



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Eastgate
General Development Plan - GDP23-003
1041 Permit – ASI24-001
Special District – SD24-002

Public Hearing
February 11, 2025

Presenters: Kat Hammer, Senior Planner



Background & Request



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Applicants:

Property 292, LLC & Plan West
Property 292, LLC & JMC Consulting Services, LLC
Jeffery Erb, Erb Law, LLC

Proposal/Request:

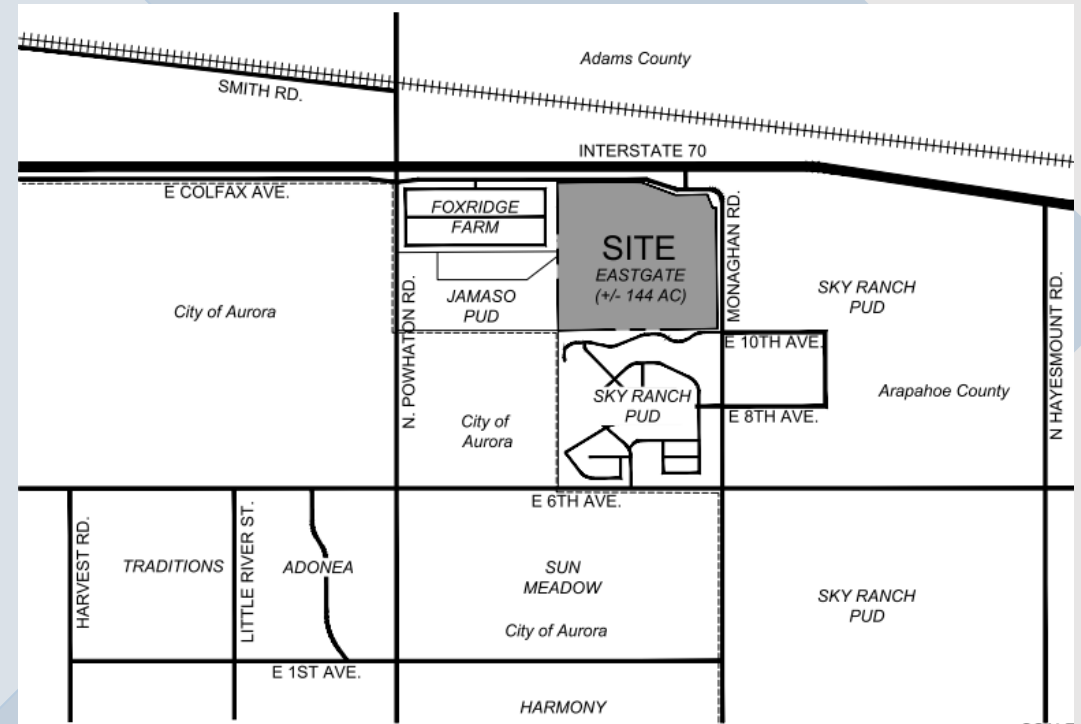
Requesting approval of three related applications for approximately 405,000 square-feet of commercial, retail, and light industrial property and approximately 1,000 single-family attached and multifamily residential uses

Project Location:

Southwest corner of Interstate 70 and N. Monaghan Road
27500 and 27450 E. Colfax Avenue

Staff:

