



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

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.

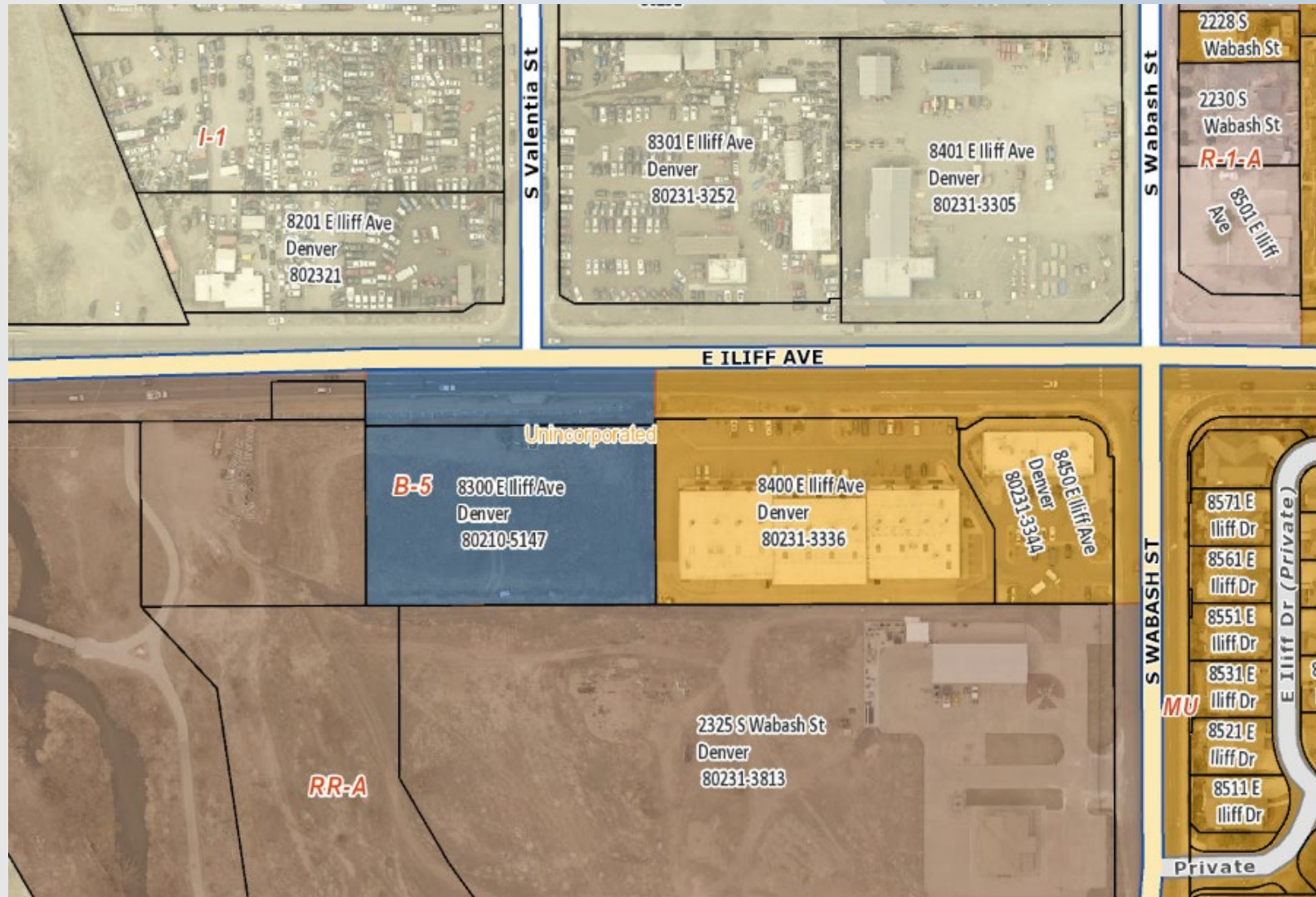
Project Location: 8300 E. Iliff Avenue



Vicinity & Zoning Map



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ARAPAHOE RETAIL - FILING NO. 1

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
PLAN SHEET

EASEMENT TYPE	EASEMENT USE	EASEMENT GRANTED TO	SURFACE IMPROVEMENT MAINTENANCE RESPONSIBILITY
DRAINAGE EASEMENT (DE)	DRAINAGE FACILITIES AND/OR CONVEYANCE	ARAPAHOE COUNTY	PROPERTY OWNER
ACCESS EASEMENT (AE)	ACCESS	ARAPAHOE COUNTY	PROPERTY OWNER

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Curve	Delta Angle	Radius	Arc Distance
C1	90°00'00"	5.00'	7.85'
C2	90°00'00"	10.00'	15.71'
C3	90°00'00"	10.00'	15.71'
C4	90°00'00"	20.00'	31.42'

PRELIMINARY

25636

1" = 5'

SHEET 2 OF 2

PREPARATION DATE: 7/24/2020



Comprehensive Plan & Land Development Code



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- 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



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- Referral comments specific to Site Plan.
- Adjacent neighbor commented on access between this lot.



Conclusion



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

