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Director

Board of County Commissioner's Summary Report

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Date: October 23, 2025
To: Arapahoe County Board of County Commissioners
Through: Molly Orkild-Larson, Planning Division
From: Sue Liu, PE., Engineering Services Division
Case name: PP23-002 The Ranch at Watkins Farm #01 - PP



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:

On behalf of the property owners, Messrs. Luis & Jose Muñoz (JL Group, LLC of Aurora, CO), Engineering Service Company is requesting an approval of the preliminary plat for RANCH AT WATKINS FARM project. The project site is 37.03-ac parcel, located on the south side and at the eastern end of E. Colfax Service Road, east of N. Watkins Road and south of Interstate 70. The project is intended to subdivide the site into 11 single-family residential lots, one Tract, and new public roadways.

Cardboard Creek Floodplain is crossing the parcel. A floodplain easement is proposed for the floodplain.

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

1. This development lies within Mile High Flood District (MHFD) boundary.
2. This parcel is in the Cardboard Draw (tributary to Box Elder Creek) drainage basin.
3. The parcel is outside of the Southeast Metro Stormwater Authority (SEMSWA) boundary.
4. This property does contain a Special Flood Hazard Area (SFHA) as per FIRM Map Number 08005C0227L, Map Revised September 28, 2018. Area the lies within the SFHA shall be included as Floodplain and include a floodplain easement.
5. 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.
6. This proposal impacts a State Highway. The Colorado Department of Transportation (CDOT) has no objection to the Preliminary Plat.
7. The project has been forwarded to MHFD for review, and MHFD has no comments on the project at this time.
8. All public streets shall be complete with pavement, shoulder, and roadside ditch that shall be constructed in accordance with the Arapahoe County Infrastructure Design and Construction Standards (IDCS).
9. Drainage master planning fee (\$115/gross acre) is required for the development. This fee is to cover the cost of the drainage master plan development. The fee must be paid to the County prior to the signature of the preliminary plat.
10. No grading and construction are proposed within the 100-year floodplain for the project. Therefore, the floodplain development permit is not required.
11. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements, at time of the final plat.
12. The following variances have been requested/granted:
 - 1) Request to waive the full Traffic Impact Study (TIS)

TRC recommendation: for TIS waiver, the criteria for traffic counts were met pursuant to the County's Guidelines for Traffic Impact Studies waiver requirements but there is access issues related to CDOT's ROW and the access permission - Does CDOT support increased traffic volume on the CDOT maintained frontage road? Access issues need to be resolved before the waiver can be granted.

The project referred to CDOT for review. CDOT requested that any work from or within CDOT ROW/I-70 frontage would require a utility/special use permit and has no objection to the Preliminary Plat.

- 2) Waiver request to the County's Stormwater Management Manual (SMM), Section 13.3.3 - Detention shall be provided for all new development, redevelopment and expansion. The County requires that water quality capture volume and flood control detention be provided for all new development, redevelopment, or expansion of a site.

TRC recommendation: The County's SMM, Section 13.1.6 states that *"It is also the County's standard to recognize the "Reasonable Use Rule" in limiting the impact of developed flows onto downstream properties. The County's policy shall be to not allow the beat-the-peak analysis when considering onsite detention waiver requests for development adjacent to the major drainageway unless it has been planned as such, and approved in a County adopted Master Plan"*, there is no Master Plan existing for the Cardboard Draw at this time. TRC also concerns the downstream culvert at I-70 which shows evidence of impoundment given floodway delineation, therefore, the detention waiver is denied. An on-site detention and water quality facility is proposed.

- 3) Variance request to the County's Infrastructure Design and Construction Standard, Section 4.5.8 – the maximum length of the cul-de-sac is 500'. The proposed cul-de-sacs that have their length exceed 500'.

TRC recommendation: The TRC approves of the variance for the roadway lengths provided that the Fire Department supports the proposed length of the cul-de-sacs and is also willing to issue the "will serve" letter for the project.

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 pay the drainage master planning fee prior to the signature of the preliminary plat.
3. The applicant agrees to pave E. Colfax Service Road from the development site to the existing pavement at the intersection of Eclipse Street and E. Colfax Service Road at the time of the final plat.