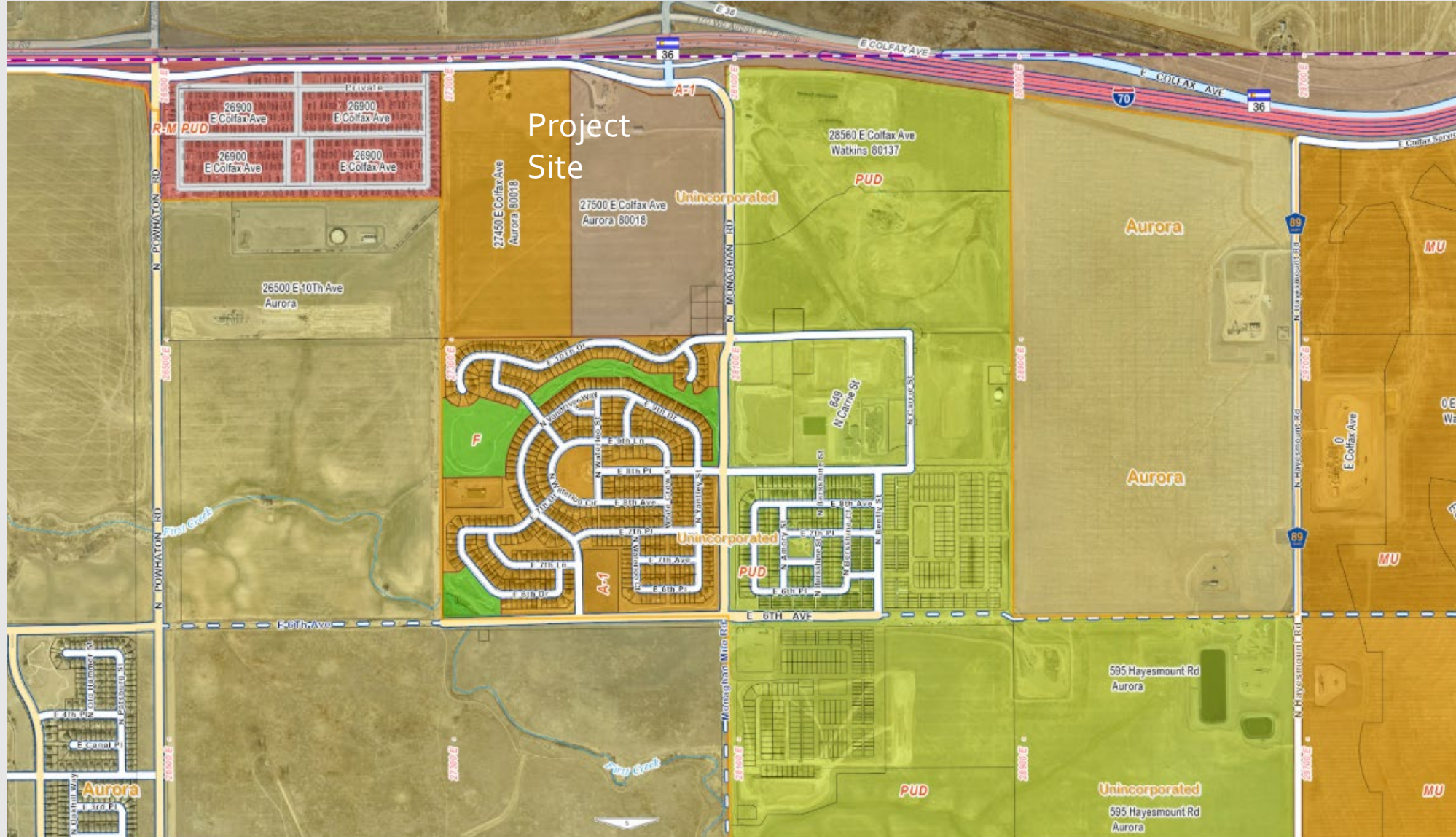
Kat Hammer- Planning
Sue Liu- Engineering



Vicinity & Zoning Map



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Process:



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Neighborhood Outreach – Meeting on April 13, 2023

