



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

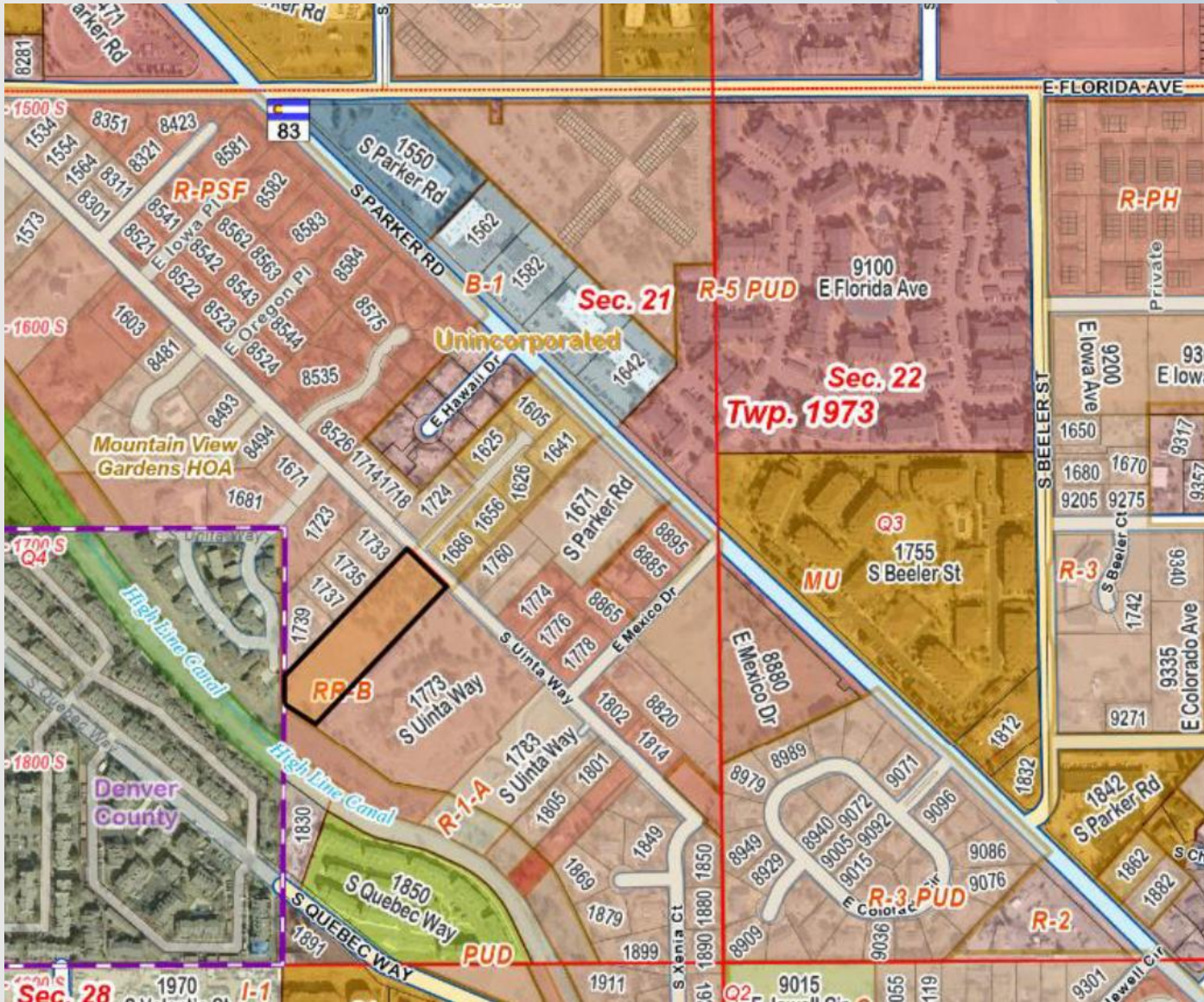
**CASE NO. PM26-001
MOUNTAIN VIEW GARDENS T12
