



Board of County Commission’s Summary Report

Date: April 14, 2026
To: Arapahoe County Board of County Commissioners
Through: Kathleen Hammer, Planning Division
From: Joseph Boateng, PE
Engineering Services Division

**Case name: PM26-001 Minor Subdivision
Mountain View Gardens**

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

The proposed development is located southwest of the intersection of S Uinta Way and S Willow Court. The High line Canal Borders the Site to the Southwest and currently accepts flows from undeveloped sites. The project consists of 2.64-acre property, comprised of one individual 0.39-acre residential lot and one 2.25-acre tract proposed to be subdivided into four lots, for a proposed total of five residential lots.

The proposed improvements include vegetated infiltration basin, hammerhead turnaround, and utilities to serve the lots.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. The site lies in the lower Cherry Creek/High line Canal Drainage Basin.
2. This development lies within the boundaries of the jurisdiction:
 - Southeast Metro Stormwater Authority (SEMSWA)
 - South Metro Fire Rescue
 - Cherry Creek Valley Water and Sanitation District
3. The Traffic Impact Study Waiver was accepted by the county.
4. The following variances have been requested and received positive recommendations by the Technical Review Committee:

- a) Variance Request to Section 13.1.1(Detention shall be provided for all new development, redevelopment, and expansion) of the Stormwater Management manual.

TRC Recommendation:

- TRC supported the Variance Request and gave directions. The request needed to be revised to include a variance from Chapter 14.6 to allow for a non-standard Water Quality Control Measure. The applicant needed to create an SOP for the Infiltration Basin, since there is no standard SOP for this type of facility.

- b) Vegetated Infiltration Basin Revised Variance Request to use Non-Standard Water Quality Control Measure.

TRC Response:

- TRC approved the variance request.

Attached to the staff report is the TRC Exhibits and Responses.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. Execution and Recordation of the Subdivision Improvement Agreements, SOP for Vegetative Infiltration Basin and Access Easements.