



## Board Summary Report

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**File #:** 26-349

**Agenda Date:** 7/14/2026

**Agenda #:**

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**To:** Board of County Commissioners

**Through:** Ceila Rethamel, Acting Director of 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:**  
PM23-002, Rattle Stitch Ranch Filing No. 1 Minor Subdivision

### **Purpose and Request:**

The applicant, Lennar Colorado LLC (the “Applicant”), on behalf of the property owners, David and Jessica Reed (collectively, the “Property Owners”), is seeking approval of a Minor Subdivision Plat to create a 2.511-acre lot (the “Application”). This parcel is located at 24560 E. Jewell Avenue, west of S. Harvest Road, in Arapahoe County (the “County”), Colorado (the “Subject Property”).

**Alignment with Strategic Plan:** Good Governance - Deliver mandated and essential services with excellence.

**Background and Discussion:** The parcel contains a single-family residence built in 1971 and a garage.

The existing property consists of two parcels; the western parcel is 1.97 acres, and the eastern parcel is 0.539 acres. Both parcels are zoned Rural Residential B (RR-B), which has a minimum lot size of 2.41 acres. Presently, neither parcel meets this zone district’s standard and are considered non-conforming. To bring the Subject Property into conformance, the two parcels will need to be combined through the County’s subdivision process to create one lot. The new lot will be 2.51 acres in size, which will satisfy the RR-B zone district’s minimum lot size of 2.41 acres.

The Property Owners filed a complaint with the Arapahoe County District Court to acquire a portion of the Subject Property back from Murphy Creek Metropolitan District 1 (the “District”). As per the court order (Recording No. B5176470), the District was to finalize with the City of Aurora the de-annexation of the eastern portion of the Subject Property (0.539 acres), grant it back to the Property Owner, and for the entirety of the Subject Property to be platted.

To adhere to the court order and create a lot that meets the minimum 2.41-acre lot requirement, the Applicant is required to plat the Subject Property through the County’s Minor Subdivision review process.

The Planning Commission held a public hearing on this application on May 19, 2026; one of the

Property Owners spoke in favor of the project. As part of the staff's presentation, staff noted that Arapahoe County Public Health requested a note on the plat requiring notification to the Health Department when there is a connection to the public water or wastewater system, so that existing water well and on-site wastewater treatment system components can be properly abandoned. As such, this has been made as a condition of approval. The Planning Commission recommended approval with a 6-0 vote, subject to the above condition.

**Alternatives:** The BOCC has the following alternatives:

1. Approve with recommended conditions 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, staff recommends approval of Case No. PM23-002, Rattle Stitch Ranch Filing No. 1 - Minor Subdivision, with the following condition of approval:

1. Prior to the signature of the final copy of this plat, a note shall be placed on the plat stating that "Due to well water quality considerations associated with the Lowry Landfill Superfund Site and for public health protection purposes, any future change in land use, redevelopment, or connection to a public water or wastewater system shall require notification to Arapahoe County Public Health. At that time, existing water well and on-site wastewater treatment system components may be required to be properly abandoned in accordance with applicable Colorado statutes and regulations. Nothing in this note is intended to preclude the continued use, maintenance, or transfer of the property under its existing use, provided that the water well and on-site wastewater treatment system remain in compliance with applicable regulations."

**Concurrence:** The Planning Commission conditionally approved this Application with a 6-0 vote on May 19, 2026. Also, the Public Works and Development Planning and Engineering Services Division has reviewed the Application. The Arapahoe County Public Works and Development Department is recommending approval of this Application.