

BoCC Commission Summary Report

Date: January 13, 2021

To: Arapahoe County Board of County Commissioners

Through: Planning Division

From: Chuck Haskins, PE
Engineering Services Division

Case name: PP19-003 and SDPZ20-002 – Millstone at Columbine

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Staff findings, comments, and recommendations regarding the land use application identified above.

Engineering Staff has reviewed the land use application and has the following findings:

1. The project proposes approximately 22 single family lots on approximately 5.5 acres at the southwest corner of the intersection of West Bowles Avenue and South Platte Canyon Road.
2. Stormwater detention and water quality for the site will be provided by a proposed onsite water quality and detention pond. The stormwater system has been reviewed by the Southeast Metro Stormwater Authority, Mile High Flood District, and the Colorado Department of Transportation (CDOT) and has been found to be acceptable so far. The final details of the site will be reviewed with a subsequent site plan and final plat process.
3. A traffic letter was submitted with this development that concludes the development is in conformance with the full traffic study that was conducted with a previous development proposal on this parcel in March of 2017. CDOT, who controls access to this development, has indicated that the proposed full movement access with shorter than standard left and right turn decel lanes is acceptable due to the low volume of turn movements associated with this development and restricting the access could potentially cause issues with u-turns. The school district has indicated that the right turn decel lane will be used as a bus stop which was also found to be acceptable by CDOT.

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

1. Applicant addresses all Arapahoe County Engineering Services Division comments.
2. Applicant obtains all necessary approvals and permits.
3. Applicant enters into an SIA and provides collateral to the County for all public improvements associated with the project.