

**ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING
FEBRUARY 3, 2026
9:30 A.M.**

SUBJECT: PF25-003 – HART- BROWN SUBDIVISION FILING NO. 2 - FINAL PLAT

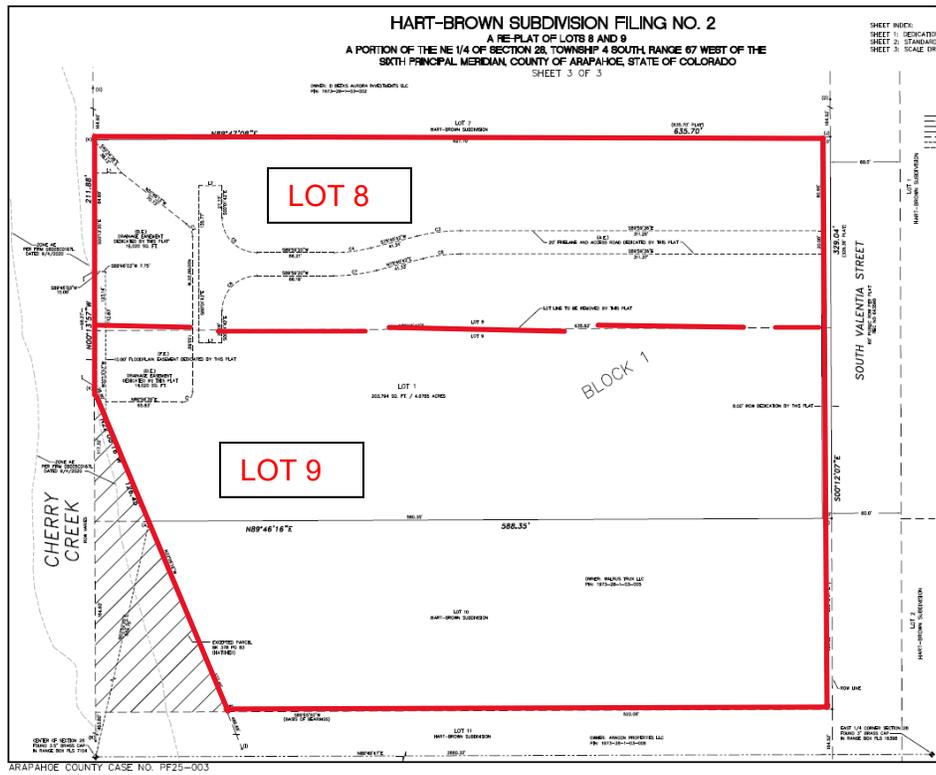
RAYE FIELDS, PLANNER I

LOCATION:

The proposed lots, Lots 8 and 9, Hart-Brown Subdivision Filing No. 2, are located at 2155 S Valentia Street. The property is located near the corner of E Iliff Avenue, and Valentia Street. The property backs up to the Cherry Creek Greenway and is zoned Light Industrial (I-1). This property is also located within Commissioner District No. 4.



Vicinity and Zoning Map



Lots 8 & 9, Hart-Brown Subdivision Filing No. 2

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North: 2125 S Valentia: Storage Facility; Zoning (I-1)
- South: 2201 S Valentia: Landwise Landscaping; Zoning (I-1)
- East: 2200 S Valentia: Pillows.com; Zoning (I-1)
- 2174 S Valentia: AMV LLP (Taxi Service); Zoning (I-1)
- 2150 S Valentia: Merhi Motors; Zoning (I-1)
- 2134 S Valentia: NuBilt Restoration; Zoning (I-1)
- West: Cherry Creek & Cherry Creek Greenway- North; Zoning (I-2)

PROPOSAL:

The applicant, Valentia Farms, LLC, is seeking approval to replat Lots 8 and 9, Hart-Brown Subdivision Filing No. 2, to create a single lot, to better accommodate future development. This lot will be 4.7 acres in size.

A final plat review is necessary for this application since a new lot is being formed, and new easements are being created by this plat and dedicated to Arapahoe County.

BACKGROUND

The Hart-Brown Subdivision was recorded on May 12, 1958, under reception number 643590.

The Hart-Brown Subdivision Filing No. 2 was initiated in order to correct a nonconforming setback issue to the property could be developed. Currently, the property line between Lots 8 and 9 bisect an existing building. Because of this, the property is not in conformance. Due to the building's noncompliance, it can't meet setbacks. By combining the two lots into one, the property will be brought into conformance, as the owners wish to develop the property into a pickleball complex in the future.

The existing I-1 zoning allows for Recreation Outdoor, which is defined as "Characterized by moderate impacts on traffic, natural environment and the surrounding neighborhood, including facilities such as athletic fields, miniature golf, skateboard park, swimming pool, tennis, handball, basketball courts, batting cages and soccer fields. Does not include shooting range." The property owner has an Administrative Site Plan application in conjunction with this plat (Case ASP24-007), which proposes pickleball courts, padel courts, and shuffleboard which complies with this land use designation.

