



Board Summary Report

File #: 24-555

Agenda Date: 10/8/2024

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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:

Forest Rim Estates Subdivision Filing No. 2 - Preliminary Plat (Case PP23-001)

Purpose and Request:

The property owner of a 31.21-acre parcel of land located at 25501 E. Kettle Avenue in Aurora (within unincorporated Arapahoe County) is seeking approval to subdivide the parcel into ten lots and two tracts. Lots 1 through 10 will be developed for single-family residential, Tract A will be platted for drainage, water quality, and emergency access, and Tract B will be platted for a private access roadway, drainage, and utilities. Access to the subject property is through a 60-foot-wide parcel (Reception Number D5108755) owned by the applicant and is in the Allred Subdivision. This parcel connects the proposed development to E. Jamison Circle and will be documented by the subject plat by its reception number.

Background and Discussion: The subject property is Lot 3 of the Forest Rim Estates Filing No. 1 (Case number PM20- 003). This subdivision received the Planning Commission's recommendation of approval in April 2022 and was approved by the Board of County Commissioners in June 2022.

The property owner of a 31.21-acre parcel of land located at 25501 E. Kettle Avenue in Aurora (within unincorporated Arapahoe County) is seeking approval to subdivide the parcel into ten lots and two tracts. Lots 1 through 10 will be developed for single-family residential, Tract A will be platted for drainage, water quality, and emergency access, and Tract B will be platted for a private access roadway, drainage, and utilities. Access to the subject property is through a 60-foot-wide parcel (Reception Number D5108755) owned by the applicant and is in the Allred Subdivision. This parcel connects the proposed development to E. Jamison Circle and will

be documented by the subject plat by its reception number.

Of this 60-foot-wide parcel, only a 50-foot width is needed for the access road, which matches the proposed on-site private access roadway easement width. Two five-foot easements on each side of the road shall be granted to the owners of Tracts 5 and 6 of the Allred Subdivision for non-right-of-way uses. For the 50-foot road, two 30' x 30' sight triangles at the entrance to E. Jamison Drive will be required and dedicated by the owners of Tracts 5 and 6 before the signing of the final plat.

A water cistern is to be located within the development and used by the fire district. The location will be determined at the time of the final plat.

The parcel is zoned RR-B and is presently vacant and contains a native landscape. The proposed lots meet the RR-B zone district minimum lot size of 2.41 acres.

This application was before the Planning Commission on August 6, 2024. Many residents were present to speak against the project with concerns regarding increased traffic, degradation of E. Jamison Drive due to additional vehicle trips, change of neighborhood character and safety, and decreased home values. The Planning Commission recommended approval to the Board of County Commissioners by a 6-0 vote. Planning Commission members said that this proposal is likely the least impactful development the neighborhood would be likely to see, given development pressures in the area and the Arapahoe County Comprehensive Plan's support for higher density than what the applicant proposed. Please see attached the Planning Commission meeting minutes for further details.

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

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.

Alignment with Strategic Plan:

- Be fiscally sustainable
- Provide essential and mandated service
- Be community focused

Staff Recommendation: Considering the findings and other information provided herein and as set forth in more detail in the attached Staff Report for this case, staff recommends approval of Case No. PP23-001, Forest Rim Estates Subdivision Filing No. 2 - Preliminary Plat, 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. Prior to the signature of the final plat, the 30' x 30' sight triangle easements at the entrance of E. Jamison shall be dedicated or conveyed to the County by the property owners of Tract 5 and Tract 6 of the Allred Subdivision.

3. Prior to the signature of the final plat, the property owner/Applicant shall grant the five-foot easements of the access road to the property owners of Tract 5 and Tract 6 of the Allred Subdivision.

4. Prior to the signature of the final plat, the Applicant shall address the South Metro Fire Rescue and Xcel Energy's requirements.

5. Prior to the signature of the final plat, a weed management plan shall be provided for review and approval by the County Planning Division.

6. If earthmoving is to occur between March 15 and August 31, a burrowing owl survey shall be conducted before earthmoving occurs. This survey shall be submitted to the County Planning Division and Colorado Parks and Wildlife for review and approval.

7. If construction is to occur during the raptor nesting season, a nesting raptor survey shall be conducted prior to the start of construction to identify active nests within 0.25 miles of the project workspace. If an active raptor nest is discovered at the time of construction, the Applicant shall notify the Colorado Parks and Wildlife and identify appropriate measures to minimize impacts. This survey shall be submitted to the County Planning Division and the Colorado Parks and Wildlife for review and approval.

8. All subdivision fencing shall use Colorado Parks and Wildlife's recommended wildlife-friendly fencing.

Concurrence: The Public Works and Development Planning and Engineering Services Division have reviewed this application, and the Arapahoe County Public Works Department is recommending approval of this case. The Planning Commission recommended approval of this preliminary plat on a 6-0 vote at their August 6, 2024, public hearing.

Suggestion Motion(s): Draft Motions have been attached.

Resolution: A draft resolution is attached to this report.