BOARD OF COUNTY COMMISSIONERS LAND USE MEETING/PUBLIC HEARING

TUESDAY, JULY 22, 2025

AGENDA

Tuesday, July 22, 2025 **2:30 PM** **Hearing Room**

2:30 PM

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

a. Waiver of Central Services Requirement in the Commercial Zone District - Zoning Resolution Waiver Request - Project File: SP2024-081.
Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: Supplemental Info - SP2024-081
Staff Report - SP2024-081

3. Public Hearing Agenda Items

a. Pinery Planned Development, 31st Amendment - Major Planned Development Amendment. Project File: ZR2023-002.
Mike Pesicka, AICP, Principal Planner — *Department of Community Development*

Attachments: 7/8/2025 Supplemental Memo - ZR2023-002
ZR2023-002 Pinery PD 31st Amendment BCC Staff Report_Final_1-16-25 (1).pdf
Memo-Pinery PD 31st AmdBCCAddlCorresp-1-24-25
Memo - Pinery PD ZR2023-002 - Supplemental Information

Previously Tabled on January 28, 2025

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, August 12, 2025 @ 2:30 p.m.

MEETING DATE: July 22, 2025

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Waiver of Central Services Requirement in the Commercial Zone District - Zoning Resolution Waiver Request - Project File: SP2024-081.

SUMMARY: The request is for a fee waiver of Section 1206 of the Douglas County Zoning Resolution, which requires that all uses in the Commercial zone district shall be served by a central water and sanitation facility.

STAFF ASSESSMENT: Staff has evaluated the waiver request in accordance with Section 122.03 of the Zoning Resolution. Should the Board find that the waiver standards are met, the following proposed conditions should be considered for inclusion in the motion:

1. All other standards, requirements, and permits associated with the proposed Site Improvement Plan application shall be met prior to final approval.
2. Any proposed changes to the site that increase water demands, shall require a subsequent waiver from the central water and sanitation requirements.
3. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	5/1/2025
Steven E Koster	Approve	5/1/2025
Jeff Garcia	Approve	5/2/2025
Andrew Copland	Approve	5/2/2025
Doug DeBord	Approve	5/7/2025
Samantha Hutchison - FYI	Notified - FYI	5/7/2025
Terence T Quinn - FYI	Notified - FYI	7/9/2025
Steven E Koster	Approve	7/9/2025
Jeff Garcia	Approve	7/11/2025
Andrew Copland	Approve	7/15/2025
Doug DeBord	Approve	7/15/2025
Samantha Hutchison - FYI	Notified - FYI	7/15/2025

ATTACHMENTS:

Supplemental Info - SP2024-081
Staff Report - SP2024-081

DOUGLAS COUNTY
COLORADO

Staff Report Addendum

Date:	July 10, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	Eric Pavlinek, Principal Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Waiver of Central Services Requirement in the Commercial Zone District – 2006 Kelty Road – Supplemental Information**
Project File:	**SP2024-081**

Board of County Commissioners Meeting: **July 22, 2025 @ 2:30 p.m.**

At its May 13, 2025 public meeting, the Board of County Commissioners voted to table the request based on concerns regarding drainage, water quality, and other components of the project, along with the possibility of improper communications from the applicants. The applicants request that the Board reconsider their zoning waiver request at the July 22, 2025 public meeting based on the attached supplemental information.

ATTACHMENTS

Applicants' Supplemental Information

SHANOR & FRANKLIN LLC

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

SUPPLEMENTAL MEMORANDUM

TO: Douglas County Planning Commission

FROM: Caroline Young-Henry, Esq.

DATE: July 8, 2025

RE: ***Water and Sewer Waiver for 1.0 ac Property at 2006 Kelty Road, File No. SP2024-081***

At your request, we have prepared this Supplemental Memorandum to evaluate whether granting a water and sewer waiver for a 1.0 ac Property at 2006 Kelty Road ("Property") complies with the Waivers of the Douglas County Zoning Resolution Section 122.03.2, which states, "*the granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property*".

