



## **Board Summary Report**

**Date:** October 8, 2020  
**To:** Board of County Commissioners  
**Through:** Jan Yeckes, Planning Division Manager  
**From:** Molly Orkild-Larson, Senior Planner  
**Subject:** Sky Ranch General Development Plan Neighborhoods A, C, D, E & F (GDP18-007)

### **Request and Recommendation**

The applicant is seeking approval for a mixed development with a maximum of 2,901 residential units and 2.09 million commercial square feet on approximately 775 acres. The proposed community consists of land uses including: single-family residential (attached and detached), multi-family residential, commercial, light and heavy industrial and open space. Parcels have also been set aside for a recreation center, fire station, school, water storage facilities and oil and gas development. The neighborhoods are further divided into planning areas which contain a specific land use and/or housing type. Open space is distributed throughout the development and will connect to neighborhoods through trail systems. The Sky Ranch development will be built in phases, commencing with Neighborhood B (506 single-family homes) followed by Neighborhoods A, C and D. Neighborhoods E and F will be developed further in the future.

Planning Commission and staff recommend approval of the proposed General Development Plan on the basis of the findings included in the attached Planning Commission staff report, with conditions.

### **Background**

A General Development Plan for this development was recommended for approval by the Planning Commission on September 1, 2020 by a vote of 7 to 0. No members of the public commented on the proposal.

The application is being processed concurrently with the Sky Ranch Preliminary Plat (PP18-001), which is designed to meet the MU-PUD zone district requirements and standards set forth in this General Development Plan.

### **Links to Align Arapahoe**

If the proposed General Development Plan is approved, it will improve the quality of life by providing additional housing, employment and services to the Denver Metropolitan area.

**Discussion**

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent zoning regulations; and, 3) analysis of referral comments. Staff determined that the proposal complies with County policies and goals, is compatible with surrounding existing uses and was submitted and processed according to adopted regulations.

This application was before the Planning Commission on September 1, 2020 and was recommended for approval by a 7-0 vote. No members of the public were present at the hearing. The Preliminary Plat (PP18-001) for this development was also approved by the Planning Commission on September 1, 2020.

The General Development Plan is the first step in the three-step process of the Planned Unit Development review process. The General Development Plan establishes the zoning, general framework for land uses, site layout, development density and intensity, and relationship to existing roadways and infrastructure. The second step of approval is the Specific Development Plan, which will be reviewed by the Planning Commission for consistency with the approved General Development Plan. The third step is approval of an Administrative Site Plan.

**Alternatives**

The Board of County Commissioners has alternatives that include the following:

1. Approve the proposed General Development Plan with Conditions of Approval (as recommended by the Planning Commission and staff or with changes).
2. Continue to a date certain for more information.
3. Deny the General Development Plan.

**Fiscal Impact**

The existing zoning on the property will facilitate new development that increases land values that provide a basis for property tax revenue.

**Concurrence**

The Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case as the proposal meets the approval criteria for a General Development Plan. As described above, Planning Commission recommends approval of this application.

**Reviewed By:**

- Molly Orkild-Larson, Senior Planner
- Jason Reynolds, Current Planning Program Manager
- Jan Yeckes, Planning Division Manager
- Bryan Weimer, Director of Public Works and Development
- Todd Weaver, Finance Department
- Bob Hill, Senior Assistant County Attorney

**BOCC DRAFT MOTIONS - GDP18-007, SKY RANCH NEIGHBORHOODS A, C, D, E, & F  
GENERAL DEVELOPMENT PLAN**

Conditional Approval

In the case of GDP18-007, Sky Ranch Neighborhoods A, C, D, E & F General Development Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.
2. The applicant shall pay cash-in-lieu fees and/or make land dedications at final plat for this development.
3. The applicant shall comply with Bennett-Watkins Fire Rescue's comments.
4. The applicant shall comply with Xcel Energy's requests.
5. The applicant shall contribute a pro-rata share of the total project costs for the interchange modifications and 1601 Process.

***Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Board reaches a different determination:***

Denial

In the case of GDP18-007, Sky Ranch Neighborhoods A, C, D, E & F General Development Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to deny this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of GDP18-007, Sky Ranch Neighborhoods A, C, D, E & F General Development Plan, I move to continue the hearing to [*date certain*], 9:30 a.m., to obtain additional information and to further consider the information presented.

