

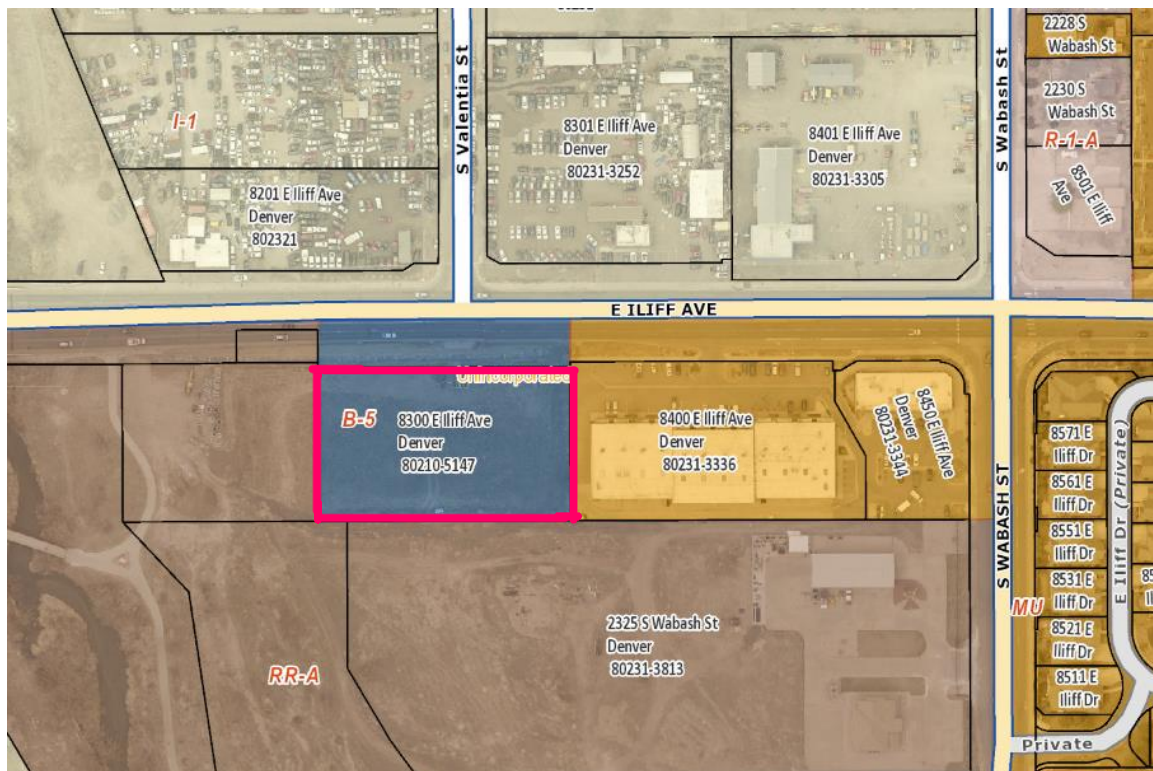
**ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 7, 2025
6:30 P.M.**

SUBJECT: PM25-001 – ARAPAHOE RETAIL SUBDIVISION FILING NO. 1 / MINOR SUBDIVISION

ERNIE ROSE, SENIOR PLANNER

LOCATION:

The property is located at 8300 E. Iliff Avenue, at the intersection of E. Iliff Avenue and S. Valentia Street, Commissioner District No. 4, and zoned Regional Commercial (B-5).



Property (show in red above)

ADJACENT LAND USES, ZONING, AND LAND USE

North –	Light Industrial, zoned Light Industrial (I-1)
South –	Cherry Creek Valley Water Sanitation District Office surrounded by vacant land, zoned Rural Residential A (RR-A)
East –	Commercial, zoned Mixed Use (MU)
West –	Arapahoe County Open Space future trailhead, zoned Rural Residential A (RR-A)

PROPOSAL AND REQUEST

The applicant, K2 Civil Consultants Inc., on behalf of the property owners DDK Investments and LASCO Development Corporation, is processing a Minor Subdivision to formally plat this 1.3-acre parcel at 8300 E. Iliff Avenue, at the intersection of E. Iliff Avenue and S. Valentia Street. The project site parcel number is 1973-28-4-00-031. This parcel has never been officially subdivided in accordance with the Arapahoe County Land Development Code. For the property to be developed, the parcel must be a platted lot. The owner proposes to construct a gas station with a convenience store at this location, which is a permitted use in the B-5 zone district. County staff is reviewing an Administrative Site Plan (ASP25-003) concurrently with this application.

BACKGROUND

The parcel is currently vacant. An Arapahoe County trailhead is planned west of and adjacent to the subject property, and the trailhead will be accessed through the subject property. Arapahoe County Open Spaces and the applicant have reviewed this proposal, and both are comfortable with trailhead users crossing the convenience store property to access the future trailhead.

In 2022, a Use by Special Review (USR) application was initiated for this property and later withdrawn. During this land use application process, a ten-foot-wide strip of land (orphaned parcel) along the west edge of the Arapahoe Retail property was identified/located between the Open Spaces and convenience store parcels. The ownership of this strip was unclear, and DDK Investments LLC was asked to secure a title to the strip before submitting the subdivision for approval. The ownership of the strip was finalized, and DDK Investments LLC obtained the title on December 11, 2024.

