



Arapahoe County

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

Board Summary Report

File #: 25-613

Agenda Date: 11/18/2025

Agenda #: 8.c.

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:
PM25-002, K and F Filing No. 1 Minor Subdivision (District 3)

Purpose and Request:

The applicant, Carrick Engineering Corp, on behalf of the owner, K & F Properties, is processing a Minor Subdivision to formally plat this 6.41-acre parcel so that the property can be developed. The project is located at 58975 U.S. Highway 36 in Strasburg; parcel ID 1983-00-0-00-223. The owner proposes to construct a 10,500-square-foot building for light industrial metal fabrication. This would occur under a separate application for an Administrative Site Plan once the property is legally platted.

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

Background and Discussion: The parcel is located approximately one mile east of Strasburg. Currently, the property contains a commercial shop building, truck parking, and outdoor storage, all with direct access to U.S. Highway 36. The current zoning classification is B-4 (Specialty Commercial District), which permits both the existing and planned uses of the property.

Arapahoe County approved a rezoning of the property from A-2 agricultural to B-4 on October 21, 1974 (Case No. Z74-010). The land has never been officially subdivided in accordance with the Arapahoe County Land Development Code; according to county records, the parcel was created in 1978. If this case is approved, it will make the property eligible for future development. Staff has reviewed this application against the subdivision standards in the Land Development Code and believes the proposed subdivision meets the criteria.

A public hearing for this application was held before the Planning Commission on October 7, 2025. A detailed explanation of how this application conforms to the Comprehensive Plan and complies with the Land Development Code can be found in the attached staff report to the Planning Commission. The Planning Commission recommended approval of the proposed Minor Subdivision in a 5-0 vote. No members of the public spoke regarding this item.

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. PM25-002, K and F Filing No. 1 - Minor Subdivision, subject to the following condition 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.

Concurrence: The Planning Commission reviewed the application at its October 7, 2025, public hearing and recommended approval on a 5-0 vote.