

ADJACENT SUBDIVISIONS, ZONING, AND LAND USE

North: Canyon Club Apartments Subdivision, City of Littleton, Multi-Family Residential/Planned Overlay District (MFR/PL-O), Detention Facility for Apartments to the East

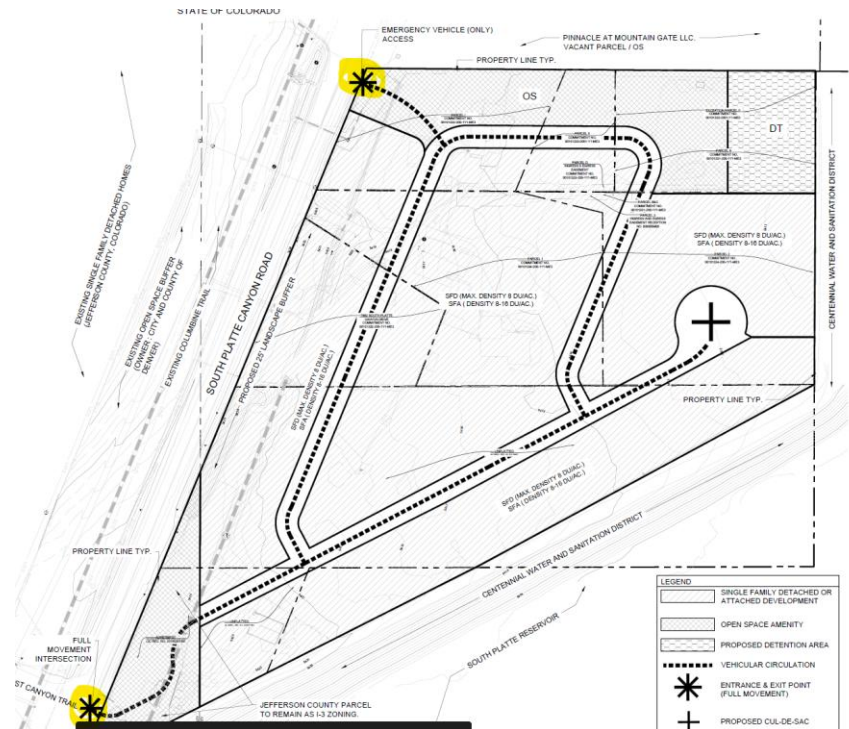
East: No subdivision, City of Littleton, Open Space/Planned Overlay (OS/PL-O), Open Space and South Platte Reservoir

South: No subdivision, City of Littleton, Open Space/Planned Overlay (OS/PL-O), Open Space and South Platte Reservoir

West: 148800 Columbine Hills Subdivision, Unincorporated Jefferson County, Residential-Three (R-3), Single-Family Residential

PURPOSE AND REQUEST

Highland Development Company (applicant), on behalf of five property owners, is requesting a positive recommendation from the Planning Commission to the Board of County Commissioners (BoCC) for a General Development Plan (GDP) for eight parcels, located at the southeast corner of S. Platte Canyon Road. and W. Mineral Drive. The applicant is requesting a rezone of the property to Planned Unit Development (PUD) to allow single-family detached homes at a density of 4-6 dwelling units per acre. However, to provide flexibility in the GDP document, the applicant seeks allowable uses for single-family attached and townhome products at a density of up to 16 dwelling units per acre. The GDP proposes two access points from S. Platte Canyon Road, with primary access proposed at the southern portion of the development, aligned with W. Canyon Trail, in Douglas County. The secondary access, proposed for emergency vehicles only, is located at the northern portion of the development. The GDP also shows on-site open space and detention on the north side of the property. If this application is approved, the development will require approval of additional applications, including: a Specific Development Plan, a Preliminary Subdivision Plat, an Administrative Site Plan, and a Final Subdivision Plat.



Location of Proposed Access

BACKGROUND

The eight parcels are unplatted, zoned Mixed Use (MU), Residential 1-A (R-1-A), and Open Space (OS); the MU zoning allows for residential, office, and self-storage and was approved by the BoCC on January 5, 1988 (Case No. Z87-014). The subject property is largely vacant except for four existing single-family homes. The properties are adjacent to the South Platte Reservoir.