MINOR SUBDIVISION**

Public Hearing

**April 28, 2026
Presenter: Kat Hammer**



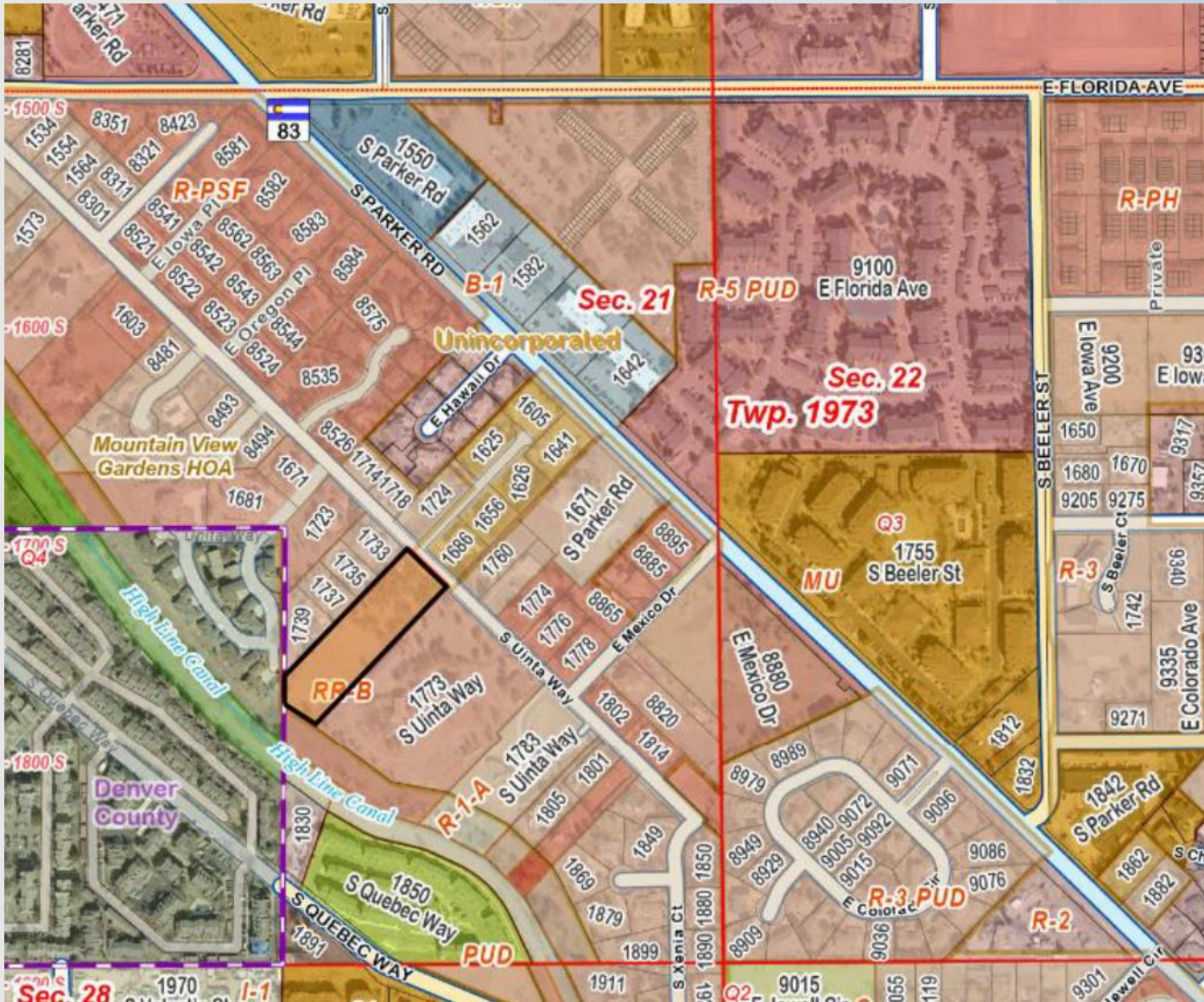
Proposal:



Applicant & Owner:
Latsis Custom Homes & Tree
Farm LLC

Request:
Approval of a Minor
Subdivision

Proposal:

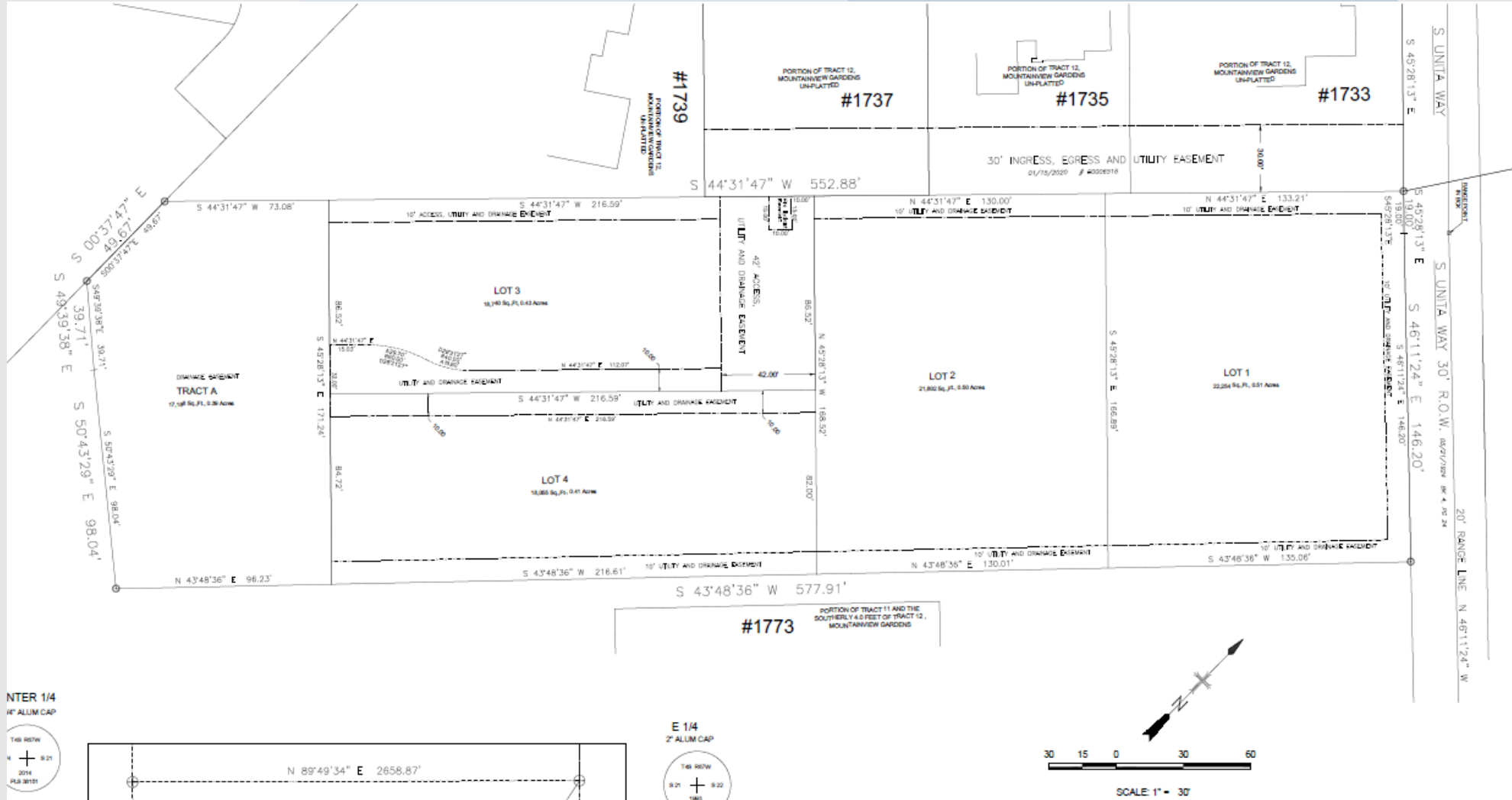


- 2.38-acre parcel
- Zoned R-1-C
- Proposing four lots for single-family residences
- The adjacent properties are primarily single-family homes.
- The property abuts the Highline Canal

