



Arapahoe County

5334 South Prince Street
Littleton, CO 80120
303-795-4630
Relay Colorado 711

Board Summary Report

File #: 26-024

Agenda Date: 1/13/2026

Agenda #: 6.a.

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:
Molly Orkild-Larson, Principal Planner, Public Works and Development

Presenter: Molly Orkild-Larson, Principal Planner, Public Works and Development

Subject:
PP23-002, Ranch at Watkins Farm Filing No.1 - Preliminary Plat

Purpose and Request:

The applicant, JL Group LLC, is seeking approval to subdivide a 36.74-acre parcel, located south of I-70/E. Colfax Service Road and east of Watkins Road, into 11 lots and one tract. Lots 1 through 11 will be developed for single-family residential, and Tract A for a detention pond. The residential lot size ranges from 2.41 to 4.5 acres, which adheres to the minimum 2.41-acre lot size in the RR-B zone. Access to the subject property is from the E. Colfax Service Road.

Alignment with Strategic Plan: Good Governance - Understand and respond to community needs, interests, and values.

Background and Discussion: The parcel is zoned RR-B (Rural Residential B). The property contains a corral and is being used for grazing cattle. The Cardboard Draw bisects the property in a north-south direction and is adjacent to the Thunder Ranch and Watkins Farm subdivisions.

This application was before the Planning Commission on August 19, 2025. At this hearing, 20 members of the public were present, 12 of whom spoke. Several individuals from the Thunder Ranch subdivision expressed concerns that the proposed water wells could impact their existing wells. The public also had concerns regarding the flooding that may occur from Cardboard Draw on the proposed lots and the surrounding area, and the impacts the development may have on the E. Colfax Service Road. The Chair closed the public comment. The Planning Commission moved to continue the hearing to September 16, 2025, so that the applicant could provide additional information on the project's water rights and an exhibit of the Cardboard Draw 100-year floodplain in relation to the development's lots adjacent to the floodplain.

On September 16, 2025, the applicant requested that the public hearing be continued to October 21, 2025, so that the applicant's representative and other supporting team members could be present to discuss and answer the floodplain and water rights questions the Planning Commission had regarding this project. The Planning Commission voted to continue to this date.

After hearing the applicant's presentation and reviewing the requested information, the Planning

Commission recommended approval to the Board of County Commissioners by a 4-0 vote on October 21, 2025. Attached are the Planning Commission staff reports and materials, and meeting Minutes from these meeting dates.

Alternatives: The Board of County Commissioners has alternatives that include the following:

1. Approve the proposed Preliminary Plat with Conditions of Approval as recommended by staff or with changes.
2. Continue to a date certain for more information.
3. Deny the Preliminary Plat.

Fiscal Impact: No fiscal impacts are anticipated at this time.

Alignment with Strategic Implementation Strategies: This proposal is quasi-judicial and is evaluated against criteria in the Land Development Code.

Staff Recommendation: Considering the findings and other information provided herein, staff recommends approval of Case No. PP23-002, Ranch at Watkins Farm - Preliminary Plat, subject to the following conditions of approval:

1. Before the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. A note shall be placed on the plat stating that "All lots within the development shall meet the minimum Arapahoe County Health Department setbacks. These setbacks are as follows:
 - a. Water well from OWTS: 100 feet.
 - b. OWTS from property line: 10 feet.
 - c. OWTS from floodplain boundary: 50 feet.
 - d. Setbacks between wells and OWTS on individual lots and to adjacent lots' wells and OWTS shall be considered."
3. The applicant shall pave E. Colfax Service Road from the development site to the existing pavement at the intersection of Eclipse Street and E. Colfax Avenue Service Road at the time of the final plat.
4. The applicant shall create a Property Owners Association prior to the signing of the final plat.
5. The applicant shall comply with the Bennett-Watkins Fire Rescue requirements, including:
 - a. The road shall be designed and constructed as per the Arapahoe County Public Roadway Standards. The roadway shall be within the dedicated right-of-way for County-Maintained Roadways.
 - b. Any structure built on the 11 single-family lots will need to comply with all current Arapahoe County adopted codes and standards, as well as the 2018 International Fire Code as adopted by Bennett-Watkins Fire Rescue (subject to change before future development phases if a newer edition is adopted).
 - c. Access serving individual lots (driveways) within the development area shall meet the minimum requirements outlined in Arapahoe County Rural Roadway Standards, Appendix R.
 - d. When development occurs on each lot, applicants will need to submit for plan review directly to the fire department as part of the building permit process. Applicable fees will apply at the time of submission.
6. The applicant shall add a note to the plat that reads: "A geotechnical investigation is recommended to be done on the lots in the development to determine the depth of bedrock

and seasonal groundwater to minimize on-site structural damage.”

7. Prairie dogs 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 (CPW) for review and approval, and no construction/grading shall be permitted during those dates without prior CPW authorization.
8. If the start of construction occurs during the raptor nesting season (between February 15 and August 31), a nesting raptor survey shall be conducted before the start of construction to identify active nests within 0.25 miles of the project workspace. This survey shall be submitted to the County Planning Division and CPW for review and approval. If nesting raptors are present, no construction/grading is permitted during those dates without prior CPW authorization.

Concurrence: The Planning Commission recommended approval with conditions of this Preliminary Plat on a 4-0 vote at their October 21, 2025, public hearing.