

Staff Report Addendum

Date: July 3, 2025
To: Douglas County Planning Commission
From: Trevor Bedford, AICP, Senior Planner *TB*
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: **9876 Democrat Road**
Project File: **LE2025-008**

Planning Commission Hearing: **July 7, 2025 @ 6:00 p.m.**

The referral period for the project ended on July 1, 2025, and comments were sent to the applicant on July 2, 2025. Updated referral comments along are attached.

Any additional information or comments received will be forwarded to the Planning Commission before the public hearing. The applicant will provide responses to the referral comments prior to or at the Planning Commission hearing.

ATTACHMENT	PAGE
Updated Referral Comments	2

Referral Agency Response Report**Project Name:** 9876 Democrat Road**Project File #:** LE2025-008**Date Sent:** 06/17/2025**Date Due:** 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/17/2025	Received: The proposed address for this facility is 9876 DEMOCRAT ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	
Assessor	06/24/2025	Received: None	No response necessary
AT&T Long Distance - ROW	06/25/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Democrat Rd Parker, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. Please feel free to contact us with any questions or concerns.	No response necessary
Black Hills Energy		No Response Received:	No response necessary
Building Services		No Response Received:	No response necessary
CenturyLink		No Response Received:	No response necessary

Referral Agency Response Report

Project Name: 9876 Democrat Road

Project File #: LE2025-008

Date Sent: 06/17/2025

Date Due: 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	06/18/2025	<p>Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for LE2025-008, 9876 Democrat Road have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.</p>	No response necessary

Referral Agency Response Report**Project Name:** 9876 Democrat Road**Project File #:** LE2025-008**Date Sent:** 06/17/2025**Date Due:** 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	06/30/2025	Received: The DWR has reviewed the LE2025-008: 9876 Democrat Road - Location and Extent referral for the construction of a natural gas pipeline along Democrat Road and above ground Black Hills Energy station, adjacent to an existing station approximately 1,100 feet south of Democrat Road. This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water. No water supply was proposed as a part of this natural gas pipeline and station project. This office has no comments on the proposed water supply.	No response necessary
Comcast		No Response Received:	No response necessary

Referral Agency Response Report**Project Name:** 9876 Democrat Road**Project File #:** LE2025-008**Date Sent:** 06/17/2025**Date Due:** 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
CORE Electric Cooperative	07/01/2025	Received: CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments: CORE approves the L&E, the applicant will need to be aware of existing CORE facilities that may conflicts with the proposed route. CORE has existing underground/overhead electric facilities on the subject properties. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies.	
Elbert County Community & Development Services		No Response Received:	No response necessary
Engineering Services	06/27/2025	Received: See attached letter	
Evans Ranch Association		No Response Received:	No response necessary
Franktown Citizens Coalition II Inc		No Response Received:	No response necessary
Franktown FD	06/27/2025	No Comment:	No response necessary
High Prairie Farms Metro District		No Response Received:	No response necessary
Hills At Bayou Gulch A & E Comm. (F002)		No Response Received:	No response necessary
Hills At Bayou Gulch HOA (F001)		No Response Received:	No response necessary
Mile High Flood District		No Response Received:	No response necessary
Office of Emergency Management	06/17/2025	No Comment:	No response necessary
Pinery Water and Wastewater District		No Response Received:	No response necessary
Rural Water Authority of Douglas County		No Response Received:	No response necessary

Referral Agency Response Report**Project Name:** 9876 Democrat Road**Project File #:** LE2025-008**Date Sent:** 06/17/2025**Date Due:** 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
Sheriff's Office	06/17/2025	Received: Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. No comments or concerns at this time for this request from DCSO.	No response necessary
Sheriff's Office E911		No Response Received:	No response necessary
South Metro Fire Rescue	06/24/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No response necessary
Sterling Tree Farm HOA		No Response Received:	No response necessary
The Pinery HOA		No Response Received:	No response necessary
Town of Parker Development Review		No Response Received:	No response necessary
Town of Parker Public Works		No Response Received:	No response necessary
Xcel Energy-Right of Way & Permits	06/25/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for 9876 Democrat Road and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.	