**RESOLUTION NO.** \_\_\_\_\_ It was moved by Commissioner \_\_\_\_\_ duly seconded by Commissioner \_\_\_\_\_ to adopt the following Resolution:

WHEREAS, Pure Cycle Corporation, in accordance with the Arapahoe County Land Development Code, has applied for the amendment of the existing Preliminary Development Plan for the Sky Ranch Development to amend to request approval of a General Development Plan under the updated Land Development Code and to amend certain aspects of the zoning of the property of the Development as provided in Case No. GDP18-007; and

WHEREAS, after a hearing on this matter, the Arapahoe County Planning Commission has made a favorable recommendation for said change in zoning subject to certain stipulations of said Planning Commission as specified in the record of the proceedings before the Planning Commission; and

WHEREAS, following said Planning Commission hearing, public notice of a hearing before the Arapahoe County Board of County Commissioners (“the Board”) was properly given of such proposed General Development Plan and zoning amendments by publication on October 8, 2020 in the Villager, newspaper of general circulation within the County of Arapahoe, by publication on October 6, 2020 in the I-70 Scout with circulation in eastern Arapahoe County, by posting of said property, and by mail notification of adjacent property owners in accordance with the Arapahoe County Land Development Code; and

WHEREAS, a public hearing was held before the Board of County Commissioners at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the 27th day of October 2020 at 9:30 o'clock a.m., at which time evidence and testimony were presented to the Board concerning said rezoning request; and

WHEREAS, the administrative record for this Case includes, but is not limited to, all duly adopted ordinances, resolutions and regulations, together with all Public Works and Development Department processing policies which relate to the subject matter of the public hearing, the staff files and reports of the Planning and Engineering case managers, and all submittals of the applicant; and

WHEREAS, representations, statements and positions were made by or attributed to the applicant or its representatives on the record, including representations contained in the materials submitted to the Board by the applicant and County staff; and

WHEREAS, the applicant has agreed to all conditions of approval recommended by County staff, and has agreed to execute all agreements and to convey all rights of way and easements recommended by staff, except as stated in this resolution; and

WHEREAS, the Board finds that the proposed General Development Plan and zoning amendment generally conform to the Arapahoe County Comprehensive Plan and comply with the approval criteria found in the Land Development Code; and

WHEREAS, pursuant to the authority vested unto the Board of County Commissioners by Article 20 of Title 29, C.R.S., and by Article 28 of Title 30, C.R.S., as amended, the Board has concluded that the public health, safety, convenience and general welfare, as well as good zoning practice, justifies granting a change in the zoning and approval of the general development plan, for the hereinafter described property, subject to the conditions precedent and/or other conditions of approval as hereinafter delineated.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. The Board of County Commissioners for Arapahoe County hereby approves the General Development Plan and zoning amendments as presented in Case No. GDP18-007 subject to the conditions precedent and/or other conditions as hereinafter delineated.

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 3 BY A 3-1/4" ALUMINUM CAP, LS 35593 AND AT THE WEST QUARTER CORNER OF SAID SECTION 3 BY A 2" BRASS CAP, LS 4043, TO BEAR SOUTH 00°21'35" EAST, A DISTANCE OF 2586.36 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°21'35" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 184.93 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 AS DESCRIBED IN DEED RECORDED IN BOOK 1609 AT PAGE 199 AND BOOK 958 AT PAGE 487 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE NORTH 63°28'50" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 80.22 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

THENCE NORTH 63°28'50" EAST, A DISTANCE OF 59.05 FEET;