1041 – Extension of Sewer & Water

Special District

Three-Step Planned Unit Development Process

General Development Plan

Specific Development Plan

Administrative Site Plan

Subdivision Process

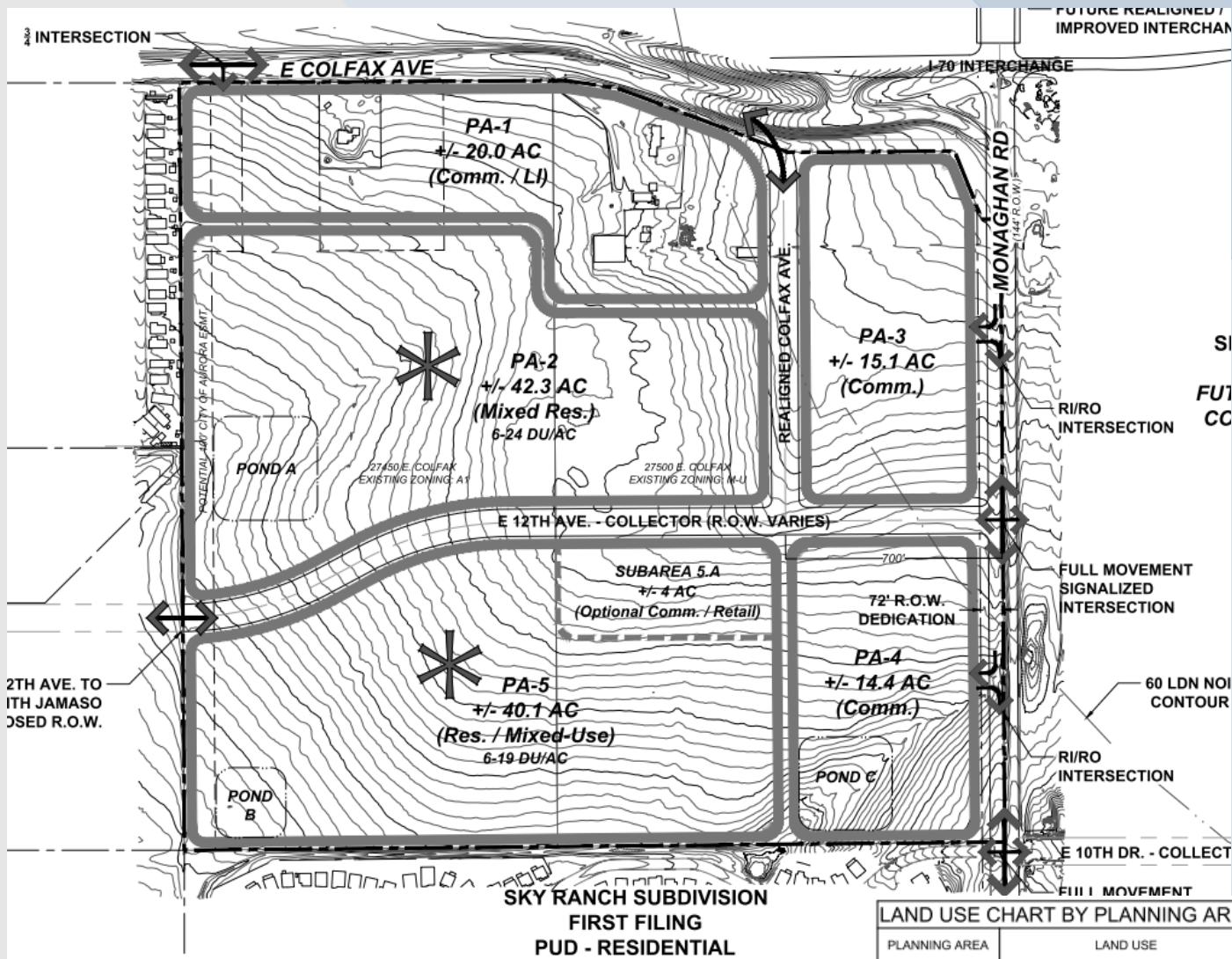
Preliminary Plat

Final Plat

Location & Extent

Maybe required for any above-ground facilities and/or parks

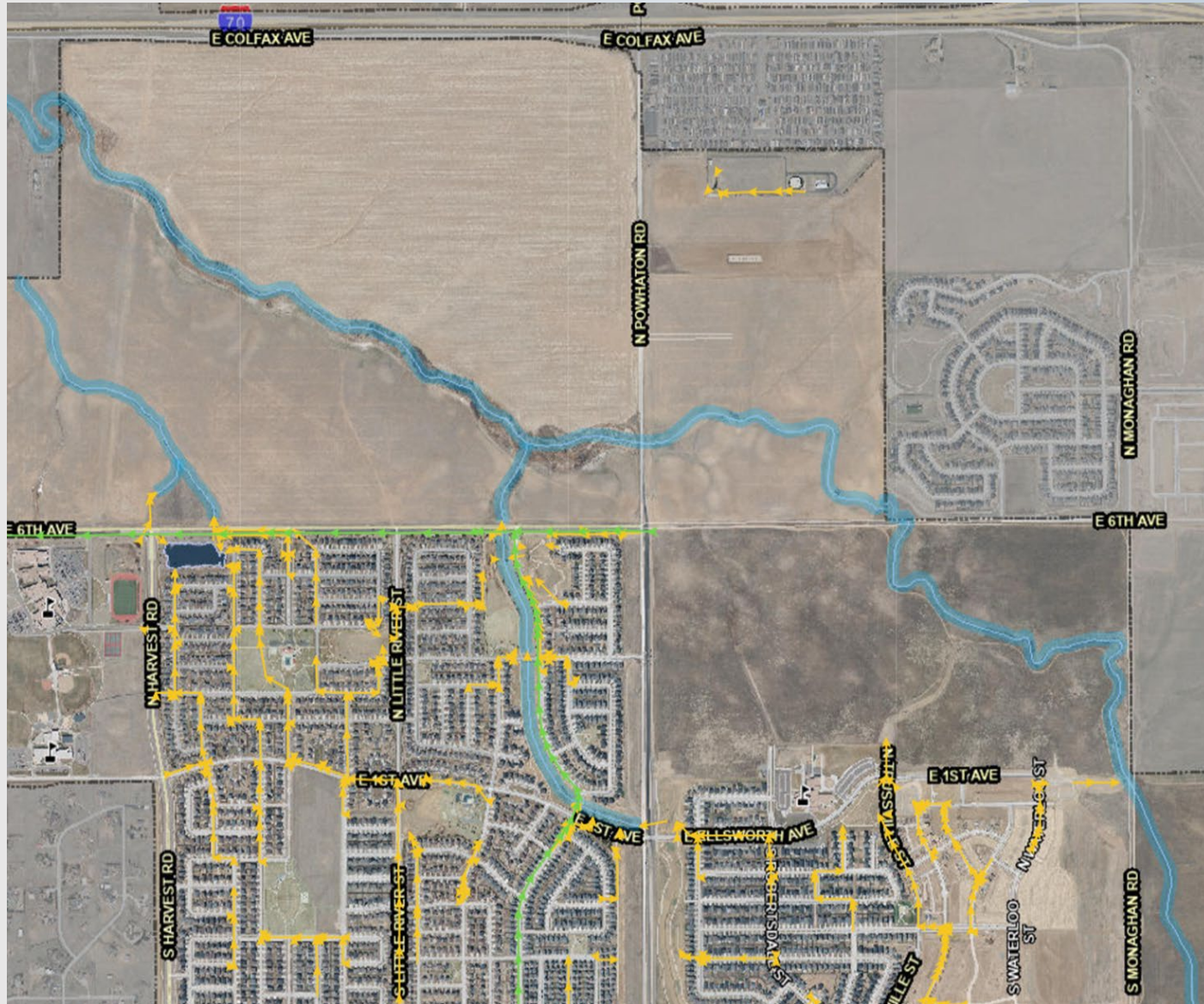




General Development Plan Site Plan Details

Complies with Employment Center
Comprehensive Plan Land Use
Designation

LAND USE CHART BY PLANNING AREA							
PLANNING AREA	LAND USE	GROSS ACRES	% OF TOTAL	MAX. RESIDENTIAL AREA	MIN. DU / AC	MAX. DU/AC	MAX. ALLOWED UNITS
1	COMMERCIAL / LIGHT INDUSTRIAL	+/- 20.0	14%	N/A			
2	MIXED RESIDENTIAL	+/- 42.3	29%	42.3 (100%)	6* / 8	24	650
3	COMMERCIAL / RETAIL	+/- 15.1	11%	N/A			
4	COMMERCIAL / RETAIL	+/- 14.4	10%	N/A			
5	RESIDENTIAL MIXED-USE	+/- 40.1	28%	40.1 AC (100%)	6* / 8	19	350
NET TOTAL		+/- 131.9	92%				
ROW	RIGHT-OF-WAY (MONAGHAN RD. E. COLFAX AVE. & E. 12TH AVE.)	+/- 12.1	8%				
GROSS TOTAL		+/- 144	100%				1000 MAX. DU



1041 – Extension of Water and Sewer

The applicant intends to extend water and sewage treatment from Aurora Water.

