



ARAPAHOE COUNTY
COLORADO'S FIRST

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 Neighborhoods A, C, D, E & F Preliminary Plat

Request and Recommendation

The applicant is seeking approval to subdivide approximately 775 acre parcel into five (5) neighborhoods (Neighborhoods A, C, D, E and F). These neighborhoods are further divided into Planning Areas which consist of a selected land use and/or housing type.

The application is being processed concurrently with the Sky Ranch General Development Plan (GDP18-007) and is to meet the MU-PUD zone district requirements and standards set forth in the General Development Plan.

If both the General Development Plan and Preliminary Plat are approved, the next step for this development is a Specific Development Plan for individual Planning Areas within Neighborhoods A, D, C, E and F. Each Specific Development Plan will be further developed by an Administrative Site Plan and Final Plat.

Background

The subject property comprises of land within two approved plat applications, Sky Ranch Preliminary Development Plan Preliminary Plat (P02-033) and The Hills at Sky Ranch Preliminary Plat (P04-005) and proposes a new preliminary plat for these areas except Sky Ranch Neighborhood B which has already been platted (P17-014).

Links to Align Arapahoe

If the proposed Preliminary Plat 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. For detailed findings, please see the attached Planning Commission staff report.

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 General Development Plan (GDP18-007) for this development was also approved by the Planning Commission on September 1, 2020.

Alternatives

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

1. Approve the proposed Preliminary Plat 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 Preliminary Plat.

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 Department is recommending approval of this case as the subdivision complies with the PUD zoning and Preliminary Plat requirements. 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 – SKY RANCH NEIGHBORHOODS A, C, D, E & F PRELIMINARY PLAT

Conditional Approval

In the case of PP18-001, Sky Ranch Neighborhoods A, C, D E & F, Preliminary Plat, 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 will address all Public Works and Development Staff comments.
2. The applicant shall comply with Xcel Energy's comments.
3. The applicant shall comply with the Bennett-Watkins Fire Rescue comments.
4. The applicant shall pay cash-in-lieu fees and/or make land dedications at final plat for this development.

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 PP18-001, Sky Ranch Neighborhoods A, C, D E & F, Preliminary Plat, 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 PP18-001, Sky Ranch Neighborhoods A, C, D E & F, Preliminary Plat, I move to continue the hearing to [*date certain*], 9:30 a.m., to obtain additional information and to further consider the information presented.

PRELIMINARY PLAT APPROVAL

RESOLUTION NO. _____ It was moved by Commissioner _____ and duly seconded by Commissioner _____ to approve the Preliminary Plat for Sky Ranch Neighborhoods A, C, D, E & F, PP18-001. Said approval is subject to applicant agreeing to adhere to any and all Arapahoe County staff recommendations and/or conditions of approval as set forth within the record and/or as determined by the Board on this date, including the conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. The applicant shall comply with Xcel Energy's comments.
3. The applicant shall comply with the Bennett-Watkins Fire Rescue comments.
4. The applicant shall pay cash-in-lieu fees and/or make land dedications at final plat for this development.

Subject to review and approval of the Preliminary Plat mylar by the Arapahoe County Development Services and Infrastructure Management Department, including the Planning, Mapping and Engineering Divisions, and the County Attorney's Office, the Chairman of the Board is hereby authorized to sign said mylar pursuant to the terms contained therein.

The vote was:

Commissioner Baker, ____; Commissioner Conti, ____; Commissioner Holen, ____; Commissioner Jackson, ____; Commissioner Sharpe, ____.

The Chair declared the motion carried and so ordered.



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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 - 1st 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 1st 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, 1st 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 6th 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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