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## **Board of County Commissioners Summary Report**

**Date:** January 14, 2026

**To:** Arapahoe County Board of County Commissioners

**Through:** Raye Fields, Planning Division

**From:** Joseph Boateng, PE  
Engineering Services Division

**Case Name:** PF25-003 Elcar Pickle Farm



### **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 existing site is currently occupied by light industrial use including outdoor material storage areas with approximately 9900 square feet of light industrial buildings and surrounded by a mix of industrial, commercial, residential, and open space land uses. The proposed development is the construction of a pickle ball recreation facility with associated yard or field game areas and supporting structures.

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

1. The site lies within Lower Cherry Creek Drainage Basin.
2. This development lies within the boundaries of the jurisdiction:
  - Southeast Metro Stormwater Authority (SEMSWA)

- Mile High Flood District
- Cherry Creek Valley Water and Sanitation District
- South Metro Fire Rescue

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

1. Prior to the County's execution of the Final Plat, the applicant is required to execute the Subdivision Improvement Agreement.
2. Prior to the County's execution of the Final Plat, the applicant is required to execute the Operations and Maintenance Agreement and Site Plan.
3. Prior to the County's execution of the Final Plat, the applicant shall provide evidence of approval of Water and Sanitary Plans by Cherry Creek Valley Water and Sanitation District.