



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

**CASE NO. LE25-004
TALL GRASS PARK
LOCATION AND EXTENT**

Planning Commission Public Hearing

**May 5, 2026
Presenter: Raye Fields**

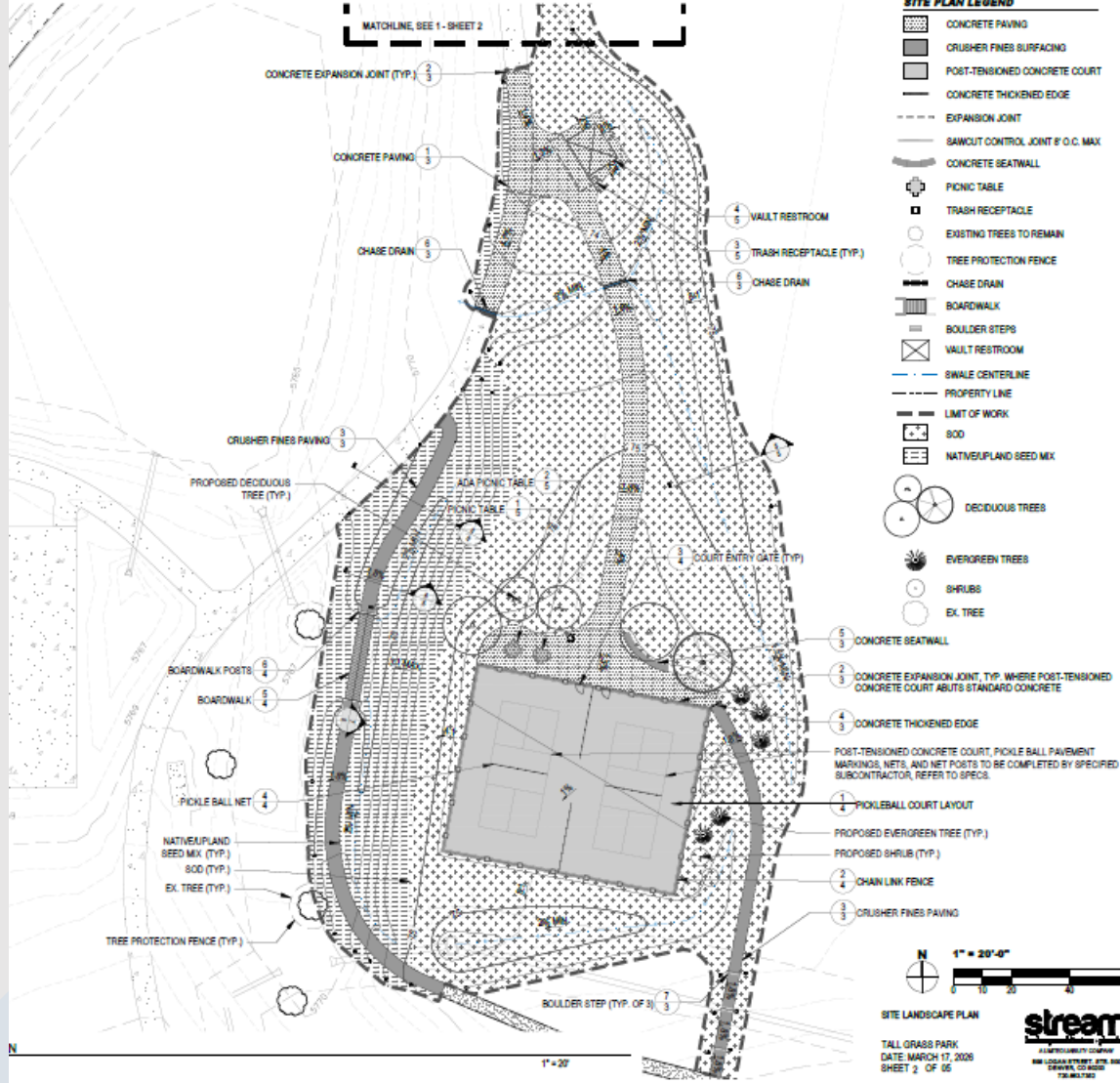


Proposal

TALL GRASS PARK LOCATION AND EXTENT PLAN

THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE
OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

