



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Forest Rim Estates Subdivision Filing No 2. Preliminary Plat PP23-001

Planning Commission Public Hearing

August 6, 2024





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

Project Proposal: Subdivide 31.21 acres
into 10 lots and two tracts

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

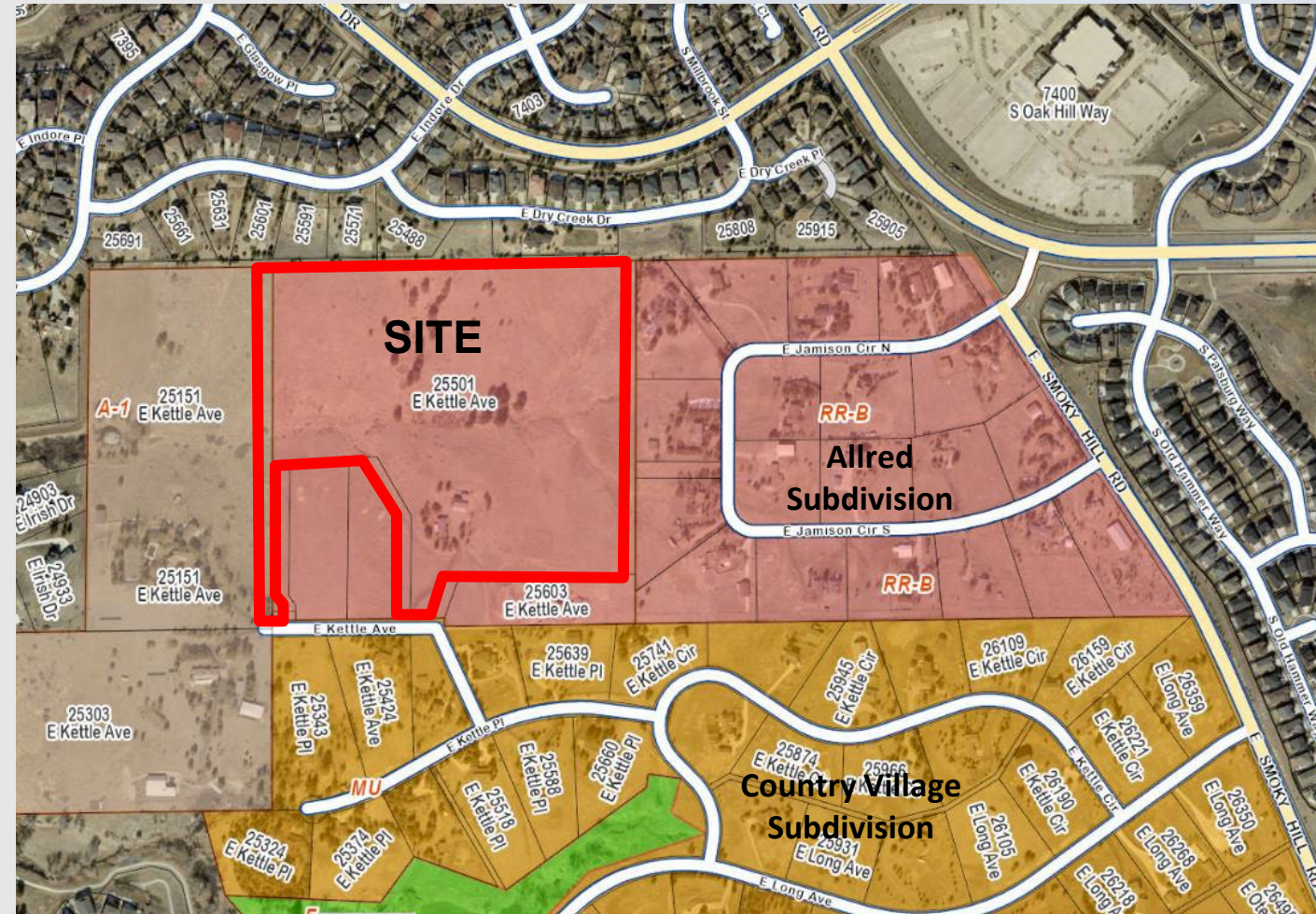


Vicinity & Zoning Map



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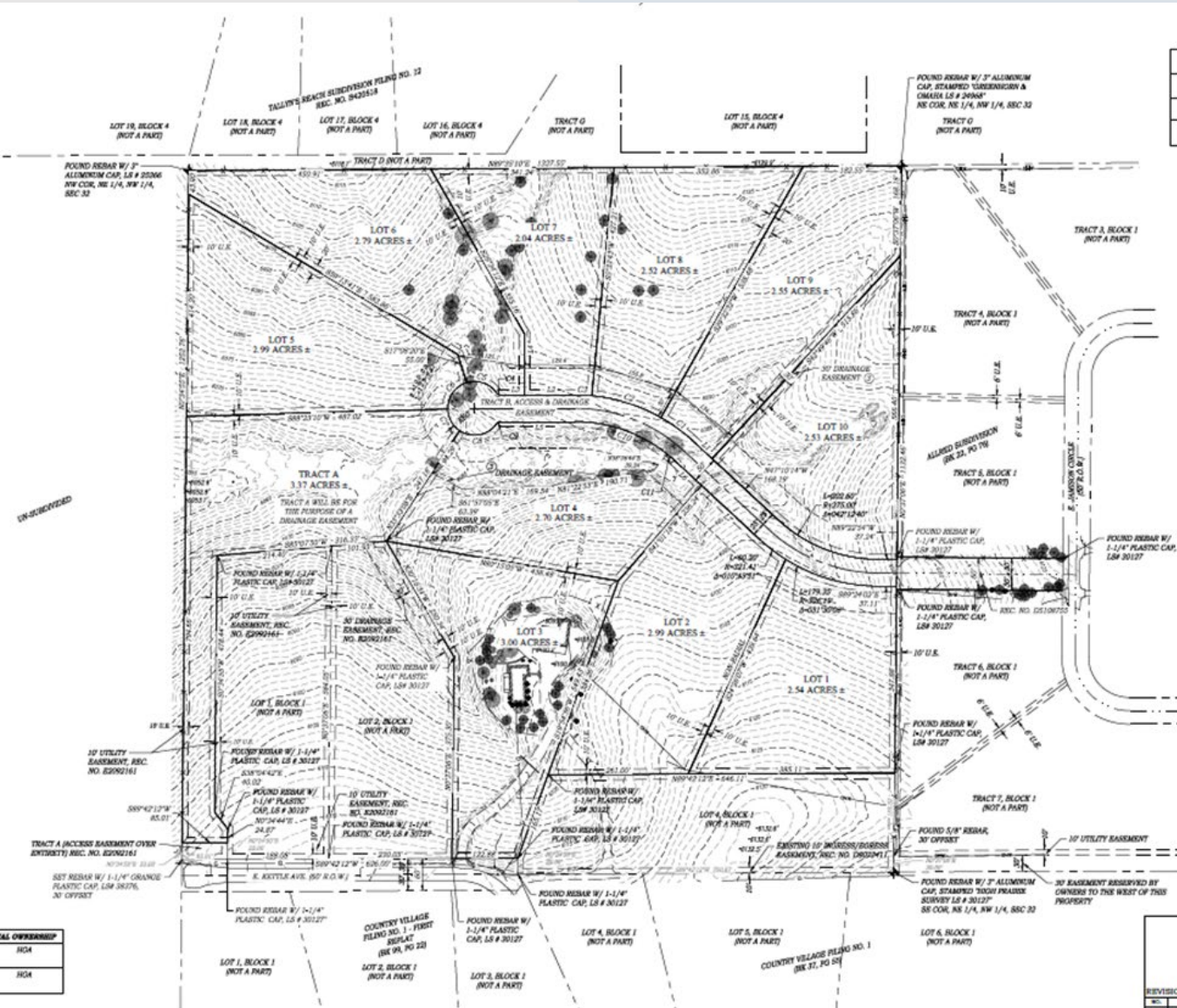
- Zoned: RR-B, Rural Residential-B)
- Surrounding properties: Allred subdivision (RR-B), Country Village Subdivision (MU), single-family residential (A-1), single-family residential – City of Aurora.



Preliminary Plat



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- 31.21 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 land use category of Urban Residential/Single-Family Detached and Attached.
- Development 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%.

Colorado Parks and Wildlife: Requested surveys to occur before construction or between March 15 – August in consideration of nesting raptors and burrowing owls. Requesting Weed Management Plan and wildlife-friendly fencing.



Public Comment/Neighborhood Meeting



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- Public Comments
 - Access
 - Road maintenance
 - Water supply
 - Notification
 - Wildlife and trees
- Neighborhood Meeting
 - Held on October 26, 2023, 14 people attended.



Conditions of Approval



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1. Prior to signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Prior to the signature of the final plat, the 30' x 30' sight triangle at the entrance of E. Jamison shall be dedicated by the property owners of Tract 5 and Tract 6 of the Allred Subdivision.
3. Prior to the signature of the final plat, the property owner shall grant the five-foot easements of the access road to the property owners of Tract 5 and Tract 6 of the Allred Subdivision.
4. Prior to the signature of the final plat, the Applicant shall address the South Metro Fire Rescue and Xcel Energy's requirements.
5. Prior to the signature of the final plat, a weed management plan shall be provided for review and approval by the County Planning Division.
6. If prairie dog towns are present within the subject property, a burrowing owl survey shall be conducted if any earthmoving is to occur between March 15 and August 31. This survey shall be submitted to the County Planning Division and Colorado Parks and Wildlife for review and approval.
7. If the start of construction occurs during the raptor nesting season, a nesting raptor surveys shall be conducted prior to the start of construction to identify active nests within 0.25 miles of the project workspace. In the event that an active raptor nest is discovered at the time of construction, the Applicant shall notify the Colorado Parks and Wildlife and identify appropriate measures in order to minimize impacts. This survey shall be submitted to the County Planning Division and the Colorado Parks and Wildlife for review and approval.
8. The subdivision shall use Colorado Parks and Wildlife's recommended wildlife-friendly fencing.



Conclusion



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

