



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Tiedeman Minor Subdivision

PF22-001

Board of County Commissioners Public Hearing

August 9, 2022





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Applicant: Debbie Bakarich

Project Proposal:

Subdividing Parcels 6 and 7 of the Watkins Ranch subdivision to create three lots

Project Location: 1001 and 1173 W. Fork Way



Vicinity & Zoning Map



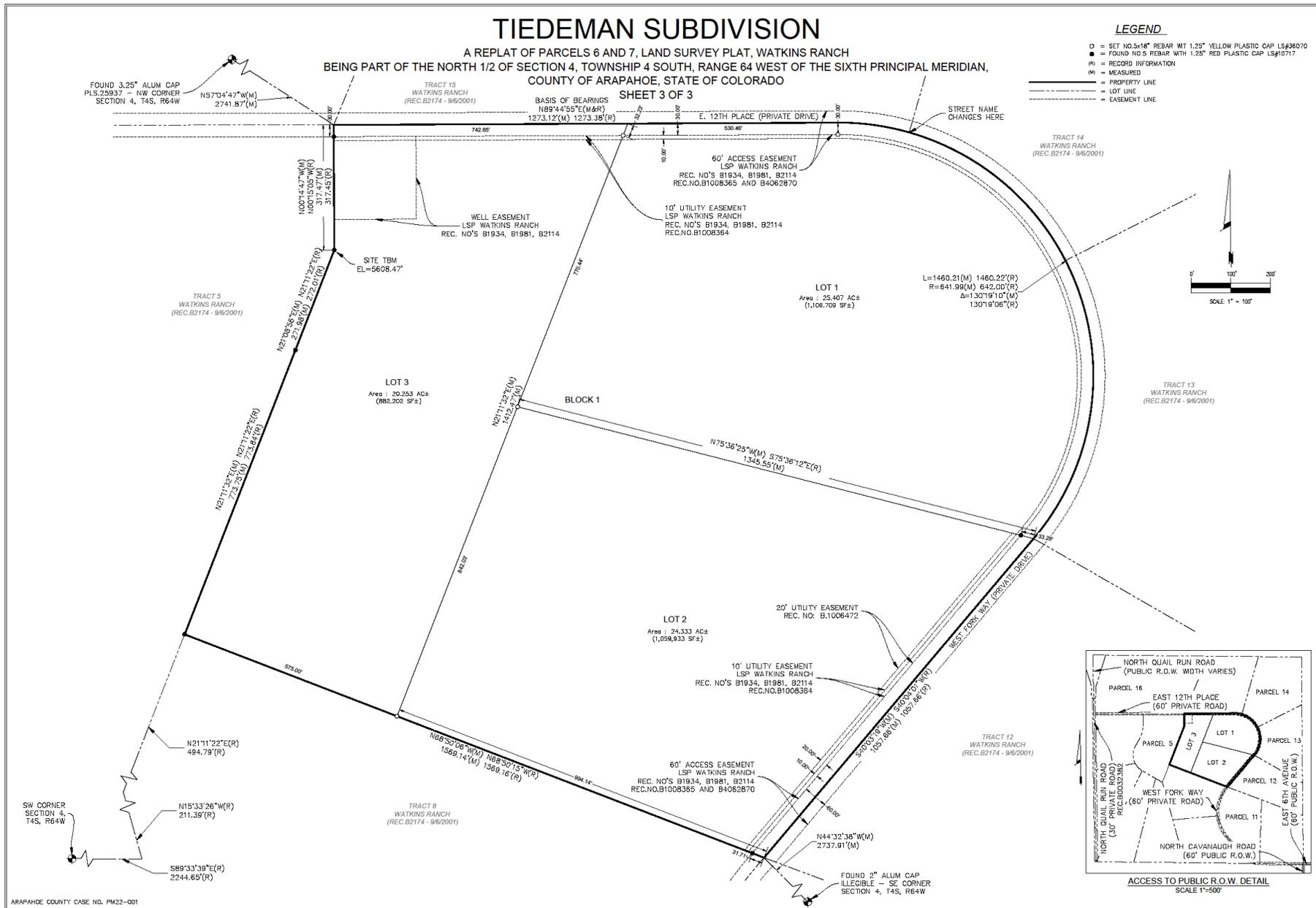
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Minor Subdivision



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COLORADO L.C. JOB 102-1-11-1213 - W FORK WAY - SUB

ARAPAHOE COUNTY CASE NO. PM22-001



Comprehensive Plan & Land Development Code



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- Comprehensive Plan identifies that this subdivision and these subject parcels are located within the Urban Reserve. The intent of this area is to reserve the land for future development at an urban density.
- The Watkin Ranch was established in 2003 which was before the Comp Plan's Urban Reserve, created in 2018.
- The proposed subdivision meets the zone district's requirements and subdivision regulations.



Referral and Public Comment



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- Referral comments received with no issues.
- No public comment received.



Conclusion



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

