residential Uses Must Be No More Than 50% of Site Area
- Building Heights Less Than 55 Feet

Non-Residential - Building Heights Less Than 55 Feet



Area west of the line is more restrictive/more projects qualify for three-step process

PUD Thresholds



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