Proposal:



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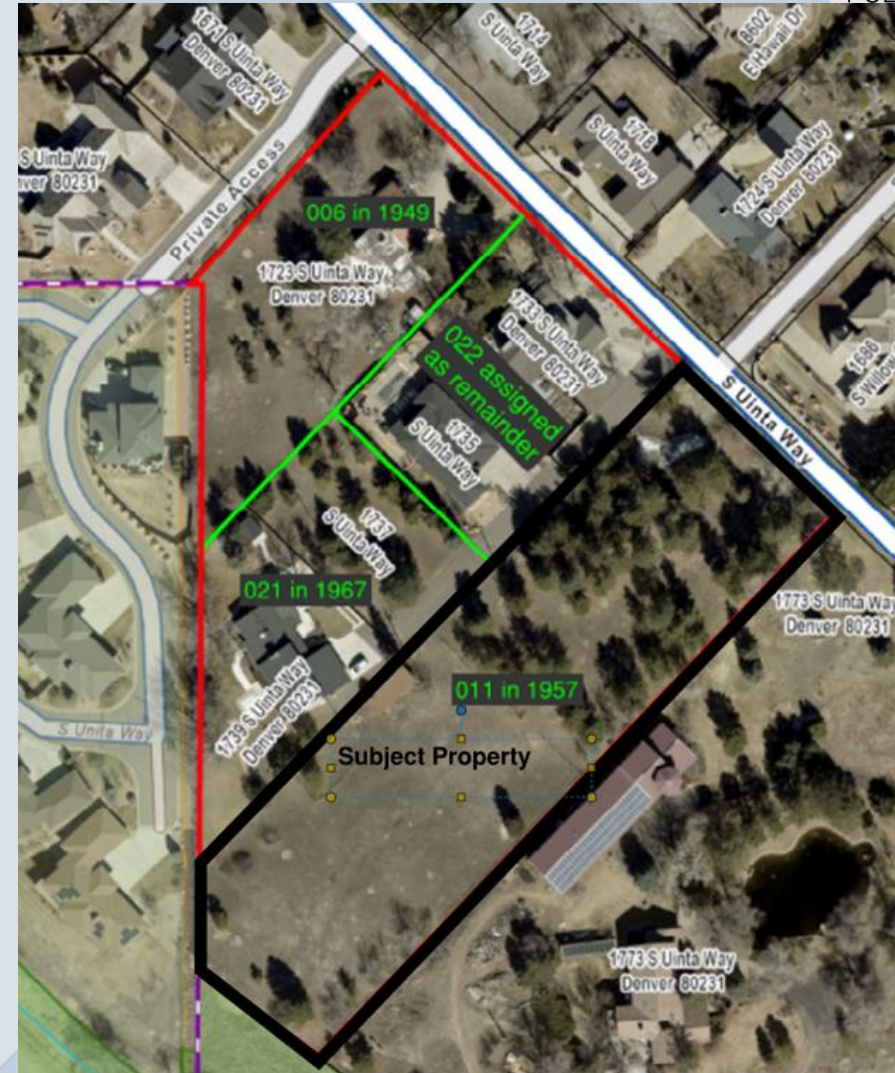


Background:

- Tract 12 of MountainView Gardens (1924)
- No portion was ever subdivided; the subject property is the remnant
- Previously a tree farm and horse pasture
- Proposing lots ranging from 18,055 to 22,254 sq. ft.



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Comprehensive Plan

Four Square Mile SubArea Plan:

Single-Family Detached, 1-2 dwelling units per acre



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“Accommodate the primary use of single-family dwellings on individual lots with diomt or shared access to public streets.”

- Four-Square Mile SubArea Plan - Limit new residential development on local streets to 1 du/acre, 1-2 du/acre, 1-3 du/acre, with a maximum of 1-6 dwelling units per gross acre according to the attached land use map.
- Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development
- Require Adequate Wastewater Treatment
- Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development
- Ensure Compatibility between New Development and Existing Neighborhoods



Land Development Code



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Section 5-6.6 of the LDC states that a Minor Subdivision is any subdivision that:

- Creates no more than four parcels
- Does not require the extension of municipal/public facilities or the creation of significant public improvements as determined by the PWD Department
- Fronts and existing street, and does not involve any new streets
- Does not adversely affect the remainder of the parcel or adjoining property
- Is not in conflict with any provisions of the Comprehensive Plan, Zoning Resolution, or the LDC regulations



Land Development Code



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Section 5-6.3 of the LDC indicates a Minor Subdivision may be approved if the proposal meets all of the six criteria, summarized here:

- Adequate public water supply
- Adequate public sewage disposal system
Cherry Creek Water and Sanitation District will serve the site
- Compliance with all zoning regulations
R-1-C zoning regulations are met
- Compliance with Mineral Resource Areas
Not within area
- School district can adequately serve the student population expected
The district will and can serve the expected student population. Cash-in-lieu of land is being requested.



Land Development Code



ARAPAHOE COUNTY
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Section 5-6.3 of the LDC indicates a Minor Subdivision may be approved if the proposal meets all of the six criteria, summarized here:

- Soil and topographical conditions presenting hazards or requiring special precautions, have been identified and the propose use is compatible with such conditions
- *CGS provided letters indicating three concerns, specifically: Collapsible soils, connection to stormwater system and location of infiltration basin*
- *Applicant hired consultant to conduct site analysis, conclusions include: soil is suitable for lightly loaded foundations from residential structures, soil beneath the proposed infiltration basin are well suited for managing the anticipated storm runoff, and ground water mounding that may occur from the proposed infiltration basin will be minimal and will not affect surrounding properties.*



Referral/Public Comment & Planning Commission



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- Staff is not recommending any conditions of approval from the referral comments except for cash-in-lieu of land dedication
- No members of the public contacted staff
- Planning Commission voted 5-0 recommending approval at the April 7, 2026, meeting.

No members of the public provided public comment.

The PC discussed the following:

CGS comments and the applicant's response

HOA

Improvements to the existing access drive



Staff Findings



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The proposed Minor Subdivision is not in conflict with the Arapahoe County Comprehensive Plan and Four Square Mile SubArea Plan.

The proposed Minor Subdivision complies with the Approval Standards contained in Section 5-6.3, enumerated in the Arapahoe County Land Development Code.

The proposed Minor Subdivision complies with the Intent Requirements contained in Section 5-6.6.A, enumerated in the Arapahoe County Land Development Code.



Staff Recommendation: Approval



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Prior to recording the Minor Subdivision plat, the applicant shall pay a total cash-in-lieu fee of \$44,215.60. This cash-in-lieu fee shall be distributed as follows: Cherry Creek School District: \$23,051.60; Public Parks: \$20,317.44; and Other Public Purposes: \$846.56.

Execution and Recordation of the Subdivision Improvement Agreements, SOP for Vegetative Infiltration Basin and Access Easements.

~~Applicant Shall develop a common maintenance agreement/life cycle cost analysis or otherwise provided for an agreed maintenance plan, as contemplated and required under the Arapahoe County Infrastructure Design and Construction Standards for private roads.~~

~~A note on the plat will be added prior to final approval with regards to the maintenance of the private road and vegetative infiltration basin to comply with the Arapahoe County Infrastructure Design and Construction Standards and Stormwater Manual Criteria.~~

