



Board Summary Report

File #: 26-224

Agenda Date: 4/28/2026

Agenda #: 8.c.

To: Board of County Commissioners

Through: Ceila Rethamel, Acting Director, Public Works and Development

Prepared By:
Molly Orkild-Larson, Principal Planner, Public Works and Development

Presenter: Molly Orkild-Larson, Principal Planner, Public Works and Development

Subject:
PF25-004, Forest Rim Estates Subdivision Filing No. 2 Final Plat

Purpose and Request:

The applicant and property owner, The Roderic N. and Jane E. Gilford Revocable Trust, is seeking approval to subdivide a 31.21-acre parcel into ten lots and two

tracts. The property is located at 25501 E. Kettle Avenue. Lots 1 through 10 will be developed for single-family residential, and Tract A will be platted for drainage, water quality, and emergency access. Tract B will be platted for a private access roadway, drainage, and utilities. Access to the subject property is through a 60-foot-wide parcel (Reception Number D5108755) owned by the applicant and is in the Allred Subdivision.

Staff finds that the proposed Final Plat meets applicable review and approval criteria and recommends that the Board approve the application.

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

Background and Discussion: The Planning Commission recommended approval of the preliminary plat to the Board of County Commissioners (BOCC) in August 2024, and the Board approved the Preliminary Plat in October 2024. The parcel is zoned RR-B and is presently vacant and contains a native landscape. The proposed lots meet the RR-B zone district minimum lot size of 2.41 acres. Staff found that the proposed Final Plat meets the review and approval criteria, including general conformance with the Comprehensive Plan. Please see the attached staff report, which describes those findings.

Alternatives: The BOCC has the following alternatives:

1. Approve with conditions 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 impacts are anticipated at this time.

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

Staff Recommendation: Considering the findings and other information provided herein, the staff recommends approval of Case No. PF25-004, Forest Rim Estates Subdivision Filing No. 2 - Final Plat, with the following conditions of approval:

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.

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.