

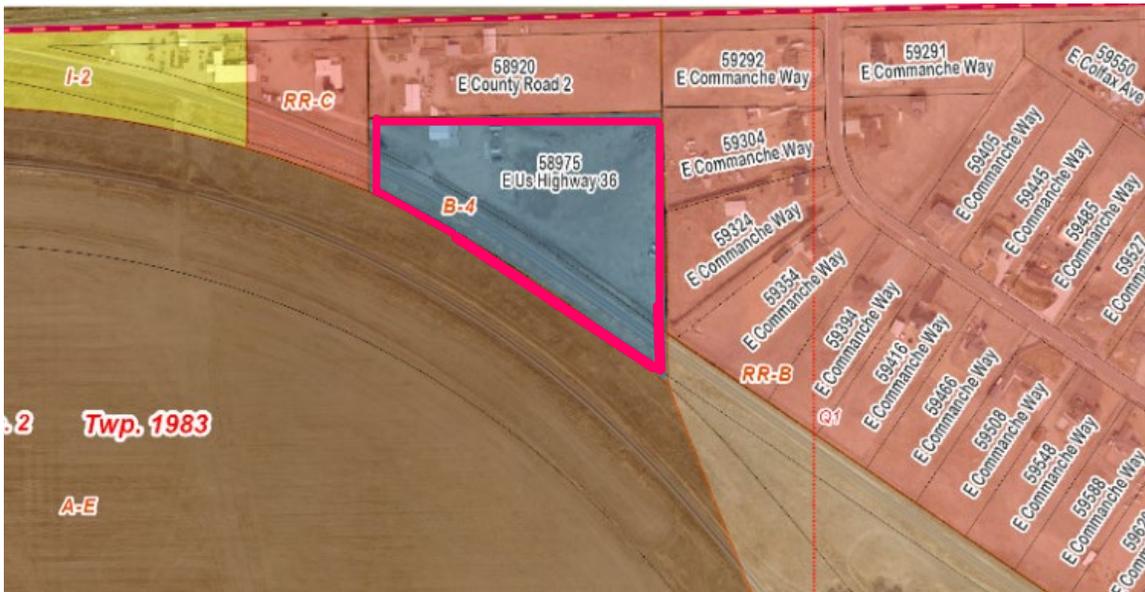
**ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
OCTOBER 7, 2025
6:30 P.M.**

SUBJECT: PM25-002 – K & F MINOR SUBDIVISION / FILING NO. 1

ERNIE ROSE, SENIOR PLANNER

LOCATION:

The property is situated at 58975 U.S. Highway 36 in Strasburg. It spans 6.41 acres and is currently zoned B-4 Specialty Commercial District; it is in Commissioner District No. 3.



Property (show in red above)

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

- North: Single-family residential, zoned RR-B
- South: Single-family residential, zoned A-E
- East: Single-family residential, zoned RR-B
- West: Single-family residential, zoned RR-C

PROPOSAL AND REQUEST:

The applicant, Carrick Engineering Corp, on behalf of the owner, K & F Properties, is processing a Minor Subdivision to formally plat this 6.41-acre parcel so that the property can be developed. The project is located at 58975 U.S. Highway 36; parcel ID 1983-00-0-00-223. The owner proposes to construct a 10,500-square-foot building for light industrial metal fabrication. This would occur under a separate application for an Administrative Site Plan if the property is legally platted.

BACKGROUND

The parcel is located approximately one mile east of Strasburg, covering 6.41 acres. Currently, the property features a commercial shop building, truck parking, and outdoor storage, all with direct access to U.S. Highway 36. The current zoning classification is B-4 (Specialty Commercial District), which permits both the existing and planned uses of the property. Arapahoe County approved a rezoning of the property from A-2 agricultural to B-4 on October 21, 1974 (case no. Z74-010). The land has never been officially subdivided in accordance with the Arapahoe County Land Development Code; according to county records, the parcel was created in 1978, and a subdivision would have been required at that time. If this case is approved, it will create a lot that is eligible for building permits.

ANALYSIS OF THE MINOR SUBDIVISION APPLICATION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Minor Subdivision Regulations; and 3) analysis of referral comments.

1. The Comprehensive Plan

Comprehensive Plan (Comp Plan): Although the Comprehensive Plan currently identifies this property as being in Tier 2 Agricultural, the classification is proposed to change as part of the new Strasburg Subarea Plan, which is in draft form and out for public comment until September 29, 2025. The proposed Subarea Plan classification is better aligned with the property's existing zoning.

The original Subarea Plan, prepared in 2002, did not include this property in the planning area, but the new updated plan does. The proposed classification of this property is "commercial", which is defined as: "Primary uses are retail, office, accommodation, and restaurant. Secondary uses can include residential, medical facilities, schools, and places of worship." The current B-4 zoning designation includes light industrial land uses; an amendment to the draft sub-area plan land uses to include light industrial uses is under consideration.

This proposal complies with the Comprehensive Plan as follows:

LUH Strategy 1.1.8: Limit residential and commercial development to the boundaries of the Planning Area established by this Plan.

Under the draft Strasburg SubArea Plan, this property is now included in the commercial development area, which extends to the boundaries of the Planning Area defined by this Plan.

POLICY GM 1.2 - Encourage Infill Development and Redevelopment. Arapahoe County will encourage infill development that is compatible with existing land uses in the Urban Area to take advantage of existing public infrastructure and services.

This minor subdivision permits future redevelopment of this parcel.

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

Strausburg Sanitation and Water District (SSWD) supplies water to the subject property.

PFS 4.3 - Require Adequate Wastewater Treatment

The Arapahoe County Health Department (ACHD) has reviewed the proposed subdivision and has no objection to the use of On-site Wastewater Treatment Systems (OWTS) on this property.

GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable, and Internet in Existing and New Development

Core Electric can serve the proposal.

GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development

The Arapahoe County Sheriff's Office and the Strasburg Fire Protection District will serve this development.

2. Land Development Code – Subdivision Regulations

A Minor Subdivision follows the Final Plat process, as outlined in Sections 5-6.6 and 5-6.3 of the Land Development Code. A Minor Subdivision may be approved upon the finding by the Board that the application meets the following criteria:

a) Provide for a public water supply.

In 1974, the owner agreed to purchase “out of district water” from Strausburg Sanitation and Water District (SSWD and water is currently supplied to the existing building through a meter located on the eastern edge of Strasburg via a private water line. SSWD currently provides water service for the property, and there has been no discussion by the District’s board of directors to discontinue water service

b) Provide for a public sewage disposal system.

The lot will be served by an On-site Wastewater Treatment System (OWTS. Arapahoe County Health Department (ACPH has no objection to the site being served by septic systems, provided that the system is permitted,

inspected, and operated in accordance with ACPH's current OWTS Regulations.

- c) Provide evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions.
The Colorado Geological Survey had no comments on this development.
- d) Comply with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.
The proposed application meets the zoning regulations. Explain how (does it meet minimum lot size and minimum lot width in the B-4 zone?)
- e) Comply with the Mineral Resource Areas in the Regulation for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.
The Mineral Resource Map does not cover the subject site (Comprehensive Plan Map B-8).
- f) Provide evidence that the school district can serve the development.
The proposed commercial uses under the existing B-4 zoning will not generate any students.

In addition to the criteria for a Final Plat, a Minor Subdivision must meet the requirements of 5-6.6.A.2. A Minor Subdivision is any subdivision that:

- a. Creates no more than four parcels;
- b. Does not require the extension of municipal/public facilities or the creation of significant public improvements as determined by the PWD Department;
- c. Fronts an existing street and does not involve any new streets;
- d. Does not adversely affect the remainder of the parcel or adjoining property;
and
- e. Is not in conflict with any provisions of the Arapahoe County Comprehensive Plan, Zoning Resolution or these regulations

The proposed Minor Subdivision is a single lot. As discussed above, the site is already served by the Strasburg Sanitation and Water District. The site fronts an existing street and does not require the construction of any new streets. The subdivision would create a single lot with no remainder parcels. The proposal is not in conflict with plans or regulations, as discussed in an earlier section of this report.

3. Referral Comments

Comments received during the referral process are summarized in the attached table below. Any late responses will be conveyed verbally at the public hearing.

STAFF FINDINGS:

Staff has visited the site and reviewed the plans, supporting documentation, and referral comments in response to this application. Based on the review of applicable policies and goals, as outlined in the Comp Plan, review of the subdivision regulations, and analysis of referral comments, our findings include:

1. The proposed Minor Subdivision is not in conflict with the Arapahoe County Comprehensive Plan.
2. The proposed Minor Subdivision complies with the Approval Standards contained in Section 5-6.3, enumerated in the Arapahoe County Land Development Code.
3. The proposed Minor Subdivision complies with the Intent Requirements contained in Section 5-6.6.A, enumerated in the Arapahoe County Land Development Code.

STAFF RECOMMENDATION:

Considering the findings and other information provided herein, the staff recommends approval of Case No. PM25-002, K & F Minor Subdivision, with the following condition of approval:

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.

The Planning Commission has alternatives that include the following:

1. Recommend approval of the proposed Minor Subdivision.
2. Continue to a date certain for more information.
3. Recommend denial of the proposed Minor Subdivision.

CONCURRENCE:

The Public Works and Development Planning and Engineering Services Division have reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS – PM25-002, K & F MINOR SUBDIVISION:

Conditional Recommendation to Approve

In the case of PM25-002, K & F Minor Subdivision, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant’s presentation and the public comment as presented at the hearing, and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommendation to Deny

In the case of PM25-002, K & F Minor Subdivision, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and the public comment as presented at the hearing, and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of PM25-002, K & F Minor Subdivision, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.

Application Material
Engineering Staff Report
Referral Comments/Applicant Response
Exhibits