NEIGHBORHOOD OUTREACH

The applicant posted the property and mailed a notice to property owners within 500 feet of the subject properties on July 25, 2025, informing them of a neighborhood outreach meeting prior to submitting the application to the county. The applicant held the neighborhood outreach meeting on August 12, 2025, at the Columbine Library. In the attached Neighborhood Outreach Packet (Attachment A) the applicant states that approximately 12 members of the public attended the meeting; below is a summary of the comments and concerns discussed at this meeting:

- Height of buildings/viewshed and headlights shining into adjacent homes.
- Landscaping along S. Platte Canyon Drive.
- Builder is different from the previous 2019 proposal.
- Reduced speed limits on S. Platte Canyon Road or a possible roundabout.
- Burying existing powerlines along S. Platte Canyon Road.
- Investors buying multiple units to rent.
- Ditch and water along S. Platte Canyon Road.
- Overflow parking in the neighborhood.
- Timeline.
- Development is within two counties (Jefferson and Arapahoe).
- Consideration of a Metropolitan District.
- Trail connections.
- Route of school buses.
- Who will serve the site (police, fire, waste pickup, etc.).
- Noise, light, dust, and rodent mitigation.

See pages 23-30 of Attachment A for more details and the applicant's response to comments and concerns.

ANALYSIS OF THE GENERAL DEVELOPMENT PLAN APPLICATION

1. The Comprehensive Plan

The subject properties are identified as Urban Residential/Single-Family Detached and Attached in the Comprehensive Plan. This land use designation is intended to contain primarily residential development with a variety of housing types combined with non-residential secondary land uses that are complementary and supportive. The density range for single-family detached developments in this land use category is 1-8 dwelling units per acre and 8-16 dwelling units per acre for single-family attached and small multi-family developments.

This application proposes flexibility to allow single-family detached homes at a density of 4-6 dwelling units per acre and single-family attached and townhome products at a

density of up to 16 dwelling units per acre. Per the Comprehensive Plan, “Single-family Attached and Multiplex development will be considered at a density of 12 to 16 dwelling units per acre if the following criteria are met:”

1. *The proposal has a shape or topography that constrains normal development practices.*

The properties are an atypical triangular shape; the project narrative indicates the applicant is confident that an efficient site plan can be developed for this site. The natural slope of the site should aid in minimizing visual impacts to existing adjacent neighborhoods.

2. *The project provides a suitable transition from existing adjacent lower-density residential uses, such as:*

- a. *Increased setbacks at common property lines;*

The nearest single-family detached homes are west on the other side of S. Platte Canyon Road, which is a Colorado State Highway, and a 100-foot-wide Denver Water Board parcel with a multi-use trail. . In addition, the applicant has indicated “a significant landscape buffer will be proposed on the west side of the property to buffer against S. Platte Canyon Road and further increase the distance from the nearest single-family homes.” The applicant does not think the setbacks from the north, south, and east will be an issue; the property to the north is a detention facility, and the South Platte Reservoir is to the east and west of the subject site. The applicant is proposing a detention pond and open space on the north side of the subject property, which will create a natural buffer for the nearby apartments to the northeast of this development

- b. *Limiting maximum building heights adjacent to common property lines to two stories. Building heights may increase with increased distance from the common property lines;*

The applicant is proposing a two-story product. The GDP plan proposed a maximum building height of 35 feet.

- c. *Locating required open space or detention along common property lines; and*

The applicant’s narrative indicates that open space buffers and detention will be proposed along common property lines.

- d. *Other creative or similar transitioning methods.*

The site is rather isolated in a sense because two of the project boundaries are the South Platte Reservoir, the property to the north is a detention facility, and the residential uses to the west are separated by a state highway. This proposal will provide a smooth transition from the existing single-family residences and the nearby multi-family apartments, which is further explained at the end of this section of the report. The applicant has indicated that they will consider any additional transition solutions if warranted during the SDP and ASP processes.

- 3. The project avoids placing long building frontages along common property lines.*

The applicant is proposing the single-family detached and the option to allow single-family attached and townhome residential products; the applicant's narrative indicates the proposal does not include long building frontages along common property lines.

