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Board of County Commissioner’s Summary Report

Date: January 8, 2025
To: Arapahoe County Board of County Commissioners
Through: Kat Hammer, Planning Division
From: Sue Liu, PE., Engineering Services Division
Case name: GDP23-003 Eastgate - GDP



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 property owners, Property 292, LLC and Sharon Dowhan are proposing to rezone the two properties located at 27500 and 27450 E Colfax Ave. to a PUD containing multiple planning areas for a mix of uses, including commercial, retail, light industrial and residential.

The property is located on the west side of Monaghan Road, south of E. Colfax Avenue, within the southwest corner of I-70 and Monaghan Rd. (formerly Airpark Rd.), and is approx. 144 acres. The proposed General Development Plan extends E. 12th Avenue from the JAMASO property in the City of Aurora to the west into a signalized intersection along Monaghan Rd. East Colfax Ave. would ‘T’ into E. 12th Ave., ensuring connectivity through the site.

Improvements to the Eastgate Development will include the construction of arterial, collectors, and local roadways as considered necessary to service the proposed land uses.

The site is located within the Monaghan and Riverwood Tributaries, ultimately into First Creek Drainage Basin.

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

1. This application is for the General Development Plan (GDP). It is the zoning component of a three-part PUD process, followed by Specific Development Plan (SDP) and Administrative Site Plan (ASP). The GDP relies on preliminary design components, all civil construction plans and final design will accompany the ASP.
2. This development lies within the boundaries of the following jurisdiction:
 - Southeast Metro Stormwater Authority (SEMSWA)
 - Mile High Flood District (MHFD)
3. This parcel is in the First Creek drainage basin.
4. MHFD has no objections to the GDP application and would like to review future submittals as the drainage design progresses.
5. This proposal impacts the rights-of-way in CDOT jurisdiction. The applicant is responsible for obtaining any approvals to access improvement, access permit and ROW dedication from this jurisdiction. Currently, CDOT has no comments to the GDP application.
6. Drainage basin fees are established by the SEMSWA for development in this watershed.
7. This development is subject to the Rural Transportation Impact Fee (RuTIF). RuTIF fees to be collected at time of building permit.
8. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on site and off site public improvements during each Final Plat or Administrative Site Plan process.
9. This development will require Traffic Signal Escrow Agreements (TSEA) to guarantee signal improvements contribution during each Final Plat or Administrative Site Plan process.
10. The applicant and/or Developer will be required to contribute a pro-rata share of the proposed cost for interchange modifications of I-70 and Monaghan Road.

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

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
2. The applicant agrees to address comments issued by the Southeast Metro Stormwater Authority (SEMSWA).
3. The applicant agrees to contribute a pro-rata share of the total cost of the improvements to the interchange as determined through the 1601 Process.