

Board of County Commissioner's Summary Report



Date: April 17, 2025
To: Arapahoe County Board of County Commissioners
Through: Molly Orkild-Larson, Planning Division
From: Sue Liu, PE., Engineering Services Division
Case name: PM23-001 Front Range Energy Storage Subdivision

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:

Atwell, LLC on behalf of the property owner, Lowry Environmental Protection Cleanup Trust Fund, is proposing a project within unincorporated Arapahoe County. The minor subdivision includes one lot and one tract. The lot is 19.10 acres (the location of the proposed battery energy storage facility), and the tract is 83.67 acres (the remainder of the land owned by the Lowry Environmental Protection Cleanup Trust Fund). The site is within the A-1 Agricultural zoning district, generally located at the SW corner of S. Harvest Road and Quincy Avenue (a portion of PPI 2071-07-1-00-003).

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)
 - Sable-Altura Fire District
2. This parcel is in the Murphy Creek drainage basin.

3. The Right-of-Way (S. Harvest Rd) adjacent to this development are within the City of Aurora jurisdiction. The City of Aurora has confirmed that no further dedications are required along Harvest Road.
4. Per Arapahoe County and the City of Aurora's Roadway Improvement Project of Quincy Avenue from Gun Club Road to Powhaton Road (the County Case No. C16-004), the total required ROW for Quincy Avenue is 152', therefore, additional 57' ROW dedication to the existing 95' ROW is required.
5. Please know that per the County Land Development Code (LDC) all streets abutting a subdivision shall be complete with curb, gutters, sidewalks, and pavements which shall be designed and constructed in accordance with the Arapahoe County *Infrastructure Design and Construction Standards*. The subdivider shall pay for the improvement costs for a street width of 26 feet for the street abutting the subdivision in bringing that street to current standards for its classification as adopted in the current Arapahoe County Comprehensive Plan. The roadways improvements required by the LDC will be required along with the future applications / developments within TRACT A.

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.