- 4. The project is an infill development vacant or under-used parcels within existing urban areas that are already largely developed.*

This proposal is an infill development because most of the surrounding land consists of existing development and the South Platte Reservoir, except for the property to the north, which is a detention facility. The parcels that currently make up the property are largely vacant or underused, with the exception of four single-family homes.

- 5. The project integrates into the existing neighborhood by providing sidewalk, trail, bike lane, open space or the linkages.*

There is an off-street trail across Platte Canyon Road, owned and maintained by South Suburban Parks and Recreation; this agency requested the applicant evaluate the impacts of this development on bike safety and trail connectivity. Arapahoe County Open Spaces requests that safe access for pedestrians and cyclists be ensured and provide multi-modal circulation and access to this development; "Without a safe crossing of S. Platte Canyon Road with a trail and sidewalk and some type of signal this will create an unsafe, unsignalized crossing of a state highway that people will try to cross to get to the regional trail." Arapahoe County Open Spaces acknowledges that the Colorado Department of Transportation (CDOT) will continue to review this as part of the required Access Agreement. The applicant has acknowledged South Suburban Parks and Recreation and Arapahoe County Open Spaces' comments and has indicated that trail connections and crossings will be considered during later stages of the approval process.

- 6. The project is in conformance with the County's Residential and Small Lot Residential Development Guidelines and Standards as established in the Land Development Code.*

The applicant has indicated that this project will conform to all applicable residential and small lot design standards as outlined in the LDC.

This application is consistent with the following goals and policies of the Comprehensive Plan:

Policy GM 1.1 – Direct Growth to the Urban Area

The property is located in the Urban Area.

Policy GM 1.2 - Encourage Infill Development and Redevelopment

This proposal is an infill development. The property is primarily underused and surrounded by existing residential uses and the South Platte Reservoir.

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

The applicant team is currently working with, and will continue to work with, the Platte Canyon Water and Sanitation District. The properties are not currently located within the boundaries of the Platte Canyon Water and Sanitation District; however, the letter dated January 27, 2026, from the district indicates discussions have been held between the district and the project owners regarding future inclusion of the property into the district. The letter states “An agreement-in-principle has been reached and, if all conditions are met, the property will be eligible to receive domestic water and wastewater service from facilities of the district. This is documented in meeting minutes from the December 19, 2025, district board meeting.” (See Attachment B). A formal will-serve letter will be required with the SDP.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

The applicant and team are currently working with, and will continue to work with, the Platte Canyon Water and Sanitation District as mentioned above. Attachment B indicates that an agreement-in-principle has been reached and, if all conditions are met, the property will be eligible to receive wastewater services from facilities of the district. Platte Canyon Water and Wastewater District receives wastewater services pursuant to various agreements with the City of Littleton, and all wastewater service within the district is subject to the terms and conditions of these agreements. An agreement-in-principle has been reached with Southwest Metropolitan Water and Sanitation District (Southwest Metro) for the purchase of sewer taps that would allow sewer service to be provided to the subject property. “This is documented in meeting minutes from the December 19, 2025, meeting of Southwest Metro. *Based on the information provided earlier, the Southwest Board indicated a willingness to consider amending the current Intergovernmental Agreement between Southwest and Platte Canyon to give Platte*

Canyon the additional capacity in the Columbine Interceptor necessary to serve this proposed development.” A formal will-serve letter will be required with the SDP.

GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met

Littleton Public Schools provided a letter dated April 1, 2026, indicating the district is willing and capable of serving the students expected by the proposed development. Littleton Public Schools reviewed the request for a maximum density of 16 dwelling units per acre and, based on current enrollment data and facility levels, can adequately accommodate the projected student population within the existing school framework. Littleton Public Schools is requesting cash-in-lieu of land dedication for schools at the time of the Final Plat application.

GOAL NL 2 - Ensure Compatibility between New Development and Existing Neighborhoods

The applicant proposes a maximum building height of 35 feet; the existing single-family residential development on the other side of S. Platte Canyon includes primarily one-story residences, which appear to be 18-25 feet in height, on lots that appear to be ranging in size from approximately 13,000 square feet to 22,000 square feet; estimated density of 2-3 dwelling units per acre. Northeast of the property are three-story apartment buildings with surface parking. Staff estimates that the apartments have a density of 22-27 dwelling units per acre. This proposal will provide a smooth transition from the existing single-family residences and the nearby multi-family apartments.

