

SECTION 13-700 LOCATION AND EXTENT

13-701 INTENT

The regulation of the location and extent of public facilities is provided by Colorado Revised Statutes, Section 30-28-110, as amended. It is the intent of the paragraphs of this Section to conform to the provisions of the State Statute, to define the factors to be considered in the "Location and Extent" process, and to prescribe procedures for the orderly consideration of Location and Extent applications in order to effectuate the purposes of the state statute.

13-702 GENERAL REQUIREMENTS AND PROCEDURE

13-702.01

- A. No road, park, public way, ground, or space, no public building or structure, and no major facility of a public utility shall be constructed or authorized in the unincorporated areas of Arapahoe County unless and until the proposed location and extent thereof has been submitted to and approved by the Arapahoe County Planning Commission.
- B. Routine extensions of public utility lines and minor modifications to existing and/or facilities shall not be subject to this procedure.

13-702.02

If the Planning Commission disapproves the proposed public facility, or approves it with conditions the applicant is not willing to accept, the applicant may appeal such decision to the Board of County Commissioners, and the Planning Commission shall communicate the reasons for such disapproval to the Board, who may overrule such disapproval by a majority vote.

13-702.03

The applicant shall be responsible for public notice, prior to the Planning Commission and Board of County Commissioners hearings, in compliance with the public notice requirements in Chapter 17, herein.

13-702.04

No public use facilities shall be considered by the Board of County Commissioners unless the applicant posts the property and provides mail notification as outlined in 13-702.03 above, except that the reference to the Planning Commission shall be changed to read "Board of County Commissioners."

13-702.05

The Planning Commission and the Board of County Commissioners, when applicable, may approve the facilities as submitted, approve it with conditions, or deny the facility. The conditions to be imposed are those necessary, at the discretion of the Planning Commission and Board of County Commissioners, to mitigate or eliminate any adverse impacts of the proposed facility on the surrounding area, and may include the posting of sufficient performance guarantees with the County to guarantee the construction of any improvements.

13-702.06

Upon approval of the Location and Extent, a photographic mylar or equivalent (prepared such that the text/line work does not bleed, flake, or scratch off) on 24" x 36" single/double matte mylar. The drawing shall be in upper case sans serif with a minimum 12-point font unless

Chapter 13: Zoning Procedures

otherwise approved by the Planning Division Manager or designee. The drawing shall be submitted to the PWD Department for the Planning Commission's signature. The mylar will be kept on file at the PWD Department Planning Division.

13-702.07

Approval of a Location and Extent request shall be and may be subject to stipulations and/or conditions precedent which the applicant is deemed to accept by preparing a reproducible mylar for signature by the Chairman of the Planning Commission within sixty (60) days from approval date. If no mylar is submitted, the PWD Department will recommend the Planning Commission rescind approval of this request.

13-702.08

After the Planning Commission Chairman signs the final mylar, building permits may be obtained (upon proof of an approved Final Plat prior to Location and Extent approval) if applicable. Many times, the land underlying a Location and Extent is not yet platted.

13-703 SUBMITTAL REQUIREMENTS

13-703.01

The Location and Extent Plan shall be a photographic mylar or equivalent (prepared such that the text/line work does not bleed, flake, or scratch off) on 24" x 36" single/double matte mylar. The drawing shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee and shall contain the following information:

- A. Name of proposed facility.
- B. Land area and legal description.
- C. Vicinity map (one (1) mile radius with emphasis on major roadways).
- D. Proposed land use for each area and its area in square feet.
- E. Existing and proposed public and private rights-of-way serving the site, types of surfacing and width of paving.
- F. The existing zoning of the property to be used, as well as the zoning and residential density of all adjacent properties.
- G. All easements and drainageways should be identified.
- H. Existing and proposed finished grade topography shown at two foot (2') contours, corresponding with datum acceptable to the County.
- I. The location(s) and dimension(s) of all existing and proposed structures, the use(s) to be located therein, the building elevations, gross floor area and locations of entrances and loading points.
- J. Location of outdoor waste disposal systems.
- K. All existing and proposed curb cuts, driveways, parking (including number of spaces) and storage areas. Also, the location(s) and dimension(s) of existing curb cuts and driveways on adjacent properties and across right-of-way.
- L. All walks, open and recreation areas with a description of these improvements.
- M. An illustrative landscape plan showing locations, general types and sizes of all proposed landscaping materials, fences, walls, planters and any other landscaping features.
- N. Provisions for access by emergency vehicles.
- O. Signage and lighting devices fully detailed (Chapter 12).
- P. Utility lines and appurtenances.

Chapter 13: Zoning Procedures

13-703.02

Phase III Drainage Report conforming to the requirements of the “Arapahoe County Storm Drainage Design & Technical Criteria,” if required.

13-703.03

Traffic Report conforming to the requirements of the “Guidelines For Traffic Impact Studies,” if required.

13-703.04

Public Improvement Guarantees, such as dedication of rights-of-way, sidewalk construction, etc., if required.

13-703.05

All Standard Notes, Certificates and dedications required by the County Attorney Staff shall be included on the exhibit as described in Chapter 16. Any modifications to these notes must be approved by the County Attorney. All notes not meeting these specifications shall be removed.

13-703.06

Structures located on the south side of streets or highways may be required to provide additional building setbacks, depending on structure heights, to allow necessary snow and ice melt from adjacent streets and sidewalks.

13-703.07

Additional information may be requested by the Planning Division appropriate to the request, and information required above may be waived by the Planning Division Manager if it is deemed to be inappropriate to the request.

13-704 AMENDMENTS

13-704.01 MINOR CHANGES

The Guidelines used in the Administrative Amendment section will be used to determine if a change is minor. The Planning Division Manager will make the determination. Appeals to the Planning Division Manager’s determination may be made to the Planning Commission. If the changes are deemed minor, the minimum requirements are: one completed application form, one Letter of Intent, and one new revised reproducible final mylar of the Location and Extent Plan for the Planning Commission Chairman’s signature. The final mylar shall be a photographic mylar or equivalent (prepared such that the text/line work does not bleed, flake, or scratch off) on 24" x 36" single/double matte mylar. The drawing shall be in upper case sans serif with a minimum 12-point font unless otherwise approved by the Planning Division Manager or designee.

13-704.02 SIGNIFICANT CHANGES

If the changes are determined to be significant the proposed amendment to the Location and Extent Plan will involve a resubmittal of documents and a hearing before the Planning Commission for approval of the changes.

13-704.03 LOCATION AND EXTENT AMENDMENT DOCUMENTATION

An Amended Location and Extent Plan shall contain all the original information, plus the items which are being changed. When possible, the development standards should appear in

Chapter 13: Zoning Procedures

a chart format comparing the approved and proposed standards. Also, an Amendment History must be added to the document. If the amendment is required to be processed by the Planning Commission, the submittal requirements for the Location and Extent process will be required for the amendment.