

Board of County Commissioner's Summary Report

Date: July 2, 2024
To: Arapahoe County Board of County Commissioners
Through: Molly Orkild-Larson, Case Planner, Planning Division
From: Sue Liu, PE, Engineering Services Division



Case name: SDPZ21-006 OAKESDALE SUB B7 L 2-18 - TRAILSIDE TOWNHOMES

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:

Applicant, Brian Alpert, is proposing a project located at 2520-2576 S Syracuse Way, near the intersection of East Harvard Avenue & South Syracuse Way. The project includes 0.93 acres (40,654 square feet) and is currently zoned RR-A. The site lies within the Cherry Creek drainage basin and is adjacent to the Highline Canal.

The townhomes proposed consist of 2 buildings with 9 units each (18 units total). Total site is 0.93 acres. The internal lot lines will be platted into one overall lot as a separate land use case. Existing zoning as RR-A.

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 Valley Water and Sanitation District (CCVWS)
 - Inverness Metro Improvement District
 - South Metro Fire Rescue District (SMFR)

2. This parcel is in the Lower Cherry Creek drainage basin.
3. This subdivision is outside of the FEMA Special Flood Hazard Area as per Flood Insurance Rate Map (FIRM), Map Number 08005C0167L, effective date 09/4/2020. This subdivision is outside the Special Flood Hazard Area boundaries of a Flood Hazard Area Delineation , 2024(FHAD) study.
4. This site is located in the Four Square Mile Planning 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 development to recover the cost of this expense in the amount of \$14,184 per impervious acre. This fee is collected at time of final site plan or the final plat.
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 or the final plat.
6. All public streets shall be complete with curb, gutter, sidewalk and pavement that shall be constructed in accordance with the Arapahoe County's Infrastructure Design and Construction Standards.
7. The Traffic Impact Study (TIS) requirement is waived. Development meets TIS waiver requirements listed in the County's Guidelines for Traffic Impact Studies.

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 address comments issued by the Southeast Metro Stormwater Authority (SEMSWA).