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## **Board of County Commissioner’s Summary Report**

**Date:** August 19, 2021  
**To:** Arapahoe County Board of County Commissioners  
**Through:** Kat Hammer, Planning Division  
**Through:** Chuck Haskins, PE  
Engineering Services Division, Manager  
**From:** Emily Gonzalez, PE  
Engineering Services Division



**Case name:** PF21-002 Dove Valley V #20 Replat of L1-2 B11 Dove Valley V - Final Plat

### **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 Farnsworth Group, on behalf of the property owner, Dove Valley Business Park Association, LTD., requests final approval of the Dove Valley V #20 plat from the County. The project is located at Lots 1 and 2, Block 11, Dove Valley V. The project includes approximately 23.948 acres and is currently zoned MU - Mixed Use. The property is currently under contract with BlueScope Property Group LLC, which will close on the property and develop it per a separate Administrative Site Plan.

The proposed 304,620 SF building is a speculative project planned for multiple tenants. The East and West façade includes entrances at each corner. Between the entrances at each end on the East and West facade there are dock doors with a drive aisle for truck traffic. The North and South are drive aisle and parking for consumer and employee vehicles. There are two new proposed entrances, one on South Fairplay Street and the other on East Mineral Avenue. The floor area ratio (FAR) for the development is .292 and includes 26.18% of open space.

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

1. This development lies within the boundaries of the following jurisdiction:
  - Southeast Metro Stormwater Authority (SEMSWA)
  - Mile High Flood District (MHFD)
  - Cherry Creek Basin Water Quality Authority (CCBWQA)
  - Arapahoe County Water and Wastewater Authority (ACWWA)
  - South Metro Fire Rescue District (SMFR)
2. This parcel is in the Cherry Creek and Happy Canyon Creek drainage basins.
3. This property does not contain a Special Flood Hazard Area (SFHA) as per Flood Insurance Rate Map (FIRM), Map number 08005CO483L.
4. SEMSWA, through a Memorandum of Understanding and associated Standard Operating Procedures administers the GESC Program on behalf of the County. SEMSWA, with concurrence from the County, will approve the GESC plans, issue the GESC permit and provide GESC inspections.
5. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on site and off site public improvements, at time of the Administrative Site Plan.
6. Engineering review and approval fees are paid in full.

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

1. The Applicant agrees to address all remaining Engineering Services comments on the plat.