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: June 17, 2025

Comments due by: **July 1, 2025**

Project Name: Gas Expansion Near Democrat Road – Location and Extent

Project File #: LE2025-008

Project Summary: Black Hills Energy requests approval of a Location and Extent (L&E) for the construction of a natural gas pipeline along Democrat Road and above ground station. The station is located adjacent to an existing station approximately 1,100 feet south of Democrat Road

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: PW - Engineering	Phone #: (303) 660-7490
Your Name: Jacob Gabel <i>(please print)</i>	Your Signature: 
	Date: 6/27/2025

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, July 7, 2025, at 6:00 pm.** **This public hearing will be held on-line and in person. See the County website or contact the Planning Department for more information.**

Sincerely,

Trevor Bedford, AICP, Senior Planner

MEMORANDUM

To: Trevor Bedford, Senior Planner

CC: Kelly Krause, Black Hill Energy

From: Jacob Gabel, Development Review Engineer

Date: 6/27/2025

RE: 9876 Democrat Road Project: DV2025-265

Initial Submittal: 6-17-2025
1st Engineering response letter: 6-27-2025

The Douglas County Department of Public Works Engineering has reviewed the Common Spirit Demo 9876 Democrat Road Project and has the following comments:

Plan and Profile

1. Please be aware that a complete Plan and Profile (P&P) will be required for this project prior to construction. The P&P will need to include or take into account the following:
 - a. The document will need to provide QL-A (pothole) information for any road crossing and stormwater infrastructure crossing and at least show QL-C level information for any other existing utilities.
 - b. Please show all ROW lines, existing easements, and property lines. These are critical as it helps determine whether there may a conflict with tract dedications, easements, or private property.
 - c. Please be aware that all road crossings will need to be at 90°.
 - d. Sheet 1: Please add the Douglas County Acceptance Block as shown in Section 3.2.4 of the Douglas County Roadway Design and Construction Standards (DCRDCS) in Figure 3-1. Please fill out the blank to state, “for Utility improvements and SU-GESC only”.
 - i. Please add the Engineering Certification Note as shown in Section 3.2.5 of the DCRDCS.
 - ii. Please add the Professional Engineer Stamp, this will be needed at least by the final submittal.
 - iii. Please add the following note: “Unless otherwise indicated, the Right-of-Way and easements shown herein are based upon available GIS information, Subdivision Plats, Land Use Documents, and Construction Plans. The Professional Engineer acknowledges that the accuracy of this data has been considered in setting the proposed utility alignment.”
 - iv. Please add a note something to the effect of: “By signing and stamping these plans, the Professional Engineer acknowledges that these plans comply with the Quality Level associated with Subsurface Utility Engineering/Exploration (SUE) as depicted with in the ASCE 38-02 Standards.”

- e. Please add the Standard Boring and Trenching Details from Appendix N of the Douglas County Grading, Erosion, and Sediment Control (GESD) Manual.
 - f. Please add the Standard Engineering Notes as found in Section 3.2.3 of the DCRDCS.
 - g. Please add the following notes:
 - i. If conflicts arise during construction, the proposed dry utility may not be relocated in the field without a NOC to Douglas County. The proposed utility will not be allowed to be installed under the pavement section or curb and gutter.
 - ii. All crossings of Douglas County storm sewer shall be televised by the contractor following boring and inspection video provided to the Douglas County Inspector upon request.
 - iii. All crossings of Douglas County fiber and electric shall be exposed during boring to allow visual inspection by the Douglas County Inspector upon request.
 - iv. Potholes and/or bore pits in curb ramps may require replacement of the entire curb ramp with an ADA complaint ramp as required by the Douglas County Inspector.
 - v. Potholes and/or bore pits in any curb, gutter, and/or sidewalk section may require replacement of the full section from joint to joint as required by the Douglas County Inspector.
 - vi. Potholes and/or bore pits in a concrete pavement panel may require replacement of the full panel as required by the Douglas County Inspector.
2. Further review will be commenced upon the submission of a complete P&P.

