



Board Summary Report

File #: 26-074

Agenda Date: 2/3/2026

Agenda #: 6.c.

To: Board of County Commissioners

Through: Bryan Weimer, Director of Public Works and Development

Prepared By:
Raye Fields, Planner I, Public Works and Development

Presenter: Raye Fields, Planner I, Public Works and Development

Subject:
PF25-003, Hart-Brown Subdivision, Filing 2- Final Plat

Purpose and Request:

The applicant, Valentia Farms LLC, is seeking approval to combine two lots into one on a property located at 2155 S. Valentia Street. This request would replat Lots 8 & 9 of the Hart-Brown Subdivision, Filing #2, to create one contiguous lot in order to bring the parcel into conformance with Land Development Code allowances. There is currently an existing building that sits on the property line which renders it nonconforming with setbacks from property lines. Removing the property line and combining the lots put the existing building into compliance with setback requirements. A final plat review is necessary for this application as two parcels need to be combined into a single lot, in addition to new easements that are being created by this plat and dedicated to Arapahoe County.

Alignment with Strategic Plan: Good Governance - Plan for future service, infrastructure, and fiscal needs.

Background and Discussion: The Hart-Brown Subdivision was recorded on May 12, 1958, under reception number 643590 and the site is zoned I-1 Light Industrial.

The Hart-Brown Subdivision Filing No. 2 was initiated in order to correct a nonconforming setback issue so the property could be developed. Currently, the property line between Lots 8 and 9 bisect an existing building. Under current regulations, a building is nonconforming if it does not meet minimum setbacks from property lines. 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 proposed replat complies with the Arapahoe County Comprehensive Plan, the Four Square Mile Subarea Plan, and the Subdivision Regulations in the Land Development Code as explained in the attached staff report.

Alternatives: The BOCC has the following alternatives:

1. Approve with conditions recommended by staff or with alternative conditions;

2. Deny the final plat application;
3. Continue to a date certain to obtain additional information.

Fiscal Impact: No fiscal impact associated with the application is anticipated.

Alignment with Strategic Implementation Strategies: This proposal is a quasi-judicial application and is evaluated against criteria in the Land Development Code.

Staff Recommendation: Considering the findings and other information provided herein, staff recommends approval of Case No. PF25-003, Hart-Brown Subdivision Filing #2 - Final Plat, subject to the following condition of approval:

1. Prior to the County's execution of the Final Plat, the applicant will address all remaining Public Works and Development Staff comments on the Final Plat.
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.

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.