Existing gravity main along E. 6th Avenue

The City recently installed a water main on the western border of the site that the applicant intends to tap into.

No new water and sewer treatment facilities are proposed.

Special District Service Plan Details

Six Metropolitan Districts to provide:

- Water & Sanitation
- Storm Sewer
- Streets & Transportation
- Safety Protections
- Park and Recreation
- ~~Television Relay & Translation~~
- Mosquito Control
- Fire Protection
- Solid Waste Collection, Transportation & Disposal



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Districts One and Two will contain single-family residential and District Three will contain multi-family residential.

Districts Four through Six will contain non-residential/commercial development.

The financial plan projects full build-out to occur in 2033 with a projected assessed value at full build-out of approximately \$63.0 million, which will be the initial tax base for property tax collections in 2035.

Expect to have a total levy of 75 mills
50 mills for debt service, 10 mills for O&M, and 15 mills for debt service on regional improvements

“Given the assumptions detailed in the Financial Plan, it is reasonable that the District will be capable of extinguishing all bonds within the parameters established within the body of the Service Plan.”



Referral & Public Comments:



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Staff received one comment from the public requesting a COA requiring the applicant agree to contribute to a pro-rate share of the cost of necessary improvements to the I-70 and Monaghan/Airpark Roads interchange as determined through the 1601 Process.

CDOT requested a Transportation Demand Management Plan with the SDP.

Arapahoe County Open Spaces provided comment indicating they will not be accepting land dedication or constructing parks for this development. The applicant has agreed to continue to work with OS to discuss ownership and maintenance responsibility. This will be resolved during future submittals. OS will receive referral requests for all subsequent applications.

All other outstanding referral comments have been addressed at this stage of the project.



Conditions of Approval – General Development Plan



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1. Prior to signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.

~~2. Prior to the approval of this application the applicant shall provide proof that Aurora Water can adequately serve the site with water and wastewater.~~

Prior to the issuance of building permits for vertical construction, the applicant shall have completed all pre-conditions for water and sanitation services specified in the Agreement for Extraterritorial Water and Sanitation Services with the City of Aurora.

3. The applicant must submit a Transportation Demand Management Plan for review and approval with the Specific Development Plan.

4. The applicant agrees to contribute a pro-rata share of the cost of necessary improvements to the I-70 and Monaghan/Airpark Rds. interchange as are determined through the 1601 Process.

5. Approval of this GDP is contingent upon approval of the associated Special District application, SD24-002, and 1041 (Regulations Governing Areas and Activities of State Interest) application for extension of domestic water and sewage treatment systems, ASI24-001.



Conditions of Approval – 1041 Application



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1. The applicant shall make changes or modifications to the 1041 Narrative as recommended by the Public Works and Development Staff.

~~2. Prior to the approval of this application the applicant shall provide proof that Aurora Water can adequately serve the site with water and wastewater.~~

Prior to the issuance of building permits for vertical construction, the applicant shall have completed all pre-conditions for water and sanitation services specified in the Agreement for Extraterritorial Water and Sanitation Services with the City of Aurora.

3. The applicant shall provide a spill prevention plan and response plan with all Final Plat and Administrative Site Plan applications.

4. The applicant shall contact the County if any sites of paleontological, historic, or archaeological interest are identified during the time of construction.

5. Prior to the any site disturbance, the applicant shall secure all necessary easements for the lines to extend sewer and water service from the City of Aurora to the proposed development.



Conditions of Approval – Special District



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1. The applicant will make changes or modifications to the Service Plan as recommended by the Planning Division.
2. The applicant will address any internal or external referral comments.

Staff recommendation for approval is based upon:

1. The proposed use conforms to the criteria outlined in subsection 32-1-203(2) and (2.5) of the Colorado Revised Statutes as long as the proposed developments are approved; and
2. Staff Findings 1 through 6 in the staff report.





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Discussion & Questions



Adjacent Metro District Mills



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Sky Ranch Metro #1 west of Monaghan is 78.518 mills;

Sky Ranch Metro #3 east of Monaghan is 128.67 mills;

Adonea to the SW in Aurora is 50.187 mills.

