

CHAPTER II

LAND DEVELOPMENT GUIDELINES

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It is the goal of the Arapahoe County Public Airport Authority to preserve the scenic quality of Centennial Airport, hereinafter referred to as the "Airport", for the benefit of its users and the continued high quality development of its properties in a manner consistent with sound fiscal management, preservation of environmental quality, and adequate provision of necessary services and facilities. The following guidelines set forth general policies for realization of this goal within the framework of protection of the public health, safety and welfare.

A. FISCAL IMPACTS

It is the policy of the Authority to ensure that development will not result in reduction of the quality of services, public facilities, or programs provided to those located at the Airport.

B. ENVIRONMENTAL QUALITY

It is the policy of the Authority to:

1. Encourage features in any development proposal which will conserve energy resources and minimize the consumption of energy. To that end, it is the policy of the Authority to encourage orientation of structures to take advantage of the sun, to prevent structures or development from blocking direct sunlight to other structures, improvements, or uses; to encourage use of barriers as defense against wind; to promote the use of landscaping to maximize cooling in the summer and retention of heat in the winter; and to promote construction and siting which conserves natural gas, electricity, and gasoline.
2. Preserve and protect its present water resources. To that end, it is the policy of the Authority that no land use be initiated which would adversely affect the quantity, quality, or dependability of the Authority's water resources; or which would occur at the expense of established water dependent activities; or which would result in increased salinization of water, loss of minimum streamflows, destruction of wildlife habitats, or entail future major expenditures on the part of the general public to reacquire or redistribute water resources.

3. Prevent the acceleration of the erosion of soil and rock in order to reduce or eliminate erosion related problems such as stream sedimentation, dust, gullyng, alteration of drainage patterns, exacerbation of flood hazards, loss of natural vegetation, visual scars, leaching of minerals, destruction of animal habitats, and increased maintenance costs for roads and other facilities.
4. Preserve the integrity of existing and natural drainage patterns in order that the aggregate of future public and private development activities will not cause storm drainage and floodwater patterns to exceed the capacity of natural or constructed drainageways or to subject other areas to increased potential for damage due to flooding, erosion, or sedimentation.

C. ADEQUATE PROVISION OF NECESSARY SERVICES AND FACILITIES

It is the policy of the Authority to encourage development which utilizes existing services and facilities without overburdening such facilities and services, or resulting in the need to provide additional services and facilities. In cases where existing infrastructures are under utilized, to that end it is the policy of the Authority to:

1. Encourage development proposals which minimize automobile congestion and promote traffic safety.
2. Ensure that land is not committed to uses without adequate evidence that facilities to collect, treat, and dispose of anticipated types and qualities of wastewater are available or will be provided prior to the commencement of such use and that such facilities will possess suitable capacity, quality of discharge, point of discharge, and dependability.
3. Ensure that land is not committed to uses without adequate evidence that a water supply of adequate quality, quantity, pressure, and dependability is available to support the use intended and to provide for protection from fire.

D. MAN-MADE AND NATURAL HAZARDS

It is the policy of the Authority to encourage development which by virtue of location and design does not expose those located on its properties to avoidable natural and man-made hazards. To that end, it is the policy of the Authority to:

1. Ensure that development in proximity to Airport operations facilities and other facilities inherently hazardous by virtue of operation or location is designed, constructed and located in a manner compatible with the hazard.

2. Prevent development in floodplains, geologic hazard areas, or other natural hazard areas which is incompatible with the hazard in terms of threats to public welfare, private property, and public property, as defined by the floodplain administrator.
3. Ensure that developments are designed and located in such a way so as to provide for adequate emergency service, fire protection and police protection in a manner consistent with existing regulatory requirements.

E. RE-USE OF RESOURCES

It is the policy of the Authority to:

1. Encourage the efficient and environmentally sound re-utilization of resources, both natural and man-made, which will result in a reduction in the need for raw materials and finished products.
2. Encourage beneficial reuse of wastewater so that other water supplies can be extended.