



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

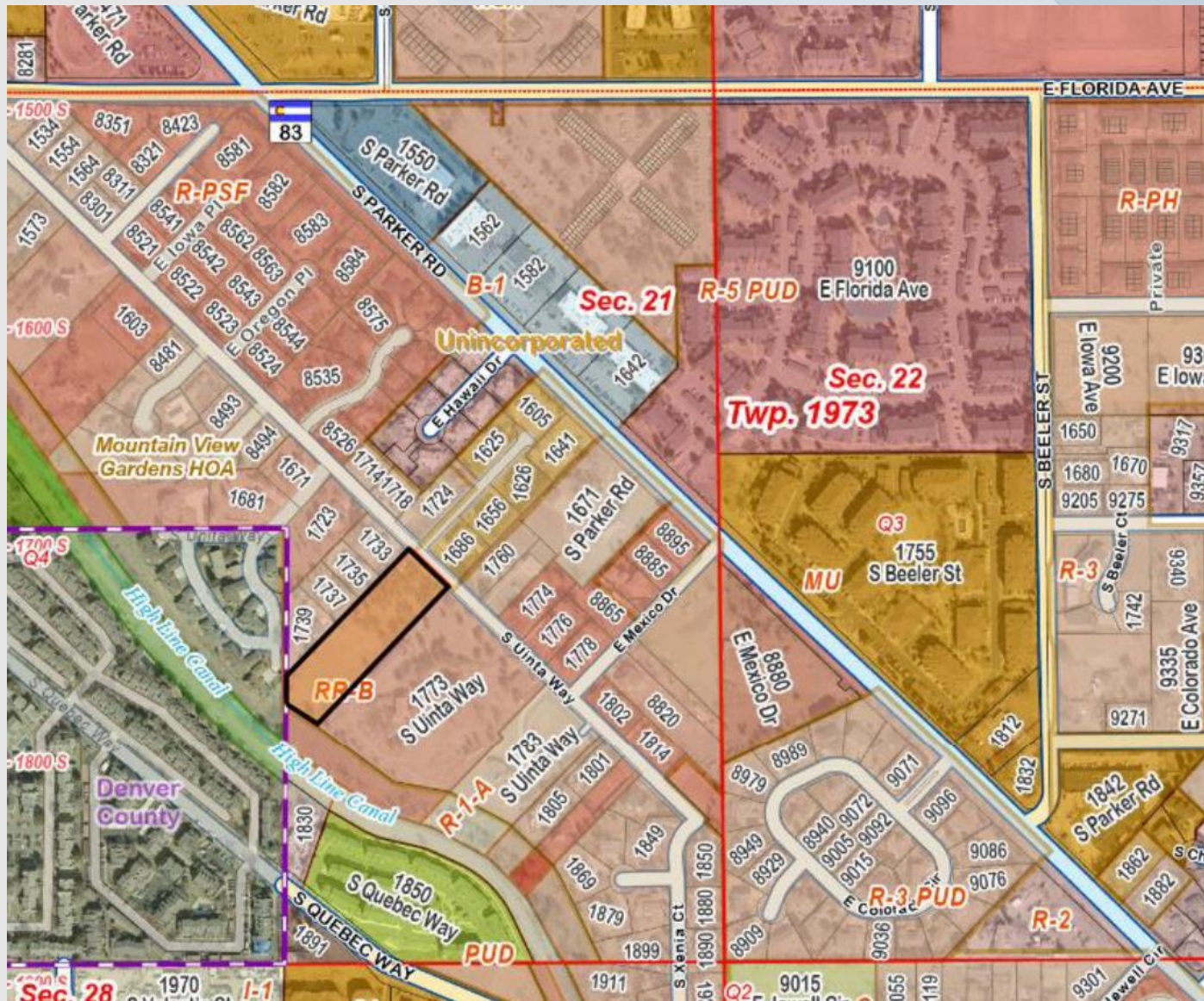
CASE NO. CZ25-002
MOUNTAIN VIEW GARDENS T12
CONVENTIONAL REZONE

Public Hearing

March 31, 2026
