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Director

Board of County Commissioner's Summary Report

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Date: September 23, 2025
To: Arapahoe County Board of County Commissioners
Through: Molly Orkild-Larson, Planning Division
From: Sue Liu, PE., Engineering Services Division
Case name: **SDPZ23-001 Dayton Point**



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:

Applicant, Alpert Multifamily Development LLC, is proposing a project located on the southwest corner of E. Mississippi Ave. and S. Dayton St.; State Parcel ID No. 1973-22-2-35-004. The project includes 1.89 acres (51,778 square feet) and is currently zoned R-PH (Residential PUD – High Density). There will be 37 residential townhome units, and open space.

Both E. Mississippi Ave and S. Dayton St are within the City of Aurora's rights-of-way. Access onto Mississippi Ave (a right-in/right-out access) and the emergency access onto Dayton St should be approved by the City of Aurora.

This application is for the Specific Development Plan-Zoning (SDPZ). It is the zoning component of two-part PUD process. The SDPZ relies on preliminary design components, all civil construction plans and final design will accompany the second part of the PUD process, the Administrative Site Plan (ASP). The preliminary design reflected on the SDPZ and drainage reports may change along slightly with the final design and analysis or amendments to the SDP may be required. At the time of ASP, full site analysis will be required including but not limited to Phase 3 drainage report (with design elements), civil site construction plans, and grading plans.

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

1. This development lies within the boundaries of the following jurisdiction:
 - Southeast Metro Stormwater Authority (SEMSWA)
 - Mile High Flood District (MHFD)
 - Cherry Creek Valley Water and Sanitation District (CCVWS)
 - South Metro Fire Rescue District (SMFR)
2. This parcel is in the Westerly Creek drainage basin.
3. This site is in the Four Square Mile Planning Area. Drainage basin fees have been established based on the County's cost recovery policy, to help pay for the design and construction of the outfall systems in this area. A Storm Sewer Recovery Cost Fee is charged with all new development to recover the cost of this expense in the amount of \$11,477 per impervious acre. This fee is collected at the time of the final site plan or the final plat.
4. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements, at the time of the Administrative Site Plan or the final plat.
5. The project site is fronting East Mississippi Ave. and South Dayton Street. Both roadways are within the City of Aurora's rights-of-way. The applicant should contact the City of Aurora for any roadway improvements, the access and permitting requirements.
6. The City of Aurora has determined that no rights-of-ways are required for both Mississippi Avenue and Dayton Streets.
7. Per the additional discussion/email exchanges with the City of Aurora – a 5' (instead of 8' required previously) attached sidewalk is required for South Dayton Street.
8. The applicant is requesting variances to the County's *Stormwater Management Manual* (SMM), Chapter 13, Section 13.3.15 Retaining Walls, and Chapter 9, Section 9.8.1(2) Storm Sewers:
 - 1) Retaining Walls - a) retaining walls footing shall be located above the Excess Urban Runoff Volume (EURV); b) wall heights shall not exceed 30-inches; c) walls shall not be used on more than 50-percent of the pond circumference; and d) the distance between the top of any retaining wall in a detention area and any adjacent sidewalk and structured feature is to be a minimum of three times the height of the wall.
 - 2) Storm Sewers - the minimum allowable storm sewer velocity is 3-fps.

The project proposes –

- 1) Retaining walls - bottom elevation of all walls footing is located above the EURV, walls height is designated to be 48" exposed, walls are to be placed on 60% of the pond circumference, and the walls about the sidewalk and 8'-4" from the building face. A

structure design of the retaining walls performed by a professional structure engineer licensed in the State of Colorado, is also provided.

2) Storm sewers – the proposed velocities for portions of pipe systems are greater than 2-fps but less than 3-fps.

The TRC recommendations:

The TRC generally supports the variance requests based on the following: 1) the retaining walls can handle the load even with saturated soil, 2) a minimum 42” pedestrian railing added to the retaining walls is ADA compliance, 3) functionality of the proposed storm sewer system can be achieved by increased maintenance if needed, and 4) no more variance from the Stormwater Management Manual.

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’ comments and concerns as identified within this report.
2. The applicant agrees to address comments issued by the Southeast Metro Stormwater Authority (SEMSWA).
3. The applicant agrees to address comments issued by the City of Aurora.