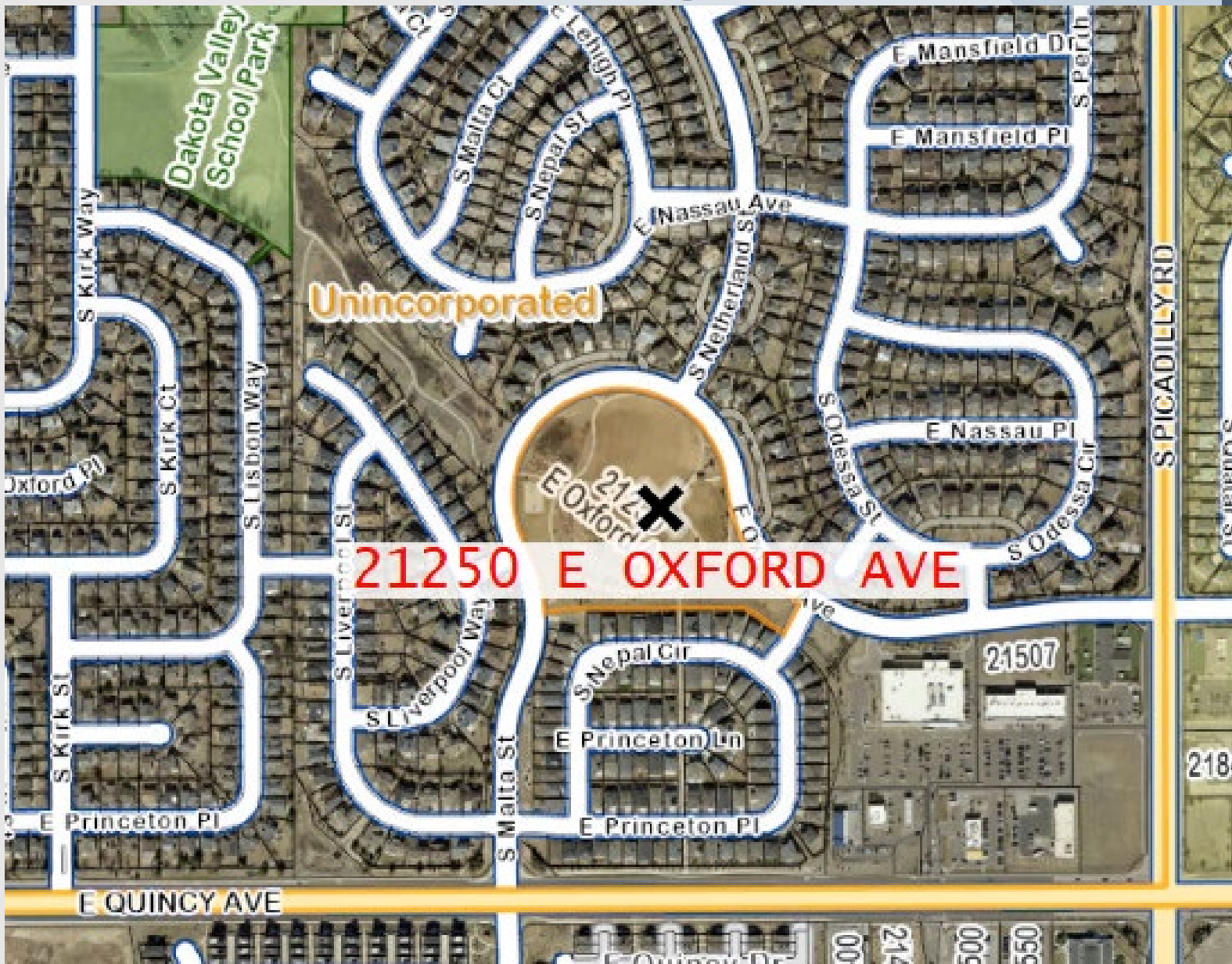
- NOTES:**
1. ALL ITEMS PROPOSED UNLESS NOTED AS EXISTING.
 2. MAXIMUM LONGITUDINAL SLOPE FOR CONCRETE WALKS AND CRUSHER FINES TRAILS SHALL BE 4.8%, MAXIMUM CROSS SLOPE FOR ALL WALKS SHALL NOT BE GREATER THAN 2%.



Applicant:
Stream Landscape
Architecture, on behalf of
owner, Trails Park and
Recreation District (TPRD)

Request:
Approval of an LE for the
construction of two pickleball
courts, improved grading,
concrete and soft surface
trails, a boardwalk, a vault
restroom, picnic area, and
revegetation.

Location & Zoning



Project Location:

Project is located within residential near the corner of E Quincy Ave and S. Picadilly Rd.

Zoning:

Mixed Use (MU)

Neighborhood Outreach



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February 17-2025: Community Open House

Over 200 invited – seven attendees

Concerns:

Slipping on decking in shaded area

Increase of parking demand and pedestrian crossings

Noise of Pickleball courts

Praises:

Vault Restroom

Pickleball Courts



Comprehensive Plan



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Policy NL 3.1- *Encourage Development that Supports Healthy Communities*

Policy NL 3.2- *Provide All Residents and Workers with Opportunities for Recreation and Physical Activities in Close Proximity to Homes, Schools, Employment Centers, and Community Facilities.*

Policy NL 3.3- *Encourage the Provision of Community Gathering Places*

Policy NL 3.5- *Ensure Public Facilities and Services are Accessible to Persons of All Ages, Incomes, and Abilities.*



Land Development Code



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Section 5-7.3 of the Land Development Code covers the policy and regulatory aspects of a Location and Extent. A Location and Extent does not have specific approval criteria but may be approved upon the finding that:

5-7.3.B.1.a. No road, park, public way, ground, or space, no public building or structure, and no major facility of a public utility shall be constructed or authorized in the unincorporated areas of Arapahoe County unless and until the proposed location and extent thereof has been submitted to and approved by the Arapahoe County Planning Commission.

The proposed park requires approval of a Location and Extent application.

5-7.3.B.1.b. Routine extensions of public utility lines and minor modifications to existing utility lines and/or facilities shall not be subject to this procedure.

The proposed project is not a routine extension or minor modification to an existing utility line and is therefore not exempt from the Location and Extent procedure.



Referral Comments



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Comments received during the referral process are summarized in the referral comment document attached to the staff report (Attachment A). There are no outstanding referral comments and staff is not recommending any conditions of approval based on comments received from referral agencies.

Staff did not receive any comments from the public.



Staff Findings



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1. The proposed LE25-004, Tall Grass Park- Location And Extent, generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed LE25-004, Tall Grass Park Location And Extent, meets the Arapahoe County Land Development Code, zoning regulations, and procedures stated in Section 5-7.3 for consideration and approval of a Location and Extent application under the Land Development Code.



Recommendation



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Considering the findings and other information provided herein, Staff recommends approval of Case No LE25-004, Tall Grass Park - Location And Extent.

