

Zone Map Change Staff Report

Date: December 31, 2025

To: Douglas County Planning Commission

From: Trevor Bedford, AICP, Senior Planner *TB*
Curtis J. Weitkunat, AICP, Long Range Planning Manager *SK for CW*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*

Subject: Echo Valley Road Zone Map Change

Project File: DR2025-009

Planning Commission Hearing:	January 12, 2025 @ 6:00 p.m.
Board of County Commissioners Hearing:	January 13, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of a zone map change to rezone approximately 106 acres from Estate Residential (ER) to Agricultural One (A-1) in accordance with the Douglas County Zoning Resolution (DCZR) Section 112, Zone Map Changes, under the procedure for "Rezoning of land, when requested by the landowner, to bring it into compliance with the Master Plan."

The proposed zone map change is located on the east side of Perry Park Boulevard, at its intersection with Echo Valley Road. The project is located within the West Plum Creek Nonurban Subarea as identified by the 2040 Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Matt Flavin
Cisco Land Company LLC
3900 S Colorado Blvd
Englewood, CO 80113

C. Request

The applicant requests approval of a zone map change consisting of approximately 106 acres from ER to A-1 for consistency with the CMP and agricultural uses on the property.

D. Process

A zone map change application is processed pursuant to Section 112 of the DCZR.

Per Section 112.04 of the DCZR “The Planning Commission shall evaluate the proposed amendment, staff report, referral agency comments, public testimony, and make a recommendation to the Board of County Commissioners to approve, approve with modifications, table for further study, or deny the proposed map amendment.”

E. Location

The project is located on the east side of Perry Park Boulevard at its intersection with Echo Valley Road. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

F. Project Description

The zone map change application is to rezone approximately 106 acres from Estate Residential (ER) to Agricultural One (A-1). The intent is to ensure consistency with the Comprehensive Master Plan and to be consistent with agricultural uses on the property.

III. CONTEXT

A. Background

The applicant owns three parcels along Echo Valley Road as a part of Perry Park Ranch’s breeding operations. The applicant wishes to preserve the properties for agricultural uses in perpetuity and is working with the Douglas Land Conservancy to place them in a conservation easement.

B. Adjacent Land Uses and Zoning

The zone map change request is adjacent to agricultural and residential properties.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One and Suburban Residential	Agricultural and Vacant
South	Suburban Residential and Large Rural Residential	Vacant and Single-family Residential
East	Multifamily, Agricultural One, Rural Residential, Suburban Residential	Townhomes, Agriculture, Single-family Residential, Vacant
West	Agricultural One and Suburban Residential	Single-family Residential, Vacant, and Golf Course

IV. ZONE MAP CHANGE ELIGIBILITY

Section 112 of the DCZR allows for changes to the zoning map. The procedure is utilized for the following:

- Zoning of land disconnected from an incorporated area.

- Rezoning of land purchased with open space funds or dedicated to the County for open space.
- Correction of zoning map errors.
- Rezone of land to Open Space Conservation district.
- Rezoning of land, when requested by the landowner, to bring it into compliance with the Master Plan.

In this case, the property owners requested to rezone a property to bring it into greater compliance with the Master Plan. The subject property is within the West Plum Creek Subarea of the CMP. The CMP includes the following goals and policies that support the zone map change request.

- Goal 3-1: Project and conserve the natural and rural character of the nonurban area.
- Objective 3-1A: Preserve land that is characterized by ranching, farming, significant wildlife habitat, important biotic systems, or important scenic views, in perpetuity.
- Objective 3-1B: Support opportunities for owners of rural lands to continue ranching and farming.
- Policy 3-1B.2: Encourage opportunities for the expansion of agricultural operations in the nonurban area.
- Goal 3-2: Ensure land use and design is compatible with the natural and rural character of the nonurban area.
- Goal 3-3: Maintain the unique rural character of the Chatfield Valley (nonurban area), Cherry Valley, High Plateau, Indian Creek, Northeast, West Plum Creek, and Pike National Forest and Foothills Subareas.
- Policy 3-3F.1: Low-intensity rural development is supported in the West Plum Creek Subarea.

V. REFERRALS

This zone map change was distributed to applicable referral agencies. No concerns were received from referral agencies. Courtesy notices of an application in progress were sent to abutting landowners. No responses from the public were received.

VI. STAFF ASSESSMENT

Staff has evaluated the zone map change request. The map change rezones property to A-1 to bring the property into more compliance with the Comprehensive Master Plan and agricultural uses on site. In staff's assessment, the request meets the eligibility criteria. After consideration, the Planning Commission may recommend approval of the zone map change to the Board of County Commissioners.

