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## **Board of County Commissioner’s Summary Report**

**Date:** April 13, 2022  
**To:** Arapahoe County Board of County Commissioners  
**Through:** Molly Orkild Planning Division  
**From:** Joseph Boateng, PE  
Engineering Services Division, Manager  
**Case name:** **GDP21-002**  
**Christian Heritage Center (Arcadia)**



### **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:**

Norris Design, on behalf of the property owner, The Potters House Church of Denver, and the developer, DHI Communities, is pleased to submit a new multi-family and paired-home community at 9495 E. Florida Avenue in unincorporated Arapahoe County. This property is located in Lot 1 Block 1 of Heritage Christian Center, parcel ID 1973-22-2-08-001. This project includes roughly 32.2 acres and is currently zoned as RA-PUD (non-residential religious).

This proposed three-story multi-family and paired-home community will include approximately 345 rental apartment units and 168, two-story for-sale paired-homes. The future land use designation of this property has been identified in Arapahoe County’s Four-Square Mile Sub-Area Plan as “multifamily”. The sub-area plan further defines this use as:

*Primary uses are: Multi Family residential structures including apartments, cooperatives, condominium dwelling units with shared or designated on-site parking, open space and recreation facilities for residents. Secondary uses are: Neighborhood Commercial centers, parks*

*and recreation facilities, schools, both public and private, and places of worship. Development density: From 13 to 25 dwelling units per gross acre.*

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

1. The site lies within Lone Tree Creek Drainage Basin.
2. This development lies within the boundaries of the jurisdiction:
  - Southeast Metro Stormwater Authority(SEMSWA)
  - Cherry Creek Valley Water and Sanitation District
  - South Metro Fire Rescue District (SMFR)
  - Mile High flodd District.

Traffic Impact Study Redlines have been addressed.

1. Traffic Impact Study Report has been accepted by the County.
2. The County has accepted the Phase I Drainage Report.
3. The Applicant will submit a Phase III Drainage Study with the Administrative Site Plan.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The applicant has addressed all comments of the Division of Engineering Services' findings, comments, and concerns as identified within the staff report.