



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

**Forest Rim Estates Subdivision Filing No 2.
Final Plat
PF25-004**

**Board of County Commissioners
Public Hearing**

April 28, 2026





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Applicant: The Roderic N. and Jane E.
Guilford Revocable Trust

Project Proposal: Subdivide 31.15 acres
into 10 lots and two tracts

Project Location: 25501 E. Kettle Avenue,
Forest Rim Estates Subdivision, Lot 3

Staff: Sue Liu - Case Engineer

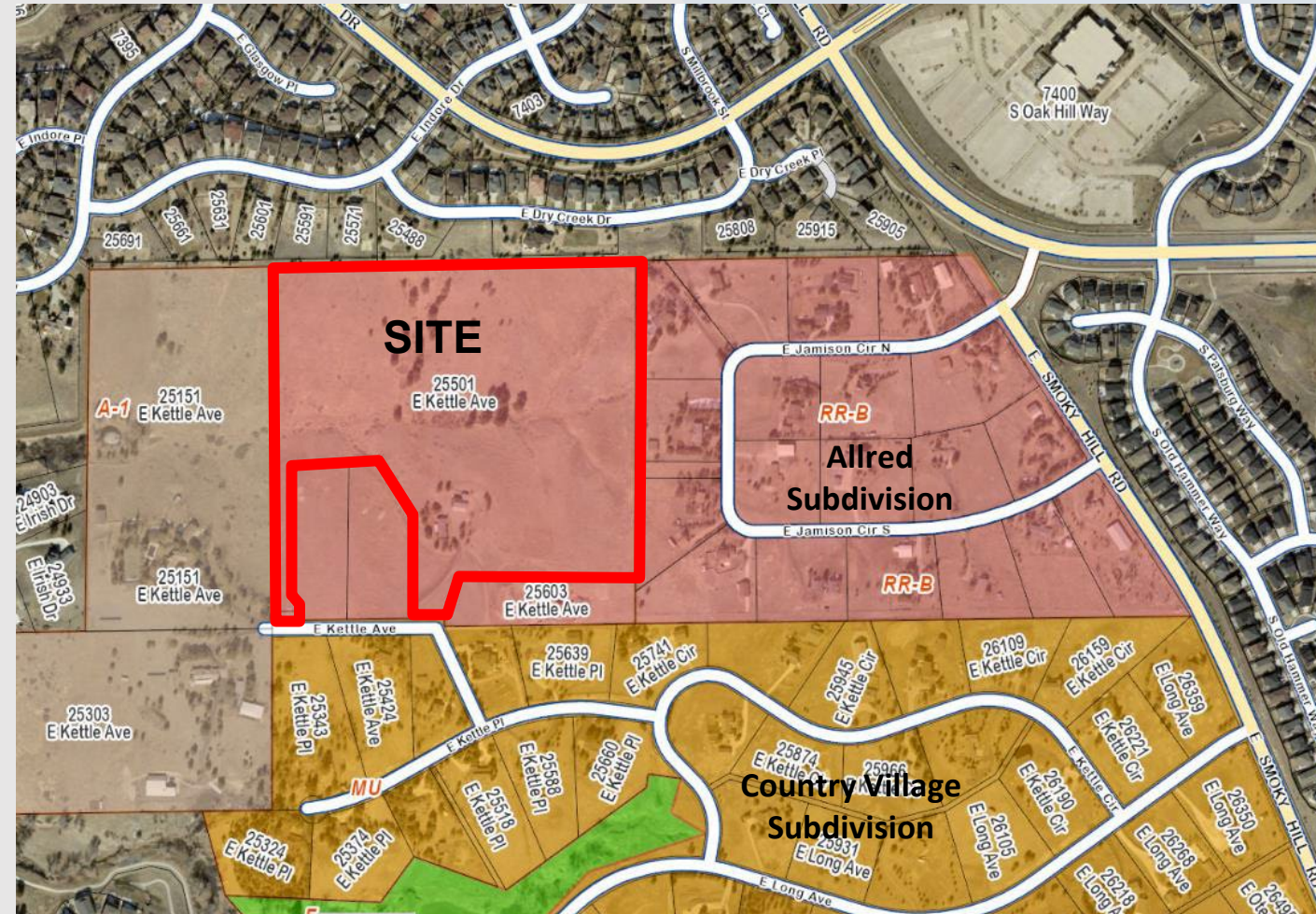


Vicinity & Zoning Map



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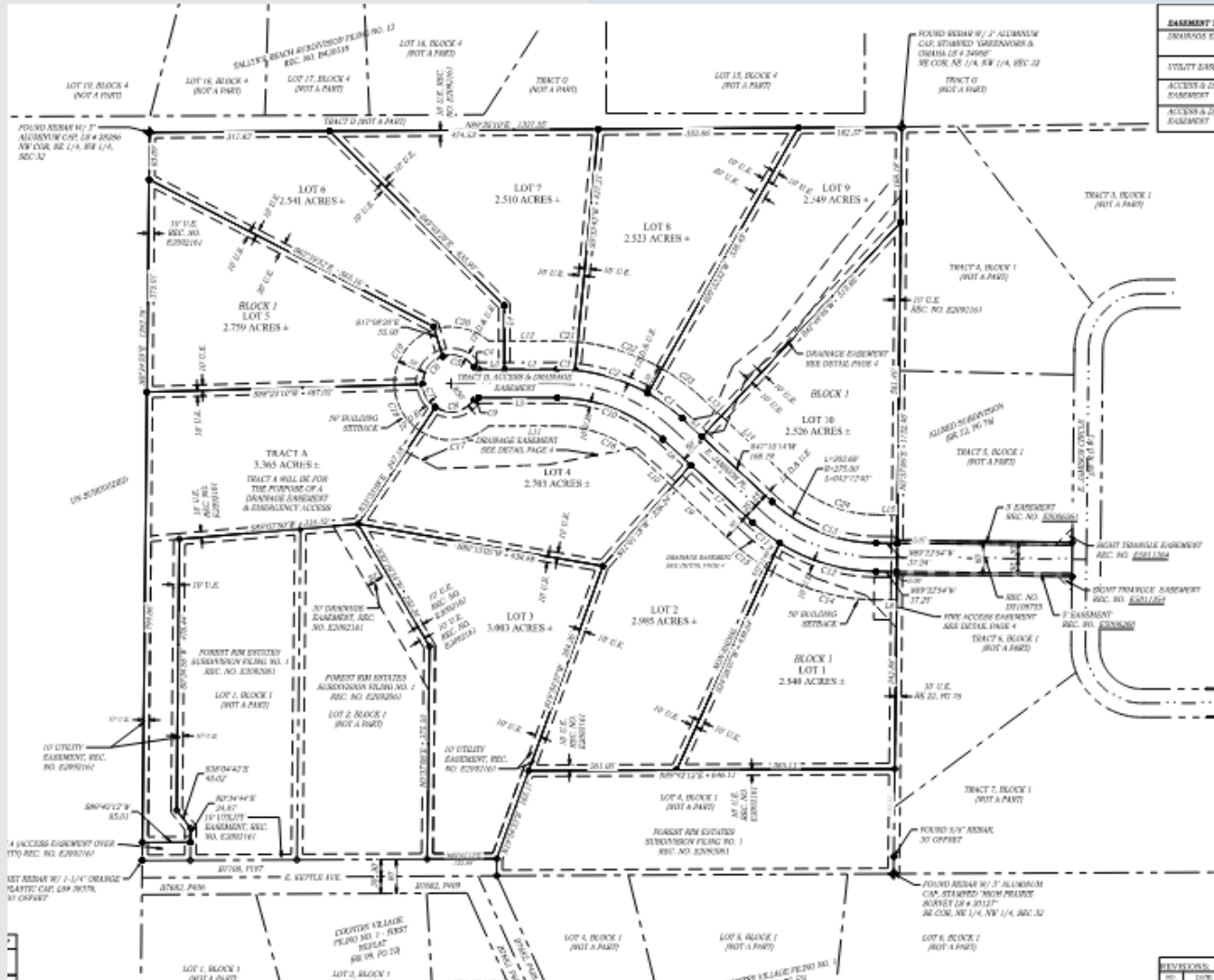
- Zoned: RR-B, Rural Residential-B)
- Surrounding properties: Allred subdivision (RR-B), Country Village Subdivision (MU), single-family residential (A-1), single-family residential – City of Aurora.



Final Plat



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- 31.15 acres
- 10 SFR lots, 2 tracts – Tract A for drainage, utilities, and emergency access and Tract B for a private roadway, drainage, and utilities.
- Access from E. Jamison Circle – located in the Allred Subdivision 60-foot width with a 50-foot access road would be built.



Comprehensive Plan & Land Development Code



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- The subject site is located in the Comp Plan's land use category of Urban Residential/Single-Family Detached and Attached.
- The land use category density is from 1 to 8 dwelling units per gross acre. The project's proposed density is 0.32 du/ac which doesn't align with the SF detached designation.
- Long Range division recognizes the difference in density but since the zoning is in place this division would not object.
- Consistent with LDC:
 - Meets minimum lot size, minimum lot widths
 - Adequate access to the parcel.
 - Development can be served (well water, on-site septic, utilities)
 - Development can be served by sheriff, fire, schools)
 - Compatible with the surrounding area.



Referral and Public Comment