Presenter: Kat Hammer



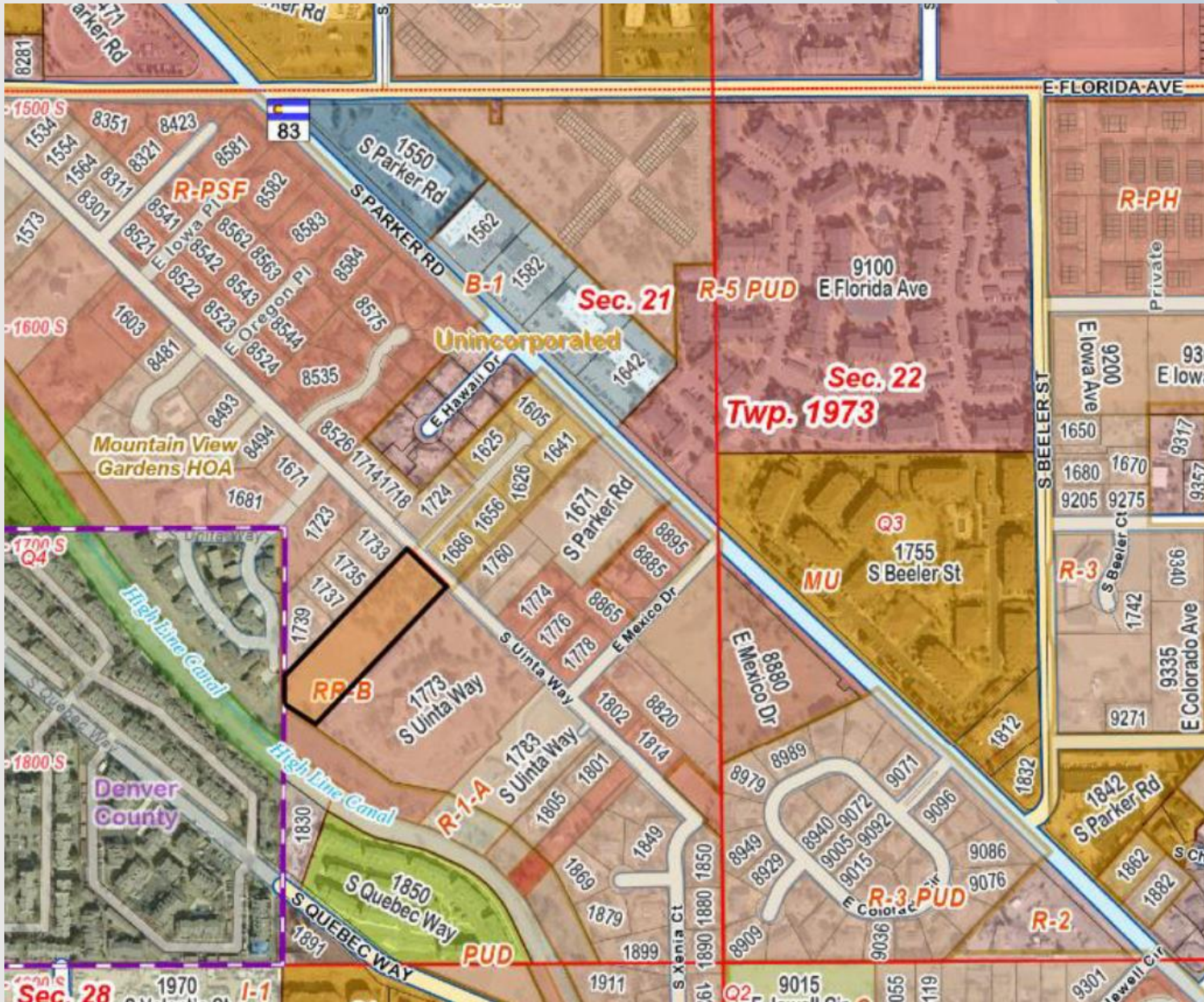
Proposal:



Applicant & Owner:
Latsis Custom Homes

Request:
Approval of a
Conventional Rezone
from Rural Residential-
B to Residential 1-C

Proposal:

