



Board Summary Report

File #: 26-164

Agenda Date: 3/31/2026

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To: Board of County Commissioners

Through: Ceila Rethamel, Acting Director, Public Works & Development

Prepared By:
Kat Hammer, Senior Planner, Public Works and Development

Presenter: Kat Hammer, Senior Planner, Public Works and Development

Subject:
CZ25-002- Mountain View Gardens T12 - Conventional Rezone to Residential 1-C (R-1-C)

Purpose and Request:

The applicant and property owner, Latsis Custom Homes, LLC is requesting approval from the Board of County Commissioners (BoCC) for a Conventional Rezone from Rural Residential-B (RR-B) to Residential 1-C (R-1-C) to allow for the development of four lots for four single-family residences. The subject 2.38-acre property is located on S. Unita Way, west of S. Parker Road and east of the Highline Canal in the Four Square Mile neighborhood. A vicinity map is within the attached Planning Commission staff report. Public Works and Development staff are concurrently reviewing a Minor Subdivision, Case No. PM26-001, to subdivide this property into four parcels. Approval of this application is required for further review of the associated plat. Planning Commission and staff recommend that the Board approve the proposed rezoning.

Alignment with Strategic Plan: Workforce and Community Prosperity - Promote and pursue a full continuum of housing options to support long-term economic stability.

Background and Discussion:

The property is part of Tract 12 of Mountain View Gardens Subdivision, which was platted in 1924. No portion of Tract 12 was ever subdivided; the entirety of Tract 12 was partitioned by six separate deeds. The subject parcel is the remnant of Tract 12 after the surrounding properties were created. The 2.38-acre property previously functioned as a tree farm and horse pasture and is currently undeveloped and vacant.

The subject property is zoned RR-B which requires a minimum lot size of 2.41 acres. The applicant proposes to rezone to R-1-C which requires a minimum lot size of 12,500 square feet (0.287 acres). If the rezone is approved, the parcel could be subdivided into four lots, which is in alignment with the densities recommended by the Four Square Mile Subarea Plan. The applicant is proposing lot sizes ranging from 18,055 to 22,254 square feet; this is consistent with the properties northwest of the site, which range from 15,246 to 27,007 square feet.

At the February 17, 2026 Planning Commission meeting, the Planning Commission voted 5-0 recommending approval of this application. A copy of the Planning Commission staff report along with

Minutes from the meeting are attached. No members of the public spoke during public comment. The Planning Commission discussed the construction hours. The applicant indicated the hours of construction would be from 7:30 A.M. to 4:30 P.M., Monday through Saturday, and no construction on Sundays. The Planning Commission also discussed the Colorado Geological Survey (CGS) comments and the applicant's response to the geotechnical report and on-site soils. CGS provides referral comments on applications based on regional, not site-specific, data. The applicant hired Complete Engineering Services, Inc. (CES) to conduct a site analysis. The CES letter dated February 7, 2026 (Attached) indicates that CES concludes this site is suitable for the proposed development. The Engineering Services Division supports CES' professional opinion and is not recommending a condition of approval.

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

1. Approve the proposed Conventional Rezone as recommended by staff or with changes.
2. Continue to a date certain with more information.
3. Deny the Conventional Rezone.

Fiscal Impact: This application does not appear to fiscally impact the County.

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 contained in the Planning Commission staff report and other information provided herein, Staff recommends approval of Case No. CZ25-002 Mountain View Gardens T12 - Conventional Rezone to R-1-C.

Concurrence: This application was before the Planning Commission on February 17, 2026. The Planning Commission recommended approval of the proposed Conventional Rezone application in a 5-0 vote. Please see the attached Planning Commission Minutes of the February 17, 2026, meeting.