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Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: Zone Map Change

Marketing Name: _____

Presubmittal Review Project Number: PS2025-223

PROJECT SITE

Address: None

State Parcel Number(s): 260922100015, 260923200024, 260923200023 290923200012

Subdivision/Block#/Lot# (if platted): NA

PROPERTY OWNER(S)

Name(s): CISCO LAND COMPANY LLC

Address: 3900 S COLORADO BLVD ENGLEWOOD, CO 80113

Phone: 303-886-9261

Email: _____

AUTHORIZED REPRESENTATIVE

Name: Matt Flavin

Company: CISCO LAND COMPANY LLC

Address: 3900 S COLORADO BLVD ENGLEWOOD, CO 80113

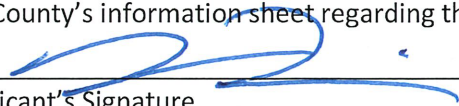
Phone: 303-886-9261

Email: _____

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.


Applicant's Signature

10/3/25
Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglas.co.us.

Project Number (Office Use Only): _____

PREBLE'S MEADOW JUMPING MOUSE

What is the Preble's Meadow Jumping Mouse?

The Preble's Meadow Jumping Mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's Meadow Jumping Mouse or its habitat.

Where does the mouse live?

The Preble's Meadow Jumping Mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainages, including tributaries and the mainstream reaches of East and West Plum Creek. However, any stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson, and Larimer counties and in parts of Wyoming.

What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

- Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
- Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and;
- The application or discharge of agrichemicals or other pollutants and pesticides onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble's Meadow Jumping Mouse or its habitat should be directed to:

Field Office Supervisor
USFWS Colorado ES Field Office (MS 65412)
Denver Federal Center
PO Box 25486
Denver, CO 80225-0486
303-236-4773
ColoradoES@fws.gov

Where to find more information on the Preble's Meadow Jumping Mouse.

More information from the US Fish and Wildlife Service can be found at: <https://ecos.fws.gov/ecp/species/4090>

Any approval given by Douglas County does not obviate the need to comply with applicable federal, state, or local laws and/or regulations.

Cisco Land Co. Narrative

October 3, 2025

Zone Map Changes may be requested per Douglas County Zoning Resolution Section 112 “when requested by the landowner, to bring it into compliance with the Master Plan.”

As the landowner, Cisco Land Company (owned by Matt and Brooke Flavin) is requesting to have three parcels, totaling approximately 106 acres, in Perry Park rezoned from Estate Residential (ER) to Agricultural One (A-1) to bring them into compliance with the West Plum Creek subarea of the Master Plan. The three parcels mentioned are an important part of Perry Park Ranch’s breeding operations and will continue to home broodmares and foals. Matt Flavin and his wife Brooke plan to preserve the properties for agricultural use in perpetuity and are currently working with Douglas Land Conservancy on a conservation easement.

The Comprehensive Master Plan (CMP) provides for the preservation of the rural landscape, natural habitats, critical viewsheds, and community separators."

CMP Objectives 3-1A and 3-1B specifically note "Preserve land that is characterized by ranching, farming, significant wildlife habitat, important biotic systems, or important scenic views, in perpetuity." and "Support opportunities for owners of rural lands to continue ranching and farming." The zone map change will allow for the parcel to have ranching and grazing as principal uses as supported in the Master Plan.

CMP Policy 3-3F.1 notes that low-intensity rural development is supported in the West Plum Creek Subarea. The zone map change to A-1 promotes the low-intensity rural development of ranching envisioned in the Master Plan.

CMP Policy 3-1B.2 encourages opportunities for the expansion of agricultural operations in the nonurban area. The zone map change will allow for the expansion of the agricultural uses in Perry Park.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

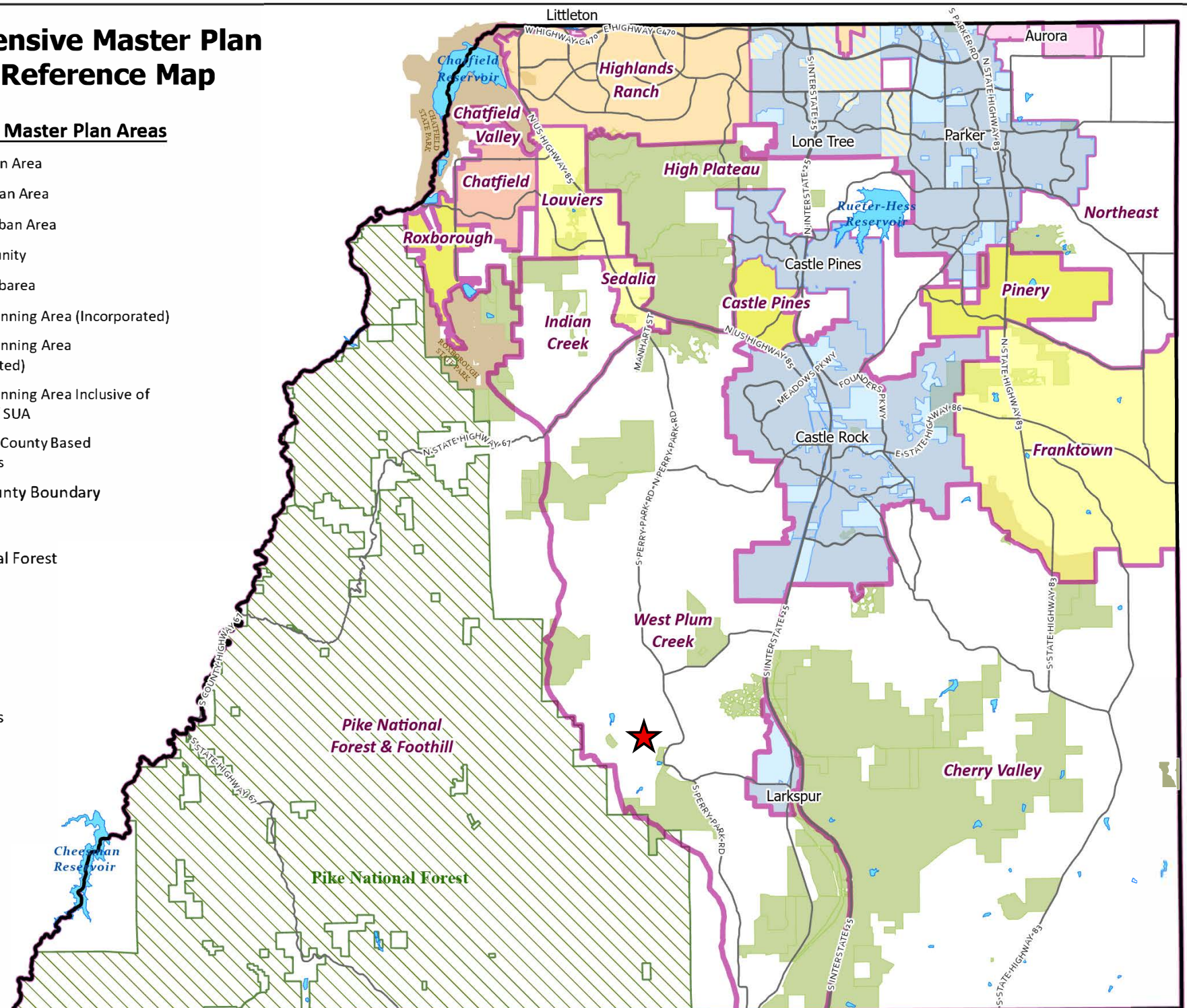
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas County Boundary

Parks

-  Pike National Forest
-  State Parks
-  Open Space
-  Lakes

Roadways

-  Major Roads



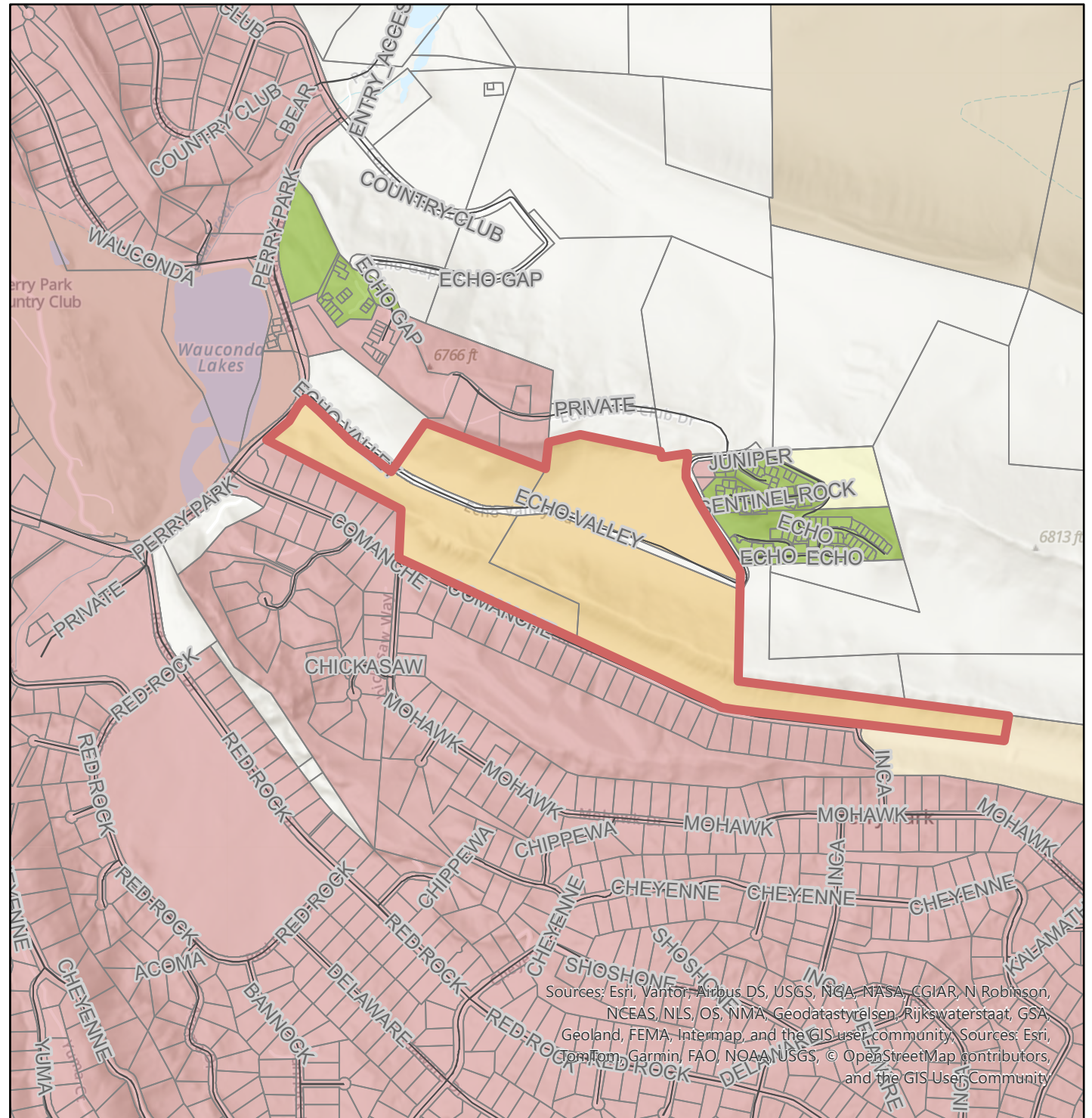
Echo Valley Road Zone Map Change

DR2025-009
Zoning Map



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- PD - PLANNED DEVELOPMENT



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, and the GIS User Community.

Echo Valley Road Zone Map Change

DR2025-009
Aerial Map



- LEGEND
- Roads
 - Major Roads
 - ▭ Parcels - PARCELS



Referral Agency Response Report**Page 1 of 1****Project Name:** Echo Valley Road Zone Map Change**Project File #:** DR2025-009**Date Sent:** 10/08/2025**Date Due:** 10/29/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	10/08/2025	No Comment:	No response necessary
Assessor	10/28/2025	Received: None	No response necessary
Douglas County Conservation District		No Response Received:	No response necessary
Echo Hills Townhouse Association No. 1		No Response Received:	No response necessary
Engineering Services	12/23/2025	No Comment:	No response necessary
Larkspur FD		No Response Received:	No response necessary
Office of Emergency Management	10/21/2025	No Comment:	No response necessary
Perry Park ACC		No Response Received:	No response necessary
Retreat in Perry Park		No Response Received:	No response necessary
Sheriff's Office		No Response Received:	No response necessary
Sheriff's Office E911		No Response Received:	No response necessary
Wildfire Mitigation	10/27/2025	Received: Wildfire Mitigation has no objections or further requirements at this time due to the low relative fire hazard currently present on the parcels in question. Any future development will be subject to the standard building permit process and applicable defensible space requirements.	Information provided to applicant

REFERRAL RESPONSE REQUEST

 Date Sent: October 8 2025

 Comments due by: **October 29, 2025**
Project Name: Echo Valley Road Zone Map Change

Project File #: DR2025-009

Project Summary: The applicant is requesting a Zone Map Change from Estate Residential (ER) to Agricultural One (A-1) for approximately 106 acres to bring the property into compliance with the Douglas County Comprehensive Master Plan.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns: 	
☐ See letter attached for detail.	
Agency: <u>ENGINEERING</u>	Phone #: <u>4318</u>
Your Name: <u>AL PETERSON</u> (please print)	Your Signature: <u><i>Al Peterson</i></u>
	Date: <u>12/23/25</u>

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Trevor Bedford, AICP, Project Planner

Enclosure