



Arapahoe County

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Board Summary Report

File #: 22-540

Agenda Date: 9/27/2022

Agenda #:

To: Board of County Commissioners

Through: Bryan D. Weimer, Director, Public Works and Development

Prepared By:

Sarah White, PE, Engineer III, PWD Engineering Services Division

Subject:

ASP21-009 Dove Valley Industrial Public Use Easement

Purpose and Request:

The purpose of this report is to request the Board accept the conveyance of 1 public use easement for recordation by separate document and to allow Bryan D. Weimer, Director, Department of Public Works and Development to execute the specific easement agreement on behalf of the Board.

Staff has reviewed the public use easement and has determined that it meets the County's requirements. Staff recommends said public use easement, granted by DV CHAMBERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, be accepted by the Board.

Background and Discussion: DV Chambers, LLC is proposing a project within unincorporated Arapahoe County. The project is located at 8039 S Chambers Rd, AIN 2073-31-4-09-001, on the northwest corner of South Chambers Road and South Fairplay Street/South Otero Avenue. The entire parcel encompasses 14.78 acres of which 14.78 acres are proposed for development, including dedicated open space. The parcel is zoned MU-PUD and is currently undeveloped. The site lies adjacent to the Dove Creek drainageway.

DV Chambers, LLC has submitted a land use application for an Administrative Site Plan (ASP), Arapahoe County Case number ASP21-009. DV Chambers, LLC proposes a project for construction of 2 warehousing buildings; Building 1 at 140,247 SF and Building 2 at 54,328 SF.

The public use easement will cover public infrastructure such as sidewalk and associated ADA ramps along South Otero Avenue that are not within rights-of-way. The Developer of this parcel requests that the attached

public use easement be conveyed to the County for public use purposes.

The Developer of this parcel has provided 1 public use easement to be conveyed to the County for drainage purposes in conjunction with land development case ASP21-009.

Alternatives: N/A

Fiscal Impact: None

Alignment with Strategic Plan:

- ☐ Be fiscally sustainable
- ☒ Provide essential and mandated service
- ☒ Be community focused

Concurrence: Engineering Services Staff recommends acceptance of the public use easement via Arapahoe County's Public Use Easement Agreement.

Resolution: Attached is a copy of the draft resolution.