THENCE NORTH 89°46'44" EAST, A DISTANCE OF 508.66 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5580.00 FEET, A CENTRAL ANGLE OF 08°32'00", AN ARC LENGTH OF 831.06 FEET, THE CHORD OF WHICH BEARS SOUTH 85°57'16" EAST, 830.29 FEET;  
THENCE SOUTH 81°41'16" EAST, A DISTANCE OF 1195.98 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE SOUTH 00°21'51" EAST ALONG SAID EAST LINE, A DISTANCE OF 2211.06 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 3;  
THENCE SOUTH 00°28'30" EAST, A DISTANCE OF 2616.20 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ARAPAHOE COUNTY ROAD NO. 6;  
THENCE SOUTH 89°45'06" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2649.35 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;  
THENCE NORTH 00°21'27" WEST ALONG SAID WEST LINE, A DISTANCE OF 2323.74 FEET TO THE SOUTHWESTERLY CORNER OF THAT RIGHT OF WAY DEDICATION FOR NORTH MONAGHAN ROAD AS DESCRIBED IN DEED RECORDED AT RECEPTION NO. D8019672 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID RIGHT OF WAY DEDICATION THE FOLLOWING THREE (3) COURSES;

THENCE NORTH 89°38'33" EAST, A DISTANCE OF 72.00 FEET;  
THENCE NORTH 00°21'27" WEST, A DISTANCE OF 280.86 FEET;  
THENCE NORTH 00°21'35" WEST, A DISTANCE OF 2436.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL A CONTAINING A CALCULATED AREA OF 13,010,878 SQUARE FEET OR 298.689 ACRES, MORE OR LESS.

PARCEL B:

A PARCEL OF LAND BEING A PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO; EXCEPT FOR THE NORTH 30 FEET OF SAID SECTION 10, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 10 BY A 3-1/4" ALUMINUM CAP, LS 28283 AND AT THE EAST QUARTER CORNER OF SAID SECTION 10 BY A 2" BRASS CAP, ILLEGIBLE, TO BEAR SOUTH 00°00'15" EAST, A DISTANCE OF 2635.86 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG SAID EAST LINE SOUTH 00°00'15" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHOE COUNTY ROAD NO. 6, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°00'15" EAST ALONG SAID EAST LINE, A DISTANCE OF 2605.86 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 00°00'23" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2635.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 88°49'06" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2624.72 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 00°13'34" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2651.45 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 00°06'39" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 2609.98 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY LINE OF ARAPAHOE COUNTY ROAD NO. 6;

THENCE NORTH 89°15'28" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2639.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL B CONTAINING A CALCULATED AREA OF 13,827,265 SQUARE FEET OR 317.430 ACRES, MORE OR LESS.

PARCEL C:

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, EXCEPT FOR THE NORTH 30 FEET OF SAID SECTION 10, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10, AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION BY A 2" ALUMINUM CAP, LS 15244 AND AT THE NORTH QUARTER CORNER OF SAID SECTION BY A 2-1/2" ALUMINUM CAP, LS 15244, TO BEAR NORTH 89°45'06" EAST, A DISTANCE OF 2649.41 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°26'15" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHOE COUNTY ROAD NO. 6, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 89°45'06" EAST, ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2649.24 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00°06'39" EAST ALONG SAID EAST LINE, A DISTANCE OF 2609.98 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 89°09'52" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2634.40 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 00°26'15" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2636.99 FEET TO THE POINT OF BEGINNING.

SAID PARCEL C CONTAINING A CALCULATED AREA OF 6,930,579 SQUARE FEET OR 159.104 ACRES, MORE OR LESS.

SAID PARCELS A, B AND C CONTAINING A CALCULATED AREA OF 33,768,722 SQUARE FEET OR 775.223 ACRES, MORE OR LESS.

2. Approval of this General Development Plan and zoning amendment is based upon the following understandings, agreements and/or representations:
  - a) The applicant's assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.
  - b) The representations, statements and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such statements contained in materials submitted to the Board by the applicant and County staff.
3. Approval of this rezoning and general development plan shall be and is subject to the following conditions precedent and/or other conditions, which the applicant has accepted and which the applicant is also deemed to accept by preparing a mylar for signature by the Chairman of the Board of County Commissioners within sixty (60) days of this date and by continuing with the development of the property:



- a) The applicant's compliance with the recommended conditions of the Arapahoe County Planning Commission as set forth in the record of the hearing before the Planning Commission, except as may be modified by this Board.
  - b) The applicant's compliance with all conditions of approval recommended by the staff case managers in the written staff reports presented to the Board, and any conditions stated by staff on the record, except as may be modified by this Board.
  - c) The applicant's compliance with all additional conditions of approval stated by the Board, including:
    - 1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.
    - 2. The applicant shall pay cash-in-lieu fees and/or make land dedications at final plat for this development.
    - 3. The applicant shall comply with Bennett-Watkins Fire Rescue's comments.
    - 4. The applicant shall comply with Xcel Energy's requests.
    - 5. The applicant shall contribute a pro-rata share of the total project costs for the interchange modifications and 1601 Process.
  - d) The applicant's performance of all commitments and promises made by the applicant or its representatives and stated to the Board on the record, or contained within the materials submitted to the Board.
- 4. Upon the applicant's completion of any and all changes to the rezoning mylar as may be required by this Resolution, the Chairman of the Board of County Commissioners is hereby authorized to sign same.
  - 5. That the Zoning Map of Arapahoe County shall be and the same is hereby amended to conform to and reflect said change in zoning.
  - 6. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature, and to make such other changes that are expressly stated by staff before the Board, or are recommended by staff in the written staff reports, or are referred to by the movant Commissioner. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.
  - 7. The County Attorney, with the concurrence of the planning and/or engineering case managers, is authorized to make appropriate modifications to the resolution and plan

documents as needed to accurately reflect the matters presented to the Board and to record and clarify, as necessary, other aspects and ramifications of the Board's action.

The vote was:

Commissioner Baker, \_\_\_; Commissioner Conti, \_\_\_; Commissioner Holen, \_\_\_; Commissioner Jackson, \_\_\_; Commissioner Sharpe, \_\_\_.

The Chair declared the motion carried and so ordered.



**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Public Works and Development

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**BRYAN D. WEIMER, PWLF**  
Director

## Board of County Commissioner's Summary Report

**Date:** September 2, 2020

**To:** Arapahoe County Board of County Commissioners

**Through:** Molly Orkild-Larson, Planning Division

**Through:** Chuck Haskins, PE  
Engineering Services Division, Manager

**From:** Sue Liu, PE  
Engineering Services Division

**Case name:** **GDP18-007 and PP18-001 Sky Ranch Neighborhood A, C, D, E, F**

### 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:

The applicant, Pure Cycle Corporation, is requesting approval of a Preliminary Plat and a General Development Plan (GDP) for the Sky Ranch Subdivision Neighborhood A, C, D, E, F. This Sky Ranch application is comprised of the land contained within the approved Sky Ranch Preliminary Development Plan Amendment NO. 3 (Z17-006) and the land contained within the Hills at Sky Ranch Preliminary Development Plan (Z04-005), which in total is approximately 775 acres (excludes Neighborhood B currently under construction). The development being proposed on this GDP is generally consistent with the previously approved preliminary development plan amendment with respect to the proposed land uses and associated densities, projected traffic volumes, and major roadway, drainage and utility infrastructure required to support development of these parcels.

In general, the site is bounded by I-70 to the north, Alameda to the south, Hayesmount Mile Road to the east, and Monaghan Road on the west. The site is planned for a mix of uses including single family residential, multi-family residential, commercial, and light industrial uses. The site will feature extensive open space and trail corridors, as well as, public and civic facilities such as schools, recreation centers, and a fire station.



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Improvements to the Sky Ranch Neighborhood A, C, D, E, F Development will include the construction of arterials, collectors, and local roadways as considered necessary to service the proposed land uses.

A majority of the site is located within the First Creek Drainage Basin. However, a small portion of the property along the east boundary of the site is located in the Box Elder Creek Tributary. A Floodplain Modification Study for the First Creek Tributary - 1<sup>st</sup> Avenue Tributary that is across the Development is in the process for approval by Arapahoe County, SEMSWA and Mile High Flood District. In this Floodplain Modification Study, the 100-year floodplain limits for the 1<sup>st</sup> Avenue tributary will be defined, and regional detention facilities are also proposed within this development.

