



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

KIOWA CREEK OPEN SPACE REGIONAL PARK LOCATION & EXTENT LE24-002

Planning Commission Public Hearing

October 21, 2025



Applicant/Property Owner: ARAPAHOE COUNTY
OPEN SPACES



Project Proposal: Passive Use
Recreational Area (Regional Park)

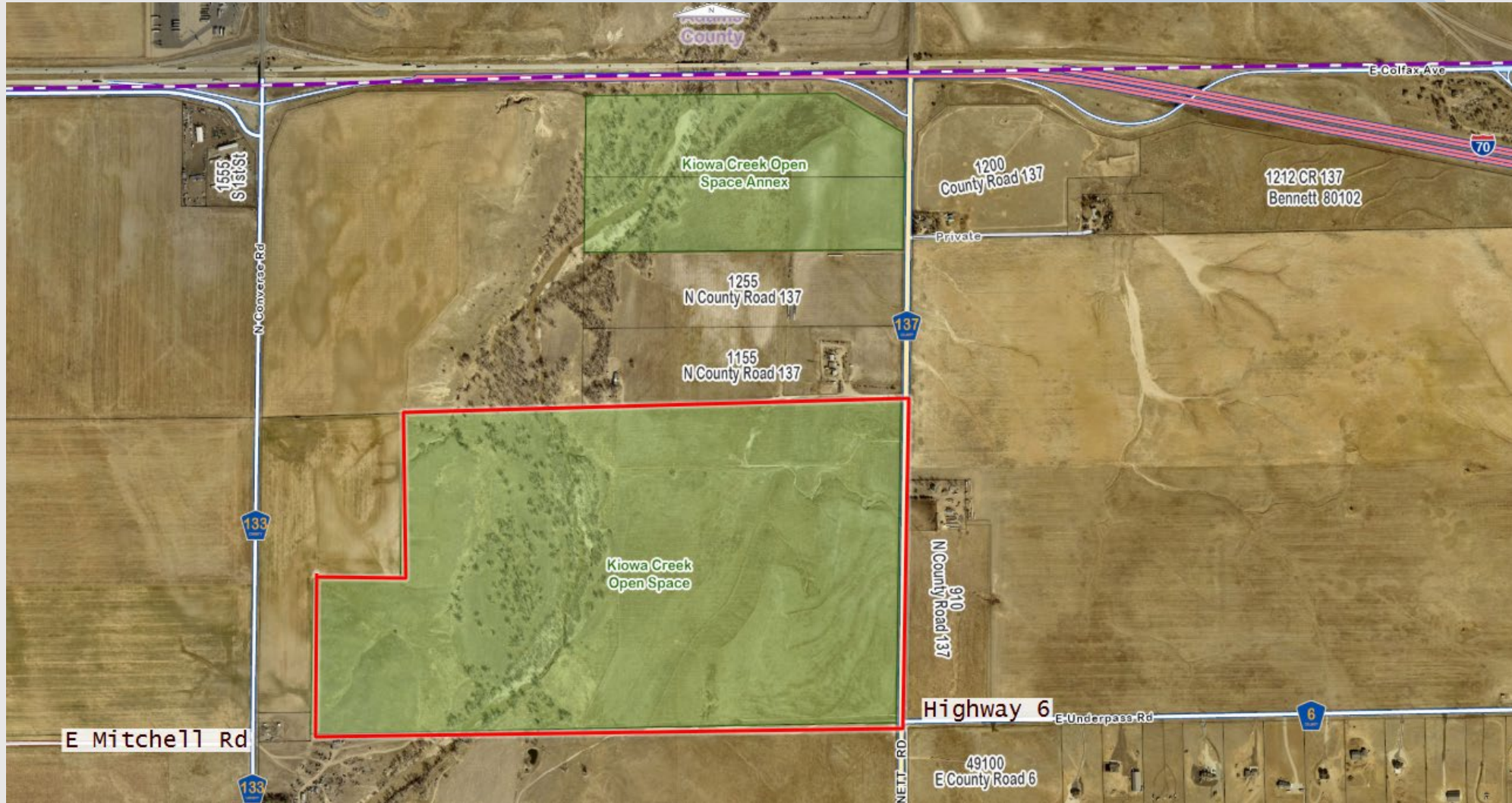
Project Location: 1001 N COUNTY ROAD 137



Vicinity Map



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Zoning Map



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- Zoning:
 - Site: A-1
Agricultural One,
Surrounding
properties: Vacant
Land Zoned A-1,
A-E Agricultural
Estate
- Land Use:
 - Vacant Land (Riparian Flood
Plain)



Background



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- Arapahoe County purchased the property in 2009, specifically for passive use recreation, providing:
 - Extensive Trail System
 - Educational Opportunities focused on the preservation and restoration of ecological habitats.
 - Neighborhood trail connections
- **New Amenities:**
 - Multi-Use Trails
 - Dedicated equestrian trails, with a challenge course and parking
 - Mountain-bike trails and features
 - Archery Range, Picnic Areas, Outdoor Classroom, Site Overlooks, Parking Areas, and Ecological Site Restoration



Comprehensive Plan



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- Comprehensive Plan: Tier 1, Secondary Use of land use category allows dryland farming and grazing
- Proposed application meets the Land Use Development criteria.
 - Conserves Natural Areas and Enhances Riparian Areas
 - Conserves Wildlife Habitat and Corridors in Sensitive Development Areas
 - Preserves Rural Character
 - Creates Community Separators



Land Development Code



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- Complies with A-1 Dimensional Standards and other specifications:
 - Setbacks – Accessory Structures
 - Building Height - Accessory Structures
 - Parking
 - 2 parking lots
 - 42 standard parking spaces
 - 4 ADA parking spaces
 - 22 trailer spaces
 - Signage – Sign Code Compliant



Referral and Public Comment



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- Referral comments received.
 - The majority of the feedback received was "no comment".
 - Bennet Watkins Fire Rescue Referral Comments
 - No Public comment received.



Condition of Approval



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1. Before signing the final copy of these plans, the applicant will address all comments of the Public Works and Development Staff.
2. The applicant must meet all of the Arapahoe County Health Department requirements and receive approval from the Arapahoe County Health Department before construction.



Conclusion



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- Based on the findings in the staff report, the staff recommends approval for the Location and Extent.

