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## **Board of County Commission's Report**

**Date:** April 04,2025  
**To:** Arapahoe County Planning Commission  
**Through:** Molly Orkild, Planning Division  
**From:** Joseph Boateng, PE  
Engineering Services Division  
**Case name:** CZ24-001  
LOWRY REZONE



### **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:**

SunShare, LLC is proposing a project within unincorporated Arapahoe County. The project will be located at AIN # 2073-01-1-00-009 with access closest to the cross streets of S Gun Club Rd and E Hampden Ave. The parcel is currently zoned Mixed Use, encompassing roughly 60.9070 acres.

SunShare completed the pre-application meeting and have prepared the full application for a conventional rezone, including Neighborhood Outreach, Phase 1 Drainage Report and Traffic Study. We are proposing to rezone the existing parcel to A-1 (Agricultural) to develop a 5MW small solar system facility. The solar facility will encompass roughly 30 acres of the larger 60.9070 acre parcel (~50% FAR). The parcel does not have any buildings and sits as vacant land. The solar facility will be designed in accordance with all Arapahoe County Land Development Code requirements.

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

1. The site lies within East Toll Gate Creek& Murphy Creek Drainage Basin.
2. This development lies within the boundaries of the jurisdiction:
  - Southeast Metro Stormwater Authority(SEMSWA)
  - East Cherry Creek Valley Water & Sanitation District
  - Mile High flood District.
3. The Traffic Impact Study is waived as it satisfied all the threshold requirements in the Traffic Impact Study Guidelines.

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' findings, comments, and concerns as identified within the staff report.