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

1. The site lies within the First Creek and Box Elder Creek basins and its tributaries.
2. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements for each proposed Final Plat and/or Administrative Site Plan.
3. This site lies within the Southeast Metro Stormwater Authority (SEMSWA) service area.
4. This project is in the boundaries of the Mile High Flood District (MHFD).
5. The applicant is required to provide a Floodplain Modification Study for the First Creek tributary, 1<sup>st</sup> Ave. that is across the Neighborhood D development.
6. Master Drainage Impact Fees of \$115/Gross Acre for the Box Elder Creek and its tributaries is required and should be paid to the County at the time of Final Plat or Administrative Site Plan process.
7. The applicant, Pure Cycle Corporation has been required to escrow with Arapahoe County their pro-rata share of the cost for the 1601 Process. The 1601 Process must be completed with Arapahoe County as the Contract Agency per CDOT Regulations.
8. Upon completion of the 1601 process, the applicant, Pure Cycle Corporation and/or Developer will be required to contribute a pro-rata share of the proposed cost for interchange modifications.
9. Pursuant to the previous Sky Ranch application (Sky Ranch Filing No. 1-Neighborhood B) Traffic Impact Study, the entire Sky Ranch Development was allowed to construct up to 774 single-family residential equivalent units without additional improvements to the Interstate 70/Airpark frontage road interchange. This application proposes to construct interim improvements including roundabouts at such interchange to bring the allowable units to 1,450 single-family residential equivalent units. A meeting was held between the County, the Sky Ranch Development team, David Evans and Associates, INC. (DEA), the consultant firm preparing the 1601 project level study for the interchange, and Colorado Department of Transportation (CDOT) on March 3, 2020 to discuss the concerns of CDOT, and the strategy of completing the required interim improvements at the interchange:
  - CDOT continues to voice concern that the County and the City of Aurora (City) do not have a plan to complete arterial connections that would help serve short east-west



trips that otherwise will use I-70 as the only road with connectivity for many years. The specific link mentioned is 6<sup>th</sup> Avenue west of Monaghan that requires crossing a major drainageway. Sky Ranch team had reached out to the adjacent City's Developer of the Harmony Project, however, the City Development does not need this road connection to serve the project and the City is not required it to happen any time soon. The Sky Ranch team and the County will continue to coordinate with the City to address this issue with the following land development processes.

- CDOT suggested to design the roundabouts as single lane initially with ability to expand (add second lane) allowing for more capacity to be added in the future.
  - Instead of proposing the metering for the south roundabout CDOT believed that the two roundabouts analyzed in the DEA 1601 project level study is a more valid interim solution. Sky Ranch Development requested to stage construction of the south and north roundabouts. The staging of southern and northern roundabout implantation will be evaluated by DEA as part of the 1601 Phase 2 work.
  - Triggers need to be identified for timing of phased implantation.
  - Phased construction of the interim improvements would require a Minor Interchange Modification Request (MIMR) with CDOT.
  - Continuous coordination and review with CDOT is required for the following land development process.
10. A note is required to be placed on the plan as "The Sky Ranch development is allowed to construct up to 774 single-family residential equivalent units without additional improvements to the Interstate 70/Airpark frontage road interchange. At the time of this General Development Plan Application, a 1601 process has been initiated by Arapahoe County and the Colorado Department of Transportation (CDOT) to evaluate interim and 56 buildout improvements at this interchange. The Applicant may only construct up to the 774 single-family residential equivalent units until such time as Arapahoe County and CDOT, as determined through the 1601 process, have concluded that phased interim improvements at the interchange are permitted and any phased interim improvements identified in the study have been constructed and are substantially complete or are at probationary acceptance phase as determined by Arapahoe County and CDOT as applicable, after which, Applicant may construct up to 1,450 single-family residential equivalent units. Any build out of the Sky Ranch Development beyond 1,450 single-family equivalent units will require completion of the subsequent 1601 process and substantial completion of the improvements required under the 1601 process".
11. Sky Ranch Development will be responsible for all interim improvements at the Interstate 70/Airpark frontage road interchange.
12. Coordination with the City's Developers will be necessary for the alignment of Monaghan Road when it crosses the First Creek. The Sky Ranch team will continue to work with the adjacent City's Developers to finalize the roadway alignment with the following land development processes.



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.
2. The applicant agrees to address SEMSWA's comments and concerns.
3. The applicant agrees to address MHFD's comments and concerns.
4. The applicant agrees to address CDOT's comments and concerns.
5. The applicant agrees to contribute a pro-rata share of the total project costs for the interchange modifications and 1601 Process.



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