2. Land Development Code Review

Section 5-3.3.F of the Land Development Code allows a GDP to be approved if the proposal meets all of the following criteria:

a. It generally conforms to the Arapahoe County Comprehensive Plan; and

The proposed GDP is generally consistent with the Arapahoe County Comprehensive Plan, as stated above.

b. It complies with the standards for conventional rezoning pursuant to Section 5-3.2.B;

5-3.2.B.1 Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

As stated above, the applicant has worked with, and will continue to work with, South Platte Canyon Water and Sanitation District to provide water and wastewater services to the site. CDOT provided referral comments after reviewing the application and the Transportation Impact Study (TIS). The applicant provided a response acknowledging CDOT's comments and that additional design considerations and evaluation will be

provided at later stages of the development process. CDOT emailed Arapahoe County on February 18, 2026, indicating that the applicant acknowledged all of their concerns, and there are no further comments at this time. Arapahoe County Engineering Services Division (ESD) has reviewed the Transportation Impact Study and has no outstanding comments.

5-3.2.B.2 Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The surrounding land uses include single-family residential, across from S. Platte Canyon, a detention facility to the north, the South Platte Reservoir to the east and west, and three-story multi-family to the northeast. Moreover, the parcel to the north is zoned for multifamily residential and a detention facility for the apartments to the northeast of the subject site. As stated above, the proposed development will be a transition between the lower-density single-family uses and the nearby multi-family uses.

5-3.2.B.3 Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.

The Arapahoe County Sheriff's Office (ACSO) had no comments on this application. The subject property is within the South Metro Fire and Rescue district boundaries. South Metro Fire and Rescue requested an auto turn exhibit; the applicant responded that a full auto turn exhibit will be completed during the site planning process. At this stage of the planning process, the zoning document is not required to provide sufficient design information to accurately depict the turning diagrams. The proposal includes a pocket park. Additionally, there is a regional trail in close proximity; the applicant has indicated they will continue to work with CDOT and Arapahoe County Open Spaces to explore a connection to the regional trail system. There are three existing libraries within a 10-12-minute drive of the subject property.

5-3.2.B.4 Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers, are in close proximity to one another.

The subject property is located approximately five miles from downtown Littleton, 13 miles from the City of Denver, and major thoroughfares such as C-470, S. Wadsworth Boulevard, and S. Sante Fe Drive providing access to commercial districts, employment centers, and leisure activities.

5-3.2.B.5 Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

The applicant has indicated that concerns about traffic have been raised during the public outreach process. The applicant will continue to work with CDOT and Arapahoe

County ESD to determine the public improvements required for access to the site and the proposed development. Noise is expected to increase during construction, but no further increase is expected after construction. Jefferson County provided a referral response requesting that the applicant work with Highlands Ranch Water to mitigate any impacts to the South Platte Reservoir, and the applicant has agreed to mitigate any impacts to the reservoir in later stages of the site planning process. The project is not located near an airport and is not within a floodplain. Jefferson County and Highlands Ranch Water will receive referral requests for subsequent applications.

5-3.2.B.6 Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking, and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The applicant is proposing two access points; the northern access point is proposed as emergency vehicle access only. The proposal includes one internal loop road that takes primary access from S. Platte Canyon Road on the south end of the site. The site is somewhat isolated with no direct access to adjacent neighborhoods or other uses. There is an existing sidewalk along S. Platte Canyon Road to the north of the subject site. This applicant shall be responsible for connecting this development to existing neighborhoods, including a sidewalk along the frontage on S. Platte Canyon Road. The applicant will continue to work with CDOT and Arapahoe County Open Spaces to evaluate possible connections to the adjacent trail systems.

5-3.2.B.7 Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types, and other relevant topographical elements.