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- Referral comments received.

State Water Engineer - determined that the water supply is adequate and can be provided without causing injury.

Arapahoe County Health Department - no concerns of the use of On-Site Wastewater Treatment System (OWTS) for the proposed lots.

Cherry Creek School District: Cash-in-lieu of land dedication for public school sites value is \$31,837.00. This will be addressed at the time of the final plat.

South Metro Fire District: Wants a water cistern on-site, residential structures to have sprinkler systems, and minimum slopes in the development to be 6%. This can be address at the time of building permits.

Colorado Geological Survey: Requested setbacks from some of the on-site drainageways. Each lot will require engineer review for siting the residence, well, and septic field. Each lot will have overlot grading and drainage on each lot will be considered.



Public Comment/Neighborhood Meeting



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- Public Comments
 - No comments received.



Conditions of Approval



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1. Prior to the signature of the final copy of these plans, the applicant will revise the Final Plat, Engineer's Cost Estimate, SIA, and Operation and Maintenance Agreement in accordance with the Engineering, Planning, and Mapping redlines.
2. Prior to recording the final plat, the applicant shall pay a total cash-in-lieu fee of \$61,067.00. This cash-in-lieu fee shall be distributed as follows: Cherry Creek School District: \$31,837.00; Public Parks: \$28,060.80; and Other Public Purposes: \$1,169.20.
3. Tract A and Tract B are Common Areas to be owned and maintained by the HOA. Prior to final execution of the mylar, the Developer shall update the Final Plat to clearly indicate that said tracts are common elements to be dedicated to the HOA once established.



Conclusion



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- Based on the findings in the staff report, staff is recommending approval for the Final Plat.

