



Arapahoe County

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Board Summary Report

File #: 25-612

Agenda Date: 11/18/2025

Agenda #: 8.b.

To: Board of County Commissioners

Through: Bryan Weimer, Director, Public Works and Development

Prepared By:
Ernie Rose, Senior Planner, Public Works and Development

Presenter: Ernie Rose, Senior Planner, Public Works and Development

Subject:
PM25-001, Arapahoe Retail Filing No.1, Minor Subdivision (District 4)

Purpose and Request:

The applicant, K2 Civil Consultants Inc., on behalf of the property owners DDK Investments and LASCO Development Corporation, is requesting a Minor Subdivision to formally plat a 1.3-acre parcel located at 8300 E. Iliff Avenue, at the intersection of E. Iliff Avenue and S. Valentia Street in District 4. The project site parcel number is 1973-28-4-00-031. This parcel has never been officially subdivided in accordance with the Arapahoe County Land Development Code. The parcel needs to be platted to allow for development on the property. The owner proposes to construct a gas station with an 18-hour of operation convenience store at this location, a permitted land use in the B-5 zone district. County staff are reviewing an Administrative Site Plan (ASP25-003) concurrently with this application.

Alignment with Strategic Plan: Good Governance - Plan for future service, infrastructure, and fiscal needs.

Background and Discussion: The parcel is currently vacant. An Arapahoe County trailhead is planned west of and adjacent to the subject property, and the trailhead will be accessed through the subject property. Arapahoe County Open Spaces and the applicant have reviewed this proposal, and both are comfortable with trailhead users crossing the convenience store property to access the future trailhead.

In 2022, a Use by Special Review (USR) application was initiated for this property and later withdrawn. During this land use application process, a ten-foot-wide strip of land (orphaned parcel) along the west edge of the Arapahoe Retail property was identified/located between the Open Spaces and convenience store parcels. The ownership of this strip was unclear, and DDK Investments LLC was asked to secure a title to the strip before submitting the subdivision for approval. The ownership of the strip was finalized, and DDK Investments LLC obtained the title on December 11, 2024.

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

1. Approve the proposed Minor Subdivision with Conditions of Approval as recommended by staff or with changes.

2. Continue to a date certain for more information.
3. Deny the Minor Subdivision.

Fiscal Impact None.

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

Staff Recommendation: Considering the findings of the Planning Commission staff report and other information provided herein, Staff recommends approval of Case No. PM25-001, Arapahoe Retail Filing No. 1 - Minor Subdivision, subject to the following conditions 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.
- 2.) No permits shall be issued, grading or otherwise, until the applicant has conveyed all necessary right-of-way to the County free and clear of any encumbrances.

Concurrence: This application was before the Planning Commission on October 7, 2025. The Planning Commission recommended approval of the proposed Minor Subdivision in a 5-0 vote. No members of the public spoke regarding this proposal.