There are no significant natural features on the site. The site slopes west to east, and the developer has indicated that they will work with the slope to take advantage of both development efficiencies and to help preserve views to the east for the existing residents to the west. The applicant has also indicated there is no anticipated impact to the reservoir directly to the east and south of the site. Colorado Geological Survey reviewed the preliminary geotechnical report submitted with this application; the report was prepared for a smaller planned development on the southern one-third of the site and characterized subsurface conditions on the basis of one boring. CGS did not object to the proposal and recommended that the applicant provide a more comprehensive preliminary geotechnical investigation covering the entire subject property, with sufficient borings and laboratory testing to more accurately characterize subsurface conditions. The absence of geotechnical information pertaining to the soil types is insufficient and this additional information is necessary to understand if disruption is minimized. Per the CGS recommendation, the applicant has agreed to submit such a report before the SDP application. In order to have an accurate understanding of the subsurface conditions, staff recommends a condition of approval requiring that the report be submitted within 60 days of Board approval of this GDP.

5-3.2.B.8 Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

This proposal aims to enhance the quality of life in the area by working with the natural slope of the site to preserve views to the open space on the east side of the site. Additionally, the applicant has indicated “thoughtfully designed landscapes and well-planned amenity spaces will be provided to enhance the quality of life for future residents and existing neighbors.” The GDP plan set includes a pocket park on site, and the applicant will continue to work with CDOT and Arapahoe County Open Spaces to evaluate regional trail connections.

5-3.2.B.9 Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open space and recreational area to accommodate a project’s residents and employees.

As stated above, the proposal includes a pocket park for future residents to enjoy, and the applicant will continue to work with CDOT and Arapahoe County Open Spaces to evaluate regional trail connections.

5-3.2.B.10 Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

The application complies with the requirements of the LDC, and the Comprehensive Plan as stated above.

- c. It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers; and*

When the applicant submitted for a presubmittal meeting with PWD, the LDC did not include a Multi-Family zone district, so the applicant was directed to submit applications for a three-step Planned Unit Development. The proposed amenities would likely be achievable through the Residential 2-B (R-2-B) zone district, if the applicant pursued a single-family detached product, however, to allow flexibility in the housing product and minimum lot sizes a Planned Unit Development is requested. The properties are uniquely shaped, and the site slopes from west to east. The site is also adjacent to S. Platte Canyon which is under the jurisdiction of CDOT. Additionally one of the proposed accesses is located on property in the City of Littleton’s jurisdictions. The applicant has stated that the project will be an improvement to the existing conditions of the site, which consists of vacant, unused land, and a few single-family homes on large lots. The proposal will offer housing variety and opportunities in the area, while providing on-site open space, possible

regional trail connections, efficient circulation systems, improvements to the utilities that serve the site, and access to nearby major thoroughfares.

- d. *It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC; and*

The purpose of the PUD zone district is to allow greater flexibility in development standards, prevent monotonous urban landscapes, and promote the health, safety, and welfare of the residents of Arapahoe County. The PUD rezoning process allows new design concepts for land development and the ability to adjust to current trends in lifestyle and commerce that could not be achieved by strict adherence to the standards of the LDC. The proposed PUD application seeks to provide a unique housing and community character, and the PUD process will allow the requested flexibility in density and product type to achieve a successful project aligned with current and future market demand and trends.

- e. *Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features; and*

The applicant is not proposing any modifications to the standards and requirements of LDC. The applicant has committed to providing the required unobstructed open space, parking, landscaping, and screening. The PUD does not request any modification to the fence, sign, and lighting regulations.

In addition to the above criteria, a GDP must also meet the following criteria:

- a. *The proposed land uses, development densities/intensities, and building heights will not create significant adverse impacts on surrounding properties; and*

The proposed maximum building height is 35 feet. As mentioned earlier in this report, the proposed maximum building height will provide a transition from the existing single-family residential uses to the west and the nearby multi-family uses.

- b. *It demonstrates an efficient use of land that facilitates a more economical arrangement of buildings, vehicular and pedestrian circulation systems, and utilities; and,*

The arrangement of buildings, pedestrian circulation, and utilities will be further evaluated with the SDP and ASP applications, if this application is approved. The applicant has stated that “The proposed plan will demonstrate an efficient layout of homes, circulation systems for vehicles and pedestrians, while ensuring adequate utilities serve the site.”

