



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Rattle Stitch Ranch Filing No. 1 Minor Subdivision PM23-002

Planning Commission Public Hearing

May 19, 2026





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Applicant: Lennar Colorado LLC

Project Proposal: Create a 2.511-acre parcel

Project Location: 24560 E. Jewell Avenue

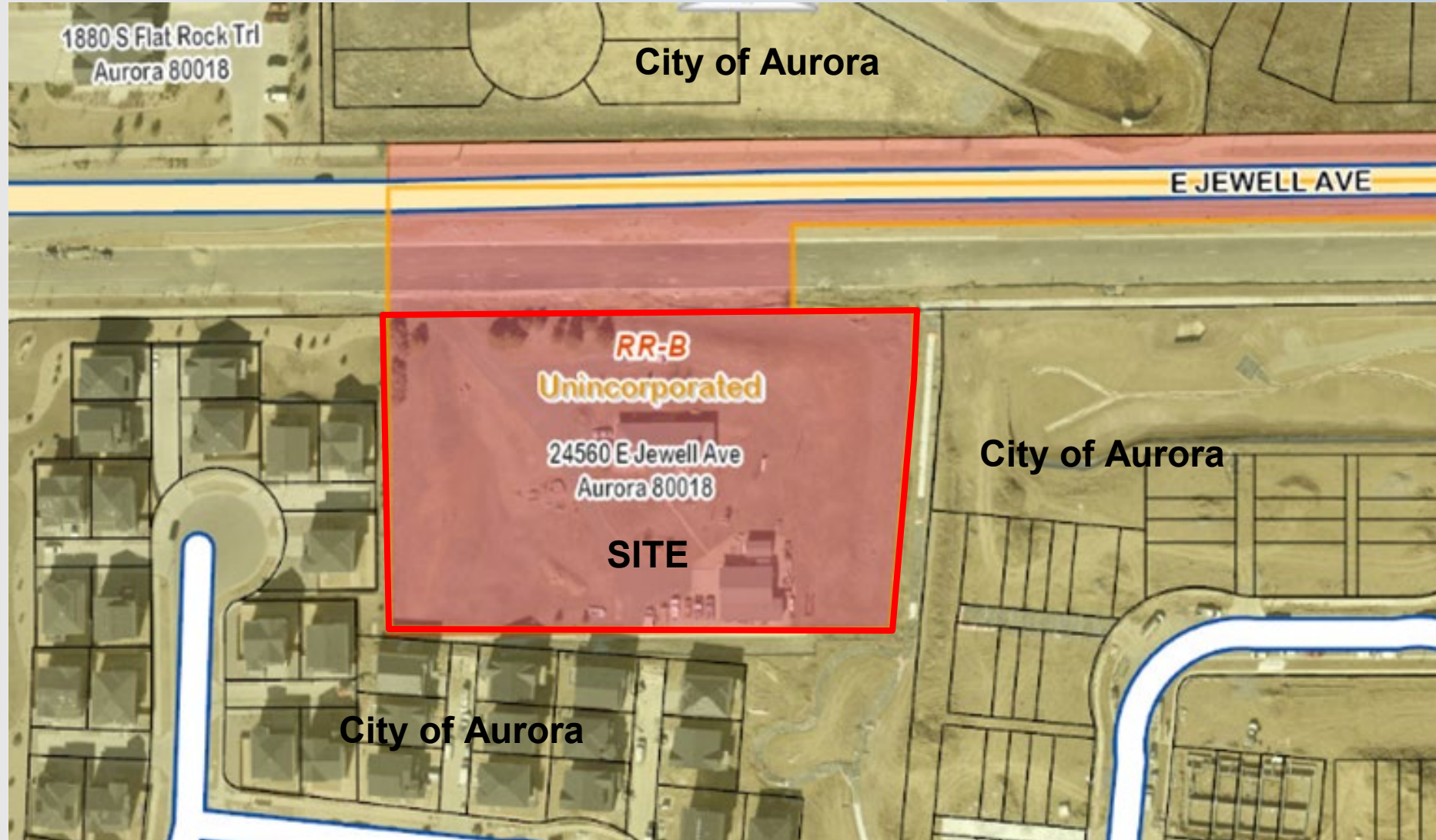
Staff: Case Engineer – Sue Liu



Vicinity & Zoning Map



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Project History



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- The property owner filed a complaint with the Arapahoe County District Court to acquire a portion of their property back from Murphy Creek Metropolitan District 1 (district). As per the court order (Recording No. B5176470), the district was to finalize with the City of Aurora the de-annexation of the eastern portion of the property (0.539 acres) and grant it back to the property owner, and for the property to be platted.
- To bring the property into conformance, the two parcels are to be combined through the County's subdivision process to create one lot. The new lot will be 2.51 acres in size, which will satisfy the zone district's minimum lot size of 2.41 acres.
- The property is served by a water well and an on-site wastewater treatment system.
- The existing water well is being used by the Lowery Landfill Superfund Site as a drinking water monitoring location. This is to monitor the effectiveness of the remedies in place being used by this agency.



Comprehensive Plan & Land Development Code



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- Land use category is Urban Residential/Single-Family Detached and Attached, which the use on the property adheres to with an existing single-family detached residence.
- Density range for Single-family Detached is 1-8 du/ac. The proposed density is 0.4 du/ac. However, since the zoning is already in place, staff will not object to the proposed platting.
- Application complies with the LDC:
 - Meets minimum lot size
 - Adequate access
 - Development can be served by the sheriff and fire
 - Compatible with the surrounding area



Referral and Public Comment



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- Referral comments received.
 - Arapahoe County Public Health Department wants a condition of approval added to the plat that states that if there is any future change in land use, redevelopment, or connection to a public water or wastewater system, the Arapahoe County Public Health Department will be notified. At that time, the existing water well and on-site wastewater treatment system components may be required to be properly abandoned in accordance with applicable Colorado statutes and regulations.
 - State Water Engineer requested that the property owner file a location amendment to correct the location on the well permit. The property owner has complied with this request.
 - City of Aurora will not require the property to connect to their systems since the site has an existing well and on-site wastewater treatment system.
 - No public comment received.



Condition of Approval



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1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Prior to the signature of the final copy of this plat, a note shall be placed on the plat stating that “Due to well water quality considerations associated with the Lowry Landfill Superfund Site and for public health protection purposes, any future change in land use, redevelopment, or connection to a public water or wastewater system shall require notification to Arapahoe County Public Health. At that time, existing water well and on-site wastewater treatment system components may be required to be properly abandoned in accordance with applicable Colorado statutes and regulations. Nothing in this note is intended to preclude the continued use, maintenance, or transfer of the property under its existing use, provided that the water well and on-site wastewater treatment system remain in compliance with applicable regulations.”



Conclusion



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- Based on the findings in the staff report, staff is recommending approval for the Minor Subdivision.

