

Arapahoe Retail Subdivision PM25-001

Board of County Commissioners Public Hearing

November 18, 2025



Applicant: Michael Drago / Todd Womack



Project Proposal:

Subdivision to create a single lot block for future development.

Project Location: 8300 E. Iliff Avenue



Vicinity & Zoning Map







Wabash St

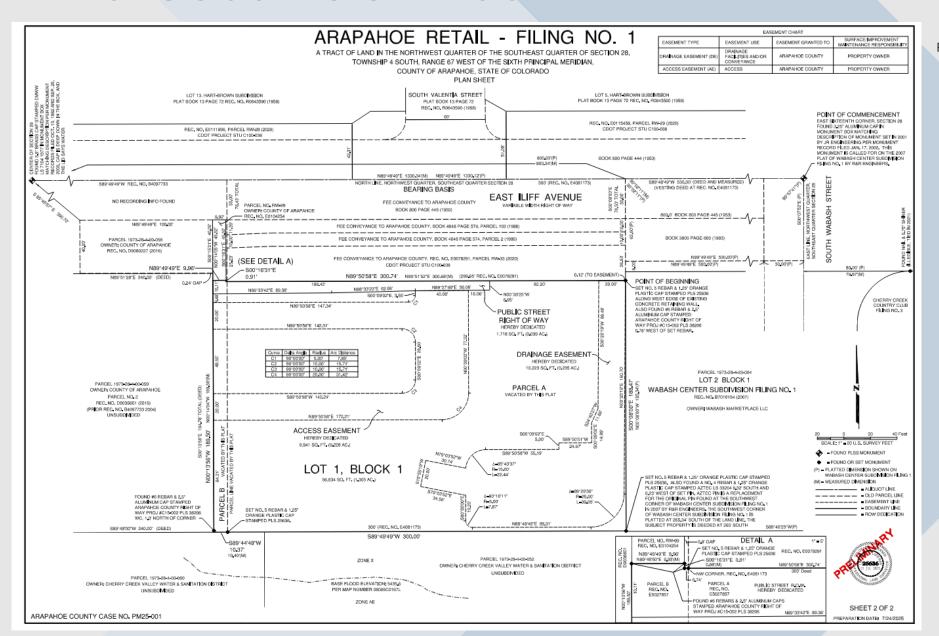
2230 \$ Wabash St

Wabash





Minor Subdivision Plat







Comprehensive Plan & Land Development Code



- Comprehensive Plan The proposed parcel is located 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 convenience store would be considered a secondary use.
- Property is in a designated growth area and is classified as "infill development"
- The proposed applications meet the zone district's requirements, subdivision regulations, and Land Use Development criteria.
 - Meets zone district's dimensional standards (setbacks, height, etc.).
 - Adequate access to the parcel.
 - Development can be served (water, sanitary, fire, etc.)
 - Compatible with the surrounding area.



Referral and Public Comment



Referral comments specific to Site Plan.

Adjacent neighbor commented on access between this lot.



Conclusion



 Based on the findings in the staff report, the staff is recommending approval Minor Subdivision.

