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Board of County Commissioner's Summary Report

Date: August 12, 2024

To: Arapahoe County Board of County Commissioners

From: Sue Liu, PE., Engineering Services Division

Case name: **PP23-001 Forest Rim Estates Subdivision #02**



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:

Turn Key Ventures, on behalf of the property owner, the Roderick N. and Jane E Guilford Revocable Trust, is proposing to subdivide Lot 3, Block 1 of Forest Rim Estates. The property is currently zoned RR-B and consists of 31.15 acres. The parcel is to be subdivided into 10 lots and 2 tracts for drainage and access.

Access to the subdivision will be off East Jamison Circle.

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

1. The site lies within the Sampson Gulch drainage basin, which is tributary to the Piney Creek.
2. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area.
3. The project site is tributary to a regional detention facility. This regional detention facility was proposed downstream of the site within the City of Aurora according to the Piney Creek Major Drainageway Plan, prepared by WRC Engineering, INC, 2012. This facility was constructed and is functioning.
4. SEMSWA jointly reviews and recommends approval of the Drainage Study for all stormwater facilities.

5. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on site and off site public improvements. The SIA will be processed with the final plat application.
6. The water quality pond is needed for the proposed roadway and must be placed within a Tract of common ownership and maintenance. A Drainage easement should also be provided for the water quality pond. The drainage easement should be provided to the limits of the water quality capture volumes plus one-foot of freeboard. The drainage easement allows the County the right to enter the property, whereas the tract creates a separate parcel to allow for common ownership and maintenance.
7. A Tract of common ownership & maintenance and an access easement is required for the proposed private roadway.
8. This development is subject to the Rural Transportation Impact Fee (RuTIF). The fee is a one-time payment on new development only to help offset the impacts on roadway infrastructure that occur with development. The fee is for new development in unincorporated Arapahoe County, east of Gun Club Road. It will be collected at time of building permit issuance of residential, commercial, industrial and office buildings.
9. The following variances/waivers were requested on September 6, 2023 and the recommendations were made by the Arapahoe County Technical Review Committee (TRC):
 - A TIS waiver has been requested. The request meets the County waiver conditions listed in the County's Guidelines for Traffic Impact Studies. Therefore, the TIS waiver request is granted by TRC.
 - Variance request to Section 4.5.8 of the Arapahoe County's Infrastructure Design and Construction Standards - the maximum length for the cul-de-sac measure along & between the radius point, and the ROW line of the abutting street is 500 feet. The proposed cul-de-sac has a total length of 1200 feet, exceeding the maximum length specified in the standards.
 - TRC is supportive of the proposed cul-de-sac length provided that the South Metro Fire Rescue approves the designed length of the cul-de-sac.
 - An additional variance was requested on February 21, 2024, the request was to the County's public rural road cross-section with 60-ft right-of-way (ROW) required by the County's Infrastructure Design and Construction Standards. The project proposes a 50-ft ROW section, which will not impact the dimensions except for the roadside ditch provided at 5-ft width.
 - TRC provides the following recommendations:
 - TRC supports the public road meeting all rural road standards including ROW width of 60-ft.

- TRC supports the private road on a 50' tract & an access easement with variance meeting all other criteria.
- TRC recommends the connectivity for other modes by trails in tract to west.

A private roadway is proposed and is placed within a 50' Tract and access easement.

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 address all comments from SEMSWA.