



**Arapahoe County Public Works & Development
Engineering Services Division Staff Report
Planning Commission**

Date: April 20th, 2026

To: Raye Fields, Planner, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division
Cc: Ceila Rethamel, Engineering Services Division, Division Manager
Case File

Re: 1338 S Valentia
Specific Development Plan
SDPZ25-001

Scope/Location:

The project is located at 1338 S Valentia Street with a Parcel ID of 1973-21-1-10-001, part of Lot 1 of Parker Road Business Center. The existing site includes a ±45,000 square foot building located on approximately 4.8-acres. To the south and north of the property are gated and fenced self-storage facilities and to the west of the property there is a partially gated and fenced vehicle maintenance and repair facility. The property is currently zoned MU with a PUD overlay.

To document the changes to the proposed uses on the subject property, a Specific Development Plan (SDP) and Administrative Site Plan (ASP) as part of the 2-Step process as identified in Section 2-2.2 of the Arapahoe County Development Application Manual is being provided.

Items included in the application:

Plan Exhibit – SDPZ
Drainage Study
Traffic Letter

Findings:

The Arapahoe County Division of Engineering Services has reviewed this application and has the following findings:

1. This application is for the Specific Development Plan- Zoning (SDPZ). It is the zoning component of a two-part PUD process. The SDPZ relies on preliminary design components, all civil construction plans and final design will accompany the second part of the PUD process, the Administrative Site Plan (ASP). The preliminary design reflected on the SDPZ and drainage reports may change slightly with the final design and analysis or amendments to the SDP may be required. At the time of ASP, full site analysis will be required including but not limited to Phase 3 drainage report (with design elements), civil site construction plans, and grading plans. An ASP is under review concurrently at the applicant's risk.
2. 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)
 - Cherry Creek Valley Water and Sanitation District
 - Four Square Mile Basin Fee Area
 - South Metro Fire Rescue District (SMFR)
3. This parcel is in the Cherry Creek drainage basin.
4. Land development improvements do not directly affect a drainageway or regional stormwater facility, MHFD maintenance eligibility is not required.
5. This site lies within the Cherry Creek Watershed, upstream of the Cherry Creek Reservoir, which is monitored by CCBWQA. Additional stormwater quality requirements apply to development within this watershed per CCBWQA Regulation 72.
6. 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.
7. This site is located in the Four Square Mile Drainage Basin Area. Drainage basin fees have been established based on the County's cost recovery policy, to help pay for the design and construction of the outfall systems in this area. A Storm Sewer Recovery Cost Fee is charged with all new developments to recover the cost of this expense in the amount of \$23,611 per impervious acre. This fee is collected at time of final site plan.
8. Drainage basin fees are established by the SEMSWA for development in this watershed. Refer to SEMSWA comment letter for additional details.

9. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on public improvements and storm sewer infrastructure, at time of the Administrative Site Plan.
10. No offsite or street parking is proposed with the development.
11. All public streets shall be complete with curb, gutter, sidewalk and pavement that shall be constructed in accordance with the Arapahoe County IDCS.
12. Engineering review and approval fees are paid in full.

Recommendations:

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. Refer to Planning staff report for conditions of approval.

Staff Comments:

The Arapahoe County Division of Engineering Services has reviewed this application and has the following comments:

1. Pursuant to the Arapahoe County Public Works and Development Fee Schedule and policy, the applicant is provided three (3) resubmittal reviews at no charge. Should items not be addressed by the fourth submittal, the review fee identified in the Fee Schedule may apply to every subsequent submittal.

Agreements Required at Time of ASP

1. Subdivision Improvement Agreement (SIA)
 - Required for all the public improvements within County easements and/or Right of Way
 - Engineers Cost Estimate (ECE) will become "Exhibit A" of the SIA
 - Staff will prepare SIA and provide to applicant once ECE is finalized
2. Operations and Maintenance (O&M) Agreement
 - Staff will prepare the O&M Agreement and provide to applicant.
 - The O&M Agreement will be executed and the entire O&M manual will be sent in for recording. The reception number of that recorded document will be needed to finalize the ASP (part of the Stormwater Maintenance Standard Notes).
3. Drainage Easement and License Agreement
 - Required for the connection to County storm sewer and for all water quality facilities.

Permits Which May Required

1. Street Cut- Right of Way (ROW) Use Permit
 - Required for access onto the County ROW.
 - Required for any construction and/or lane closures within County ROW.
2. Public Improvement Permit
 - For all public improvement with a County easement or ROW (stormwater facilities, sidewalks etc.)

3. Grading, Erosion and Sediment Control (GESC) Permit
 - Arapahoe County requires that a GESC (Grading, Erosion, and Sedimentation Control) Permit be obtained prior to the start of land disturbing activities within the unincorporated areas of the County. Information on the County's GESC permit requirements can be obtained in the Arapahoe County GESC Manual.
 - This permit will be issued by SEMSWA, please refer to their notes for further information.
4. Building Permit
 - As soon as you have an address assigned to the property, plans may be submitted to County Building Department for review concurrent with this land use application. Building permits are not released until all land development documents are approved.
 - RUTIF/RTIF/CCBWQA fees are collected along with building permit as applicable
5. Oversize/Overweight Vehicle Permit
 - This permit governs the use of Arapahoe County Roadways where vehicles exceeds size or weight limitations as established by the State of Colorado or by Arapahoe County.