As demonstrated below, the existing exempt well and onsite wastewater treatment system ("OWTS") serving the Property have been reviewed and received no objection from the appropriate regulatory agencies. Brandon and Heidi Messer ("Owners") remain fully committed to operating in compliance with all applicable standards, permit conditions, and future review requirements. The Owners have made all good faith efforts to demonstrate that the proposed waiver meets the criteria set forth in the Zoning Resolution and should be approved.

Facts

On March 21, 2025, Owners of Property respectfully requested a waiver to the Commercial (C) zone district requirement that all uses shall be served by central water and sewer ("Waiver Request"). The proposed use for the Property, currently being processed under a Site Improvement Plan by Planning Services, is to convert the existing structure into a Coffee Shop. The Property is adjacent to other commercially zoned properties in Franktown that also operate on individual water and sewer waste systems. Currently, neither central water nor sewer services are located close enough for an extension, therefore it does not make sense to tie into such existing services. The Owners received a Letter on February 28, 2025 from Franktown Business Area Metropolitan District ("District") confirming that it is not feasible for them to provide the water and sewer services to the Property[1]. The Owners received a Douglas County Zoning Resolution Waiver Request Staff Report ("Staff Report") on May 1, 2025.[2] The Staff Report included responses from the Colorado Division of Water Resources ("DWR"), Douglas County Health Department ("DCHD"), and Douglas County Water Commission ("DCWC"). On May 13, 2025, the Owners representatives presented their Waiver Request to the Douglas County Commissioners and were granted a 'stay', pending further documentation evidencing compliance with Waivers of the Douglas County Zoning Resolution Section 122.03.2.

[1] *See* Franktown Business Area Metropolitan District Letter attached at Page No. 5 herein.
[2] *See* Douglas County Zoning Resolution Waiver Request Staff Report attached at Page Nos. 6 thru 52 herein.

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Discussion of Section 122.03.2: Water Waiver

Granting the Waiver Request will not be detrimental to the public safety, health, or welfare or injurious to other property. Water service to the Property is currently provided by an existing exempt well (Permit No. 336476)[3] and associated pump located on the Property. On November 7, 2024, the DWR granted an exempt permit authorizing commercial use of the well, under Policy 1985-1. This policy expressly states, "*use of water from the well may include serving the ordinary household purposes of a single-family residential unit or units on the parcel, such as an on-site proprietor's residence or a caretaker/employee unit, provided the residential use is directly associated with the commercial business*".

The Owners fully accept and support the terms of the Exempt Well Permit No. 336476. They reasonably relied on the DWR's issuance of the permit as evidence that all concerns raised in the DWR's October 10, 2024 correspondence were appropriately resolved and that no outstanding issues remain regarding public health, safety, or welfare.[4] The DWR's mission, to administer Colorado's water laws, ensure proper construction and maintenance of wells, and safeguard public safety[5], further reinforces confidence that the permit was granted only after careful consideration and in full alignment with those priorities.

The DCWC provided individual comments in response to the Waiver Request on April 28, 2025. Commission Members Tricia Bernhard and Evan Ela both expressed no opposition to the Waiver Request. Member Bernhard noted that, "[*the Owners] do not have the option to connect to any kind of water district and that the water use would be minimal compared to other water wells in that area*."[6] Similarly, Member Evan Ela stated that, "*unless the state finds that their demands are too high, he had no reason to oppose the project*".[7] Importantly, the DWR has confirmed that the exempt well, as permitted, may lawfully serve the coffee shop, provided the use complies with the permit's terms and conditions. The DWR has no objection to the proposed use under the current permit.[8]

While Commission Member Harold Smethills expressed concern regarding the increased usage of water on the property and waiver of the central water and sewer services requirement, he explicitly stated he had no objection to the coffee shop[9]. The Owners respectfully submit that no increase in water use is anticipated beyond what is already authorized under the existing permit. They remain fully committed to complying with all provisions of the DWR-issued permit.

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[3] *See* Well Permit No. 336476 attached at Page No. 47 herein.
[4] *See* Correspondence with Wenli Dickinson (Water Resource Engineer) and Eric Pavlinek (Douglas County Principal Planner) attached at Page Nos. 22 thru 26 herein.
[5] *See* https://dnr.colorado.gov/divisions/division-of-water-resources.
[6] *See* Water Commission Member Referral Comments SP2024-081- 2006 Kelty RD attached at Page No. 51 herein.
[7] *Id* at Page No. 51 herein.
[8] *See* Douglas County Zoning Resolution Waiver Request Staff Report attached at Page No. 7 herein.
[9] *See* Water Commission Member Referral Comments SP2024-081- 2006 Kelty RD attached at Page No. 51 herein.