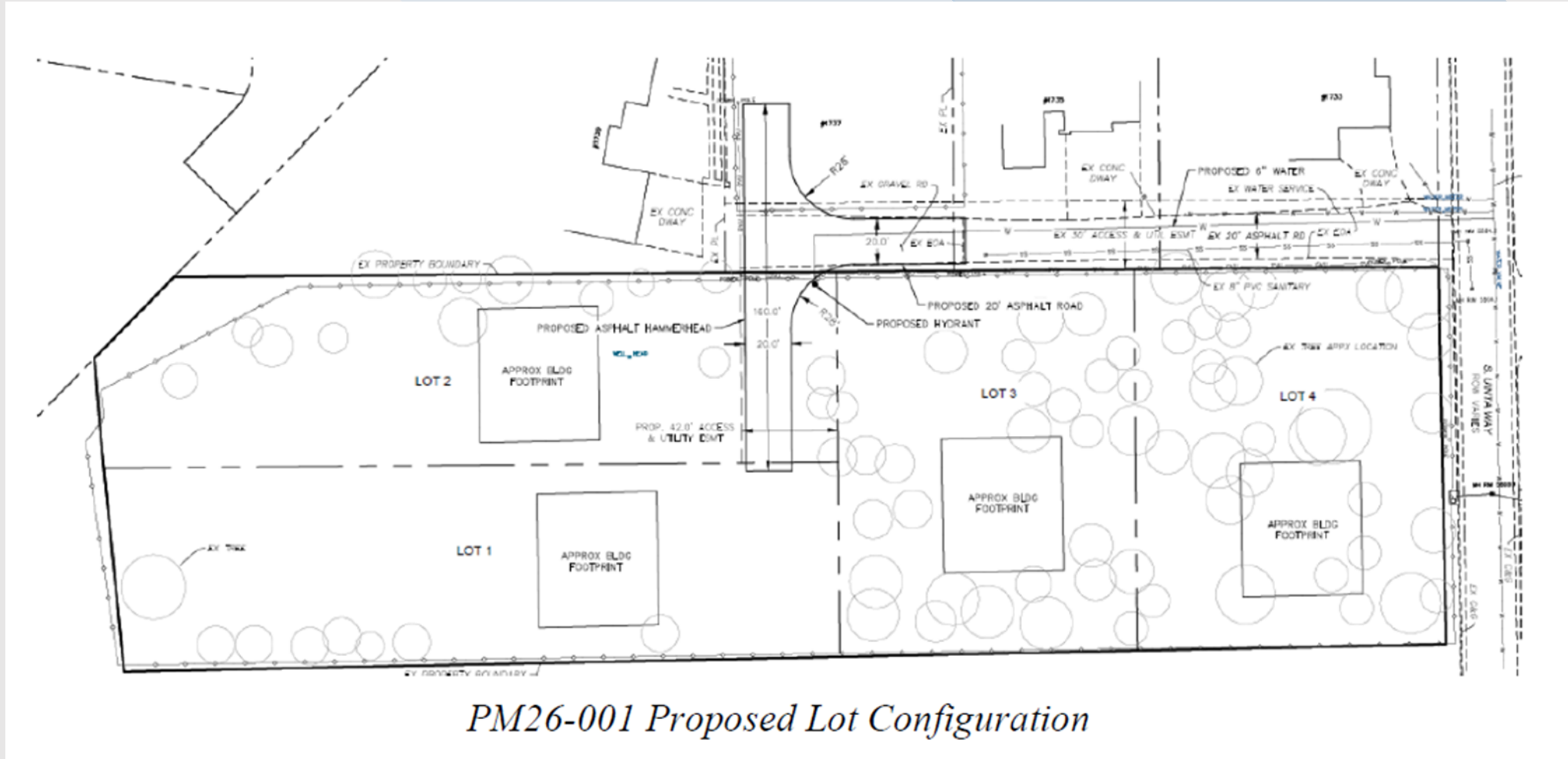


- 2.38-acre parcel
- Proposing four lots for single-family residences
- The adjacent properties are primarily single-family homes.
- The property abuts the Highline Canal
- Staff is currently reviewing an associated Minor Subdivision application

Proposal:



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



PM26-001 Proposed Lot Configuration

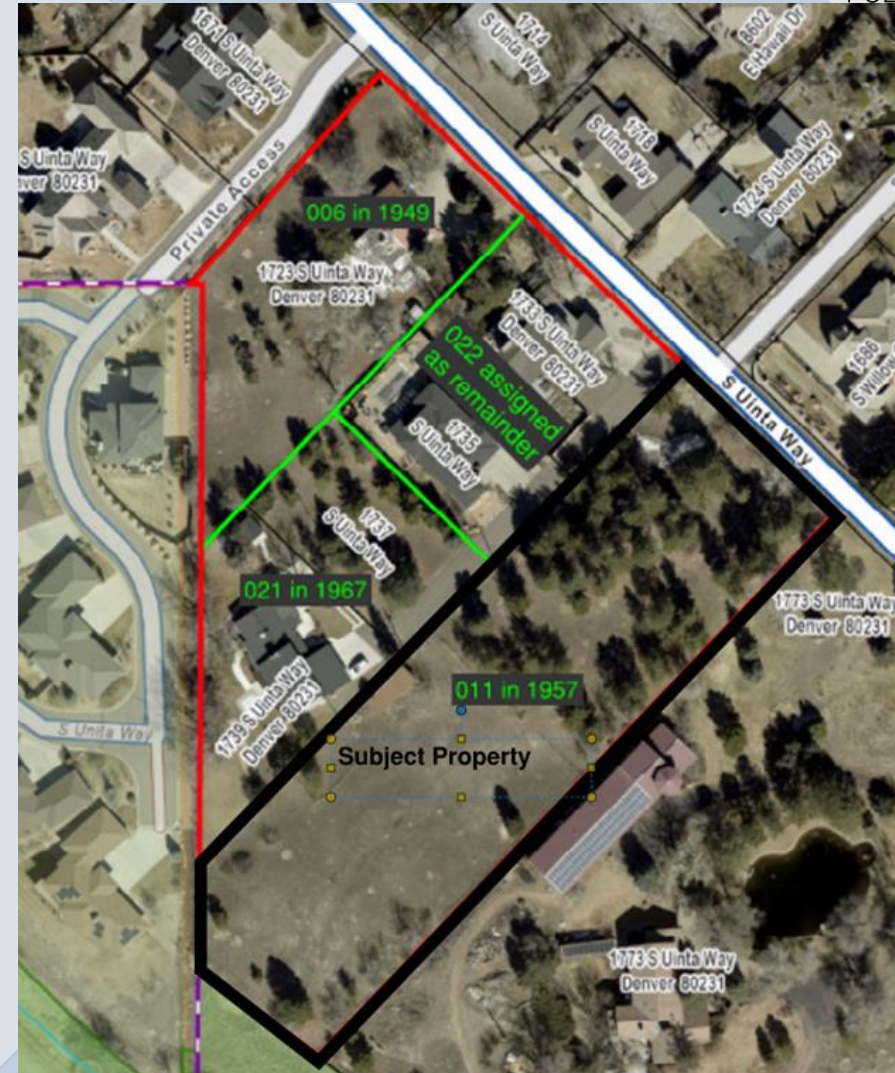


Background:

- 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.



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



Comprehensive Plan

Four Square Mile SubArea Plan:

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



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

“Accommodate the primary use of single-family dwellings on individual lots with direct 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



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Section 5-3.3. F of the LDC allows a rezoning to be approved if the proposal meets all of the 10 criteria, summarized here:

Existing and planned infrastructure

- Cherry Creek Water and Sanitation District
- TRC variance approval to construct a non-standard post-control measure for a vegetated infiltration basin to address drainage
- Dedicated access easements

Compatibility with development and surrounding land uses

- Aligns with surrounding density and land use
- Conforms to 4SM SubArea Plan density

Adequate police, fire, school, parks, and libraries



Land Development Code



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Section 5-3.3. F of the LDC allows a rezoning to be approved if the proposal meets all of the 10 criteria, summarized here:

Supporting activities, employment, housing, leisure-time, and retail centers

- Infill development resides in an established neighborhood

Traffic, noise, water pollution, airport hazards, and flooding

- Existing infrastructure; traffic generated, will not have a significant impact on the neighborhood

Accessibility within development and existing uses

- Enhance the existing private drive connection to the public ROW



Land Development Code



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Section 5-3.3. F of the LDC allows a rezoning to be approved if the proposal meets all of the 10 criteria, summarized here:

Minimize disruption to existing vegetation, streams, lakes, soil types

- Existing trees on-site
- Discharge into the High Line Canal is not permitted
- The applicant hired Complete Engineering Services, Inc. (CES) to conduct a site analysis. The CES letter dated February 7, 2026 (Attachment A) indicates that CES concludes this site is suitable for the proposed development. The Engineering Services Division supports CES professional opinion and is not recommending a condition of approval



Land Development Code



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Amenities provided enhance the quality of life in the area

- Applicant intends to preserve the majority of the existing trees on-site and preserve the mountain views

Enhance usable open spaces and provide unobstructed open space and recreational area

- Preserve the rural feel experienced by users of the High Line Canal and neighboring residents
- Open Spaces waived land dedication or cash-in-lieu

Conformance with Comprehensive Plan

- 4SM SubArea Plan – SF, 1-2 du/ac



Referral and Public Comments and Planning Commission



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Staff is not recommending any conditions of approval from the referral comments
- One resident contacted staff requesting information on the start of construction.
- The Planning Commission voted 5-0 recommending approval of this application at the February 17, 2026, meeting.



Staff Findings



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

1. The proposed CZ25-002 Mountain View Gardens T12 – Conventional Rezone to R-1-C, generally conforms to the Arapahoe County Comprehensive Plan and the Four Square Mile Subarea Plan.
2. The proposed CZ25-002 Mountain View Gardens T12 – Conventional Rezone to R-1-C, meets the Arapahoe County Zoning Regulations and procedures, including those stated in Section 5-3.2 Rezoning (Zoning Map Amendment/Conventional Zone District) of the Land Development Code.



Staff and Planning Commission Recommendation: Approval



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

In the case of CZ25-002 Mountain View Gardens T₁₂ – Conventional Rezone to R-1-C, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant’s presentation and any public comment as presented at the hearing, and hereby move to recommend approval of this application based on the findings in the staff report.