- c. *It provides efficient street and trail connectivity to existing adjacent development that generally conforms with the Comprehensive Plan; and*

A TIS was reviewed by Arapahoe County ESD and CDOT. The applicant is proposing two access points; the northern access point is proposed as emergency-vehicle-only. CDOT and

ESD have no outstanding comments on the TIS. As previously discussed, the applicant will continue to work with CDOT and Arapahoe County Open Spaces to evaluate regional trail connections and improvements to S. Platte Canyon Rd.

- d. *It provides or expands access to existing open space and preserves and protects natural features; and*

As stated above, the property is near an existing regional trail, and the applicant will continue to work with the county and CDOT to evaluate a connection to the existing trail system and sidewalk. The applicant has indicated that efforts will be made to preserve any critical natural features on site; none have been identified at this stage of the planning process.

- e. *It includes efficient general layouts for major water, sewer, and storm drainage areas.*

The proposed water and sewer supplier is Platte Canyon Water and Sanitation District. The GDP plan is not required to show the general layout for water and sewer; this will be analyzed with all subsequent applications, if this application is approved. The GDP shows one detention facility location, at the northeast end of the property. Arapahoe County and SEMSWA have reviewed the Phase I Drainage Plan submitted with this application and have no outstanding comments or concerns.

3. Referral Comments

Comments received during the referral comment period and throughout the review of this application are attached to this report (Attachment C). Staff is proposing one condition of approval based on CGS's comments.

STAFF FINDINGS

Staff has reviewed the plans, supporting documentation, and referral comments. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed Residences at Platte Canyon, General Development Plan, generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed Residences at Platte Canyon, General Development Plan, meets the Arapahoe County Land Development Code, zoning regulations, and procedures stated in Section 5-3.3 for consideration and approval of a Planned Unit Development application under the Land Development Code.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of Case No. GDP25-003, Residence at Platte Canyon, Rezone to Planned Unit Development, General Development Plan, subject to the following condition of approval:

1. Within 60 days of final approval of the GDP, the applicant shall submit a comprehensive preliminary geotechnical investigation that covers the entire subject property, with sufficient borings and laboratory testing to more accurately characterize subsurface conditions.

ALTERNATIVES

The Planning Commission has alternatives that include the following:

1. Recommend approval of the proposed General Development Plan with the conditions proposed by staff or other conditions.
2. Continue to a date certain for more information.
3. Recommend denial of the proposed General Development Plan.

CONCURRENCE

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending conditional approval of this case.

PLANNING COMMISSION DRAFT MOTIONS

Recommend Conditional Approval

In the case of GDP25-003, Residence at Platte Canyon, Rezone to Planned Unit Development, General Development Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Within 60 days of final approval of the GDP, the applicant shall submit a comprehensive preliminary geotechnical investigation that covers the entire subject property, with sufficient borings and laboratory testing to more accurately characterize subsurface conditions.

Below are Draft Motions that can be used as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommend Denial

In the case of GDP25-003, Residence at Platte Canyon, Rezone to Planned Unit Development, General Development Plan, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of GDP25-003, Residence at Platte Canyon, Rezone to Planned Unit Development, General Development Plan, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.



Planning Commission's Summary Report

Date: April 7, 2026, 2026

To: Arapahoe County Planning Commissioners

Through: Kathleen Hammer, Planning Division

From: Joseph Boateng, PE
Engineering Services Division

Case name: **GDP25-003 General Development Plan
Residences at Platte Canyon**

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 proposed development includes the construction of large single-family homes with associated driveways, landscaping, and public spaces. Construction activities will include clearing, demolition of the existing infrastructure, and grubbing operations, grading of the site, construction of the proposed structure and underground detention, utility installation, paving, and landscaping.

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

1. The site lies in the SJCD(S) Drainage Basin.
2. This development lies within the boundaries of the jurisdiction:
 - Southeast Metro Stormwater Authority (SEMSWA)
 - South Metro Fire Rescue
 - South Platte Water Renewal Partners.
3. The Traffic Impact Study and Phase 1 Drainage Report were reviewed and there are no outstanding comments.