ANALYSIS OF THE FINAL PLAT APPLICATION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Final Plat Regulations in the Land Development Code; and 3) analysis of referral comments.

1. The Comprehensive Plan

The property is located within the Four Square Mile Subarea Plan, which designates it as the land use category of Employment. Employment uses include major service and office center complexes, warehousing, light industrial uses that can include outdoor storage, and research and development offices. Secondary uses support and complement the primary employment uses and include restaurants, hotels, small office centers, retail, and higher-density residential uses. The proposed use complies with the land use designation in that it will contain recreational outdoor and food service to support the primary employment uses.

The proposal complies with the Comprehensive Plan as follows:

Goal: Increase the usability and access to the Cherry Creek Trail and the High Line Canal Trail from the Four Square Mile Area neighborhoods by improving pedestrian and bicycle access to the trails.

The proposed project to be completed when the Final Plat is approved will have direct access to the Cherry Creek Trail. Arapahoe County Road and Bridge supports this connection.

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

The lots will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District, and the district provided staff with a “will serve” letter to serve the entire final plat and has no further comment on the replat of these lots.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a “will serve” letter and the district provided staff with a “will serve” letter to serve the entire final plat and has no further comment on the replat of these lots.

GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable, and Internet in Existing and New Development

The development can be served by utility providers.

GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development

The Arapahoe County Sheriff’s Office and South Metro Fire Rescue had no comment on the concurrent cases ASP24-007 or PF25-003.

2. Land Development Code – Subdivision Regulations

Section 5-6.3.B of the Land Development Code allows a Final Plat to be approved if the proposal meets all of the following criteria:

- A. *The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed [Section 30-28-133(6)(a) C.R.S.].*

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a “will serve” letter and has no further comment on this replat.

- B. *The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 30-28-133(6)(b) C.R.S.].*

The development will be served by water and sanitary sewer from East Cherry Creek Valley Water and Sanitation District. The district has provided staff with a “will serve” letter and has no further comment on this replat.

C. *The Applicant has provided evidence to show that all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions. [Section 30-28-133 (6) (c) C.R.S.].*

The Colorado Geological Survey has no objection to the approval of this application as proposed.

D. *The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*

The proposed replat shall adhere to the Land Development Code. The proposed plat meets required lot size, and required lot width.

E. *The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.*

The Mineral Resource Map B-8 doesn't cover the subject property.

F. *For property zoned for residential uses, written evidence must be presented to show that the applicable school district can adequately serve the student population expected to be generated from the development. The Board may deny a subdivision request for which the evidence shows that the applicable school district cannot adequately serve the student population generated by the development.*

This replat doesn't propose residential units; therefore, cash-in-lieu is not applicable.

3. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing.

STAFF FINDINGS:

Staff have reviewed the plans, supporting documentation, and referral comments in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the subdivision regulations, and analysis of referral comments, our findings include:

1. The proposed PF25-003, Hart-Brown Subdivision Filing No. 2 - Final Plat, generally conforms to the Arapahoe County Comprehensive Plan.

2. The proposed PF25-003, Hart-Brown Subdivision Filing No. 2 - Final Plat, complies with the General Submittal Requirements contained in Section 2-16 are enumerated in the Arapahoe County Development Application Manual.
3. The proposed PF25-003, Hart-Brown Subdivision Filing No.2 – Final Plat, meets the Arapahoe County Land Development Code and procedures, including those stated in Section 5-6.3.B.

STAFF RECOMMENDATION:

Considering the findings and other information provided herein, the staff recommends approval of Case No. PF25-003 Hart-Brown Subdivision Filing No. 2 Final Plat, with the following conditions of approval:

1. Prior to the County’s execution of the Final Plat, the applicant will address all Public Works and Development Staff comments in the Final Plat document.
2. Prior to the County’s execution of the Final Plat, the applicant is required to execute the Subdivision Improvement Agreement.
3. Prior to the County’s execution of the Final Plat, the applicant is required to execute the Operations and Maintenance Agreement and Site Plan.
4. Prior to the County’s execution of the Final Plat, the applicant shall provide evidence of approval of Water and Sanitary Plans by Cherry Creek Valley Water and Sanitation District.
5. No further approvals shall be issued in reliance on the Final Plat until all conditions of approval of this Final Plat have been satisfied.

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

1. Recommend approval of the proposed Final Plat.
2. Continue to a date certain for more information.
3. Recommend denial of the proposed Final Plat.

CONCURRENCE:

The Public Works and Development Planning and Engineering Services Division has reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case.

Attachments:

Engineering Staff Report

Referral Comments/Applicant’s Response

Final Plat