With the next submittal, please enclose a written response to these comments. Please let me know if you have any questions.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

June 25, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Trevor Bedford

Re: 9876 Democrat Road, Case # LE2025-008

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **9876 Democrat Road** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Trevor Bedford, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: 9876 Democrat Road – Location and Extent
Project File #: **LE2025-008**
S Metro Review # REFSI25-00113

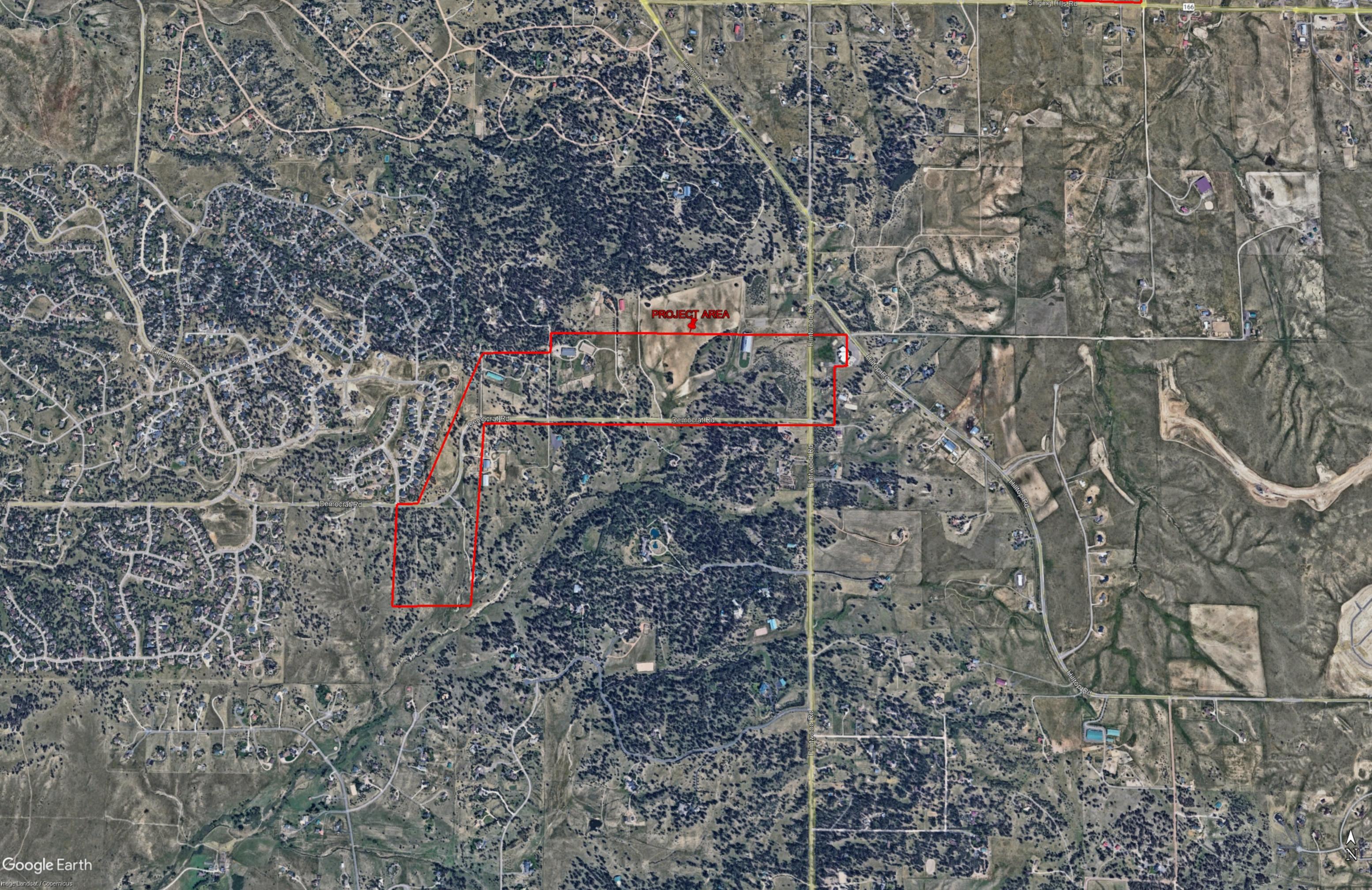
Review date: June 24, 2025

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: Black Hills Energy requests approval of a Location and Extent (L&E) for the construction of a natural gas pipeline along Democrat Road and above ground station. The station is located adjacent to an existing station approximately 1,100 feet south of Democrat Road.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.



PROJECT AREA

Menary Pkwy

Democrat Rd

Democrat Rd

Democrat Rd

Flintwood Rd

Flintwood Rd

Flintwood Rd

Hilltop Rd

Hilltop Rd

Hilltop Rd

166