ANALYSIS OF THE MINOR SUBDIVISION APPLICATION

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

1. The Comprehensive Plan

The subject parcel within the Four-Square Mile Sub-Area Plan is designated as “Employment”. This designation’s secondary uses are those that support and complement the primary uses, such as major service, office complexes, and light industrial uses. The proposed gas station and convenience store site plan application running concurrently with this plat would be considered a secondary use.

This proposal complies with the Comprehensive Plan as follows:

Policy GM 1.2 – Encourage Infill Development and Redevelopment.

The proposed application is situated in a designated growth area and is classified as “infill” development.

Policy GM 3.1 – Direct Future Development to Areas with Low Risks from Natural and Man-made Hazards

The subject property is located in areas of low risk from natural and man-made hazards. The applicant addressed the Colorado Geological Survey's concerns regarding the detention pond, and the agency has no objections. A small corner of the property is within the 100-year floodplain, but the applicant has placed the building and parking outside this area. The site is not in an airport influence area. The applicant is aware that they will need to apply for an underground storage tank permit in the future.

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

The proposed development will be served by Cherry Creek Valley Water and Sanitation District, and the Colorado Division of Water Resources has determined that the water supply is from a reliable source.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

Cherry Creek Valley Water and Sanitation District will serve the proposed development.

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

Xcel Energy and CenturyLink can serve the proposal.

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 District will serve the property. The Arapahoe County Sheriff's Office and South Metro Fire District had no comments.

2. Land Development Code Review

Section 5-6.6 of the Land Development Code states that a Minor Subdivision is any subdivision that:

A. Creates no more than four parcels.

This application creates one lot.

B. Does not require the extension of municipal/public facilities or the creation of significant public improvements as determined by the PWD Department.

The existing property is served by Cherry Creek Water and Sanitation District and the proposed development associated with this plat will not require significant public improvements.

C. Fronts an existing street and does not involve any new streets.

The subject property fronts E. Iliff Avenue and does not involve any new streets.

D. Does not adversely affect the remainder of the parcel or adjoining property.

This subdivision does not adversely affect the remainder of the parcel or adjoining property.

E. Is not in conflict with any provisions of the Arapahoe County Comprehensive Plan, Zoning Resolution, or these regulations.

This application is generally consistent with the Arapahoe County Comprehensive Plan, as stated earlier in this report, and meets zoning requirements for minimum lot area and width.

A Minor Subdivision follows the Final Plat process, as outlined in Section 5-6.3 of the Land Development Code. A Minor Subdivision may be approved upon the finding by the Board that the application meets 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 proposed development will be supplied by Cherry Creek Valley Water and Sanitation District, and the Colorado Division of Water Resources has confirmed that the water source is reliable.

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 proposed development will be supplied by Cherry Creek Valley Water and Sanitation District, which has confirmed that the water and sewer service is available.

- 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 property does not have any soil or topographic conditions on-site that will create a hazard.

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

The proposed application complies with the zoning regulations. The minimum lot size is met.

- 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 subject parcel is not located within a Mineral Resource Area as per the Mineral Resource Map (Comprehensive Plan Map B-8).

- 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.*

The property is not zoned for residential uses, is not proposed for residential uses, and will not generate any students that would add to the student population in the school district.

3. Referral Comments

Comments received during the referral process are summarized in the table attached to this report. Any late responses will be conveyed verbally at the public hearing. The applicant has agreed to comply with the sheriff's office, fire district, water and sanitation district, Xcel Energy, and CenturyLink requests. No public comments were received regarding this application.

STAFF FINDINGS

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

1. The proposed Minor Subdivision is not in conflict with the Arapahoe County Comprehensive Plan.
2. The proposed Minor Subdivision complies with the Approval Standards contained in Section 5-6.3, enumerated in the Arapahoe County Land Development Code.
3. 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

Considering the findings and other information provided herein, the staff recommends approval of Case No. PM25-001, Arapahoe Retail Subdivision Filing No. 1 /Minor Subdivision, with conditions of approval:

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. No permits shall be issued, grading or otherwise, until the applicant has conveyed all necessary right-of-way to the County free and clear of any encumbrances.

CONCURRENCE

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

PLANNING COMMISSION DRAFT MOTIONS

Conditional Recommendation to Approve

In the case of PM25-001, Arapahoe Retail Subdivision Filing No. 1 /Minor Subdivision, 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 recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. No permits shall be issued, grading or otherwise, until the applicant has conveyed all necessary right-of-way to the County free and clear of any encumbrances.

Recommendation to Deny

In the case of PM25-001, Arapahoe Retail Subdivision Filing No. 1 /Minor Subdivision, 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 recommend denial of 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 PM25-001, Arapahoe Retail Subdivision Filing No. 1 / Minor Subdivision, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to consider further the information presented.

Application Materials
Engineering Staff Report
Referral Comments/Applicant's Responses
Minor Subdivision Plat (Exhibit)