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Additionally, the Owners hold decreed underground water rights under Case No. 2020CW3028, which apply to the Property[10]. This further demonstrates their capacity to sustainably manage water resources in support of the proposed use.

Discussion of Section 122.03.2: Sewer Waiver

Granting the Waiver Request related to sewer service will not adversely affect public safety, health, or welfare or injurious to other property. There is an existing septic system ("OWTS") on the property with a current use permit (Permit No. 20059964) in place that is being evaluated for its current capacity and functionality of these proposed uses.

On February 28, 2024, The DCHD received an inspection report for the OWTS. The Owners promptly addressed and corrected the noted deficiencies by March 5, 2024, utilizing licensed repair contractor, Mathews Excavating. All non-permitted repairs were appropriately documented using the Repair Verification Form. In its April 10, 2025 response to the Waiver Request, DCHD stated *"no objection to an OWTS as the method of wastewater disposal*" for the Property. Furthermore, DCHD's referral letter confirmed that a new Use Permit Inspection will not be required for the proposed change of use; rather, the existing OWTS must be evaluated by a certified septic designer. The Owners remain in full compliance with DCHD requirements and are committed to continuing any necessary evaluations or upgrades to the existing OWTS in accordance with County Health Department standards.

As further support, the Franktown Sub-Area policy states, "*Franktown's primary wastewater management tools include septic tanks and leach fields. Properly managed, these systems can adequately support limited rural development as proposed in this Plan and protect groundwater in the Franktown Rural Community*." The proposed use of the existing OWTS on the Property is consistent with this policy framework. The Owners have demonstrated a commitment to maintaining and upgrading the system in accordance with the County health standards, thereby aligning with the Sub-Area Plan's vision for sustainable and appropriately scared rural development.

Douglas County Health Department Regulation Number 22-01, Section 3.6.B, provides that *the Department may refuse to issue a permit for the construction of an OWTS where a sewage treatment works is available within 400 feet of the nearest property line and connection can be made thereto*. In this case, the Property is approximately 6.8 miles (35,904 feet) from the nearest sewage treatment facility, which is operated by the Town of Castle Rock[11]. Moreover, the Franktown Business Area Metropolitan District does not currently provide water or sewer service to the properties within its boundaries.[12] Given the significant distance from existing infrastructure and the absence of service from the local district, connection to the centralized sewer is not feasible, and continued use of the existing OWTS represents the most practical, compliant, and sustainable solution for wastewater management on the Property.

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[10] *See* Water Opinion Letter attached at Page Nos. 17 thru 34 herein.
[11] *See* Map of Water Providers and Their Service Areas for Douglas County, CO attached at Page No. 53 herein.
[12] See Franktown Business Area Metropolitan District Letter on February 28, 2025 attached at Page No. 5 herein.

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Conclusion

In conclusion, the Owners respectfully assert that the proposed use and requested waivers fully comply with the standards outlined in Section 122.03.2 of the Douglas County Zoning Resolution. The existing exempt well and OWTS have been reviewed and have received no opposition by the relevant regulatory authorities, including the Colorado Division of Water Resources and the Douglas County Health Department. The DWR has confirmed that the well, as permitted, may lawfully serve the proposed coffee shop use, and the DCHD has no objection to continued use of the existing septic system, subject only to an evaluation by a certified septic designer.

There is no evidence that granting this Waiver Request will be detrimental to public health, safety, or welfare, or injurious to other property. On the contrary, the proposed conversion of the existing structure into a coffee shop aligns with the area's existing land use character and makes efficient use of individual utility systems in a location where central water and sewer services are neither available nor feasible. The Property is also consistent with other commercially zoned parcels in Franktown operating under similar conditions.

Further, the Owners' existing water rights, confirmed exempt well permit, and functioning wastewater system provide a sound and sustainable foundation for the proposed business. Their continued cooperation with County agencies all supports the conclusion that the existing infrastructure is adequate to serve the proposed use in a safe, sustainable, and compliant manner.

The Owners recognize and support the long-term vision of extending centralized infrastructure to the area as outlined in the Comprehensive Master Plan. Until such time, they respectfully request approval of the Waiver Request as a reasonable and appropriate interim solution that supports limited rural commercial development consistent with adopted planning policies.

Please do not hesitate to reach out with any additional questions or concerns.

Respectfully,

Caroline E. Young-Henry

Caroline Young-Henry, Esq.
Shanor and Franklin, LLC
(954)-803-9557

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

FRANKTOWN BUSINESS AREA METROPOLITAN DISTRICT
c/o Community Resource Services of Colorado LLC
7995 E Prentice Ave., Suite 103E'
Greenwood Village, CO 80111-2710
(303) 381-4960

February 28, 2025

Caroline Young-Henry
Shanor & Franklin, LLC
600 17th Street, Suite 2800
Denver, CO 80202-5402
Cyong-henry@shanorfranklin.com

Dear Ms. Young-Henry,

Community Resource Services of Colorado (CRS) manages the Franktown Business Area Metropolitan District (District). Currently, the District does not provide water or sewer service to the properties within its boundaries.

Please let me know if you have any additional questions.

Rhonda S. Bilek
Assistant Manager
Franktown Business Area Metropolitan District
c/o CRS of Colorado
rbilek@crsofcolorado.com
303-381-4979

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

DOUGLAS COUNTY
COLORADO

Zoning Resolution Waiver Request Staff Report

Date:	May 1, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	Eric Pavlinek, Principal Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Waiver of Central Services Requirement in the Commercial Zone District – 2006 Kelty Road**
Project File:	**SP2024-081**

Board of County Commissioners Meeting: **May 13, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for a waiver of Section 1206 of the Douglas County Zoning Resolution (DCZR), which requires that all uses in the Commercial (C) zone district shall be served by a central water and sanitation facility. The applicant has an administrative Site Improvement Plan (SIP) application for a coffee shop at 2006 Kelty Road currently in process.

The applicant's representative asserts that, although central water and sanitation services cannot feasibly be extended to the property, the site can be adequately served by an existing exempt well and an on-site wastewater treatment (OWTS). The project site lies within the Franktown Business Area Metropolitan District. The applicant's representative contacted the district, which indicated that it does not provide central water and sewer service to properties within its boundaries.

II. APPLICATION INFORMATION

A. Applicant
Brandon and Heidi Messer
PO Box 3380
Parker, Colorado 80116

B. Applicant's Representative
Caroline Emmons Young-Henry
Shanor and Franklin, LLC
600 17th Street, Suite 2800
Denver, Colorado 80202

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

C. Request

Approval of a waiver request from Section 1206 of the DCZR, which provides that all uses in the C zone district shall be served by a central water and sanitation facility. The waiver is requested in conjunction with a SIP request for a coffee shop on the parcel. The SIP is currently being processed by Planning Services. The waiver request must be approved for the applicant to move forward in the SIP process.

Water is provided by an existing exempt well and OWTS. As part of the SIP request, the waiver was sent on referral to agencies including the Colorado Division of Water Resources (DWR) and Douglas County Health Department (DCHD). DWR states that the exempt well, as permitted, can be used to serve the proposed coffee shop, and has no objections to use of the well provided that the terms and conditions of the permit are met.

The Douglas County Health Department (DCHD) referral letter indicates that the Food Service Plan review is currently underway and upon completion, an approval letter will be issued by DCHD. DCHD has no objection to an OWTS as the method of wastewater disposal for the site. A Use Permit was issued by DCHD for the sale of the property in 2024. DCHD will not require an additional Use Permit Inspection for the change of use, but instead will require the existing OWTS to be evaluated by a certified septic designer to determine if the existing septic system can accommodate the proposed commercial use. Additional permitting may be necessary based on what is found in the evaluation.

The Douglas County Water Commission reviewed the proposal at its Water Commission Meeting on Monday, April 28, 2025 and provided individual comments from three Commission members. One Commission member had concern with the increase of water usage from residential to a commercial use but did not have objection to the conversion to a coffee shop. Comments were also provided regarding the ability to waive the requirement for central water and sewer services. Two other Commