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Arapahoe Retail Subdivision PM25-001

Planning Commission Public Hearing

October 7, 2025



Applicant: Michael Drago / Todd Womack



Project Proposal:

Subdivision to create a single lot block for future development.

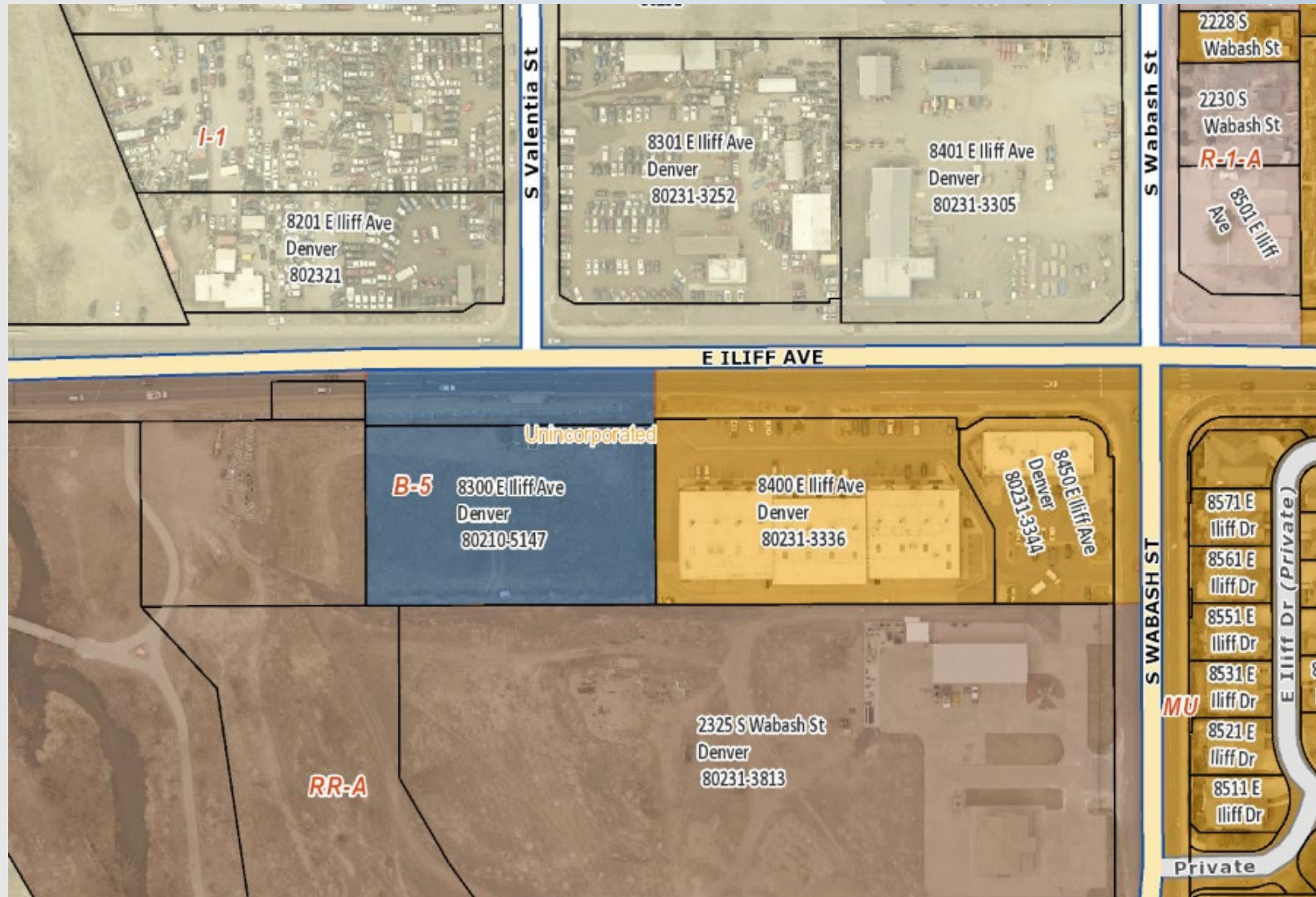
Project Location: 8300 E. Iliff Avenue



Vicinity & Zoning Map



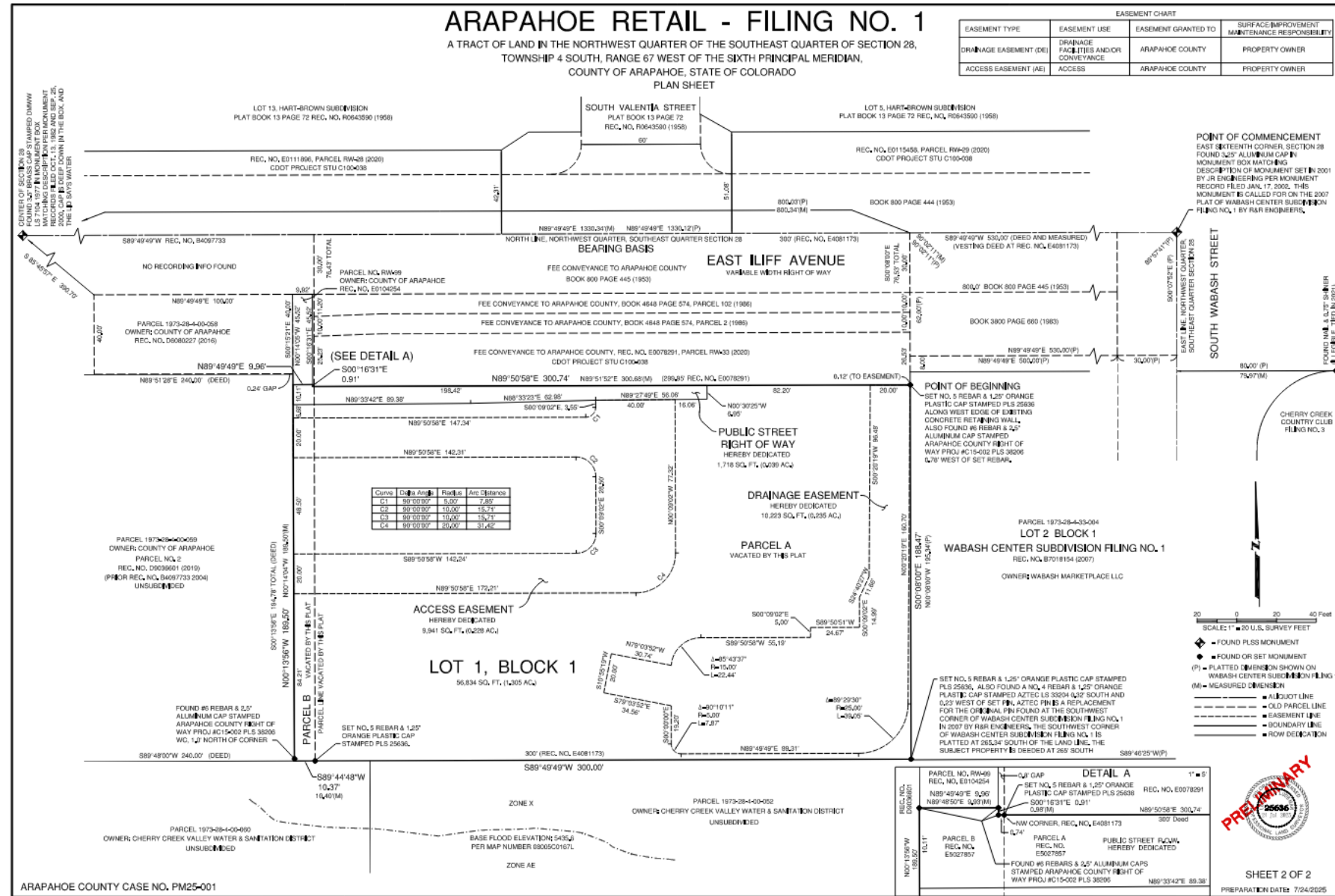
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Minor Subdivision



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Comprehensive Plan & Land Development Code



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- Comprehensive Plan - The proposed parcel is located within the Four-Square Mile Sub-Area Plan is designated as “Employment”.
- This designation’s secondary uses are those that support and complement the primary uses, such as major service, office complexes, and light industrial uses. The convenience store would be considered a secondary use.
- Property is in a designated growth area and is classified as “infill development”
- The proposed applications meet the zone district’s requirements, subdivision regulations, and Land Use Development criteria.
 - Meets zone district’s dimensional standards (setbacks, height, etc.).
 - Adequate access to the parcel.
 - Development can be served (water, sanitary, fire, etc.)
 - Compatible with the surrounding area.



Referral and Public Comment



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- Referral comments specific to Site Development Plan..
- Adjacent neighbor commented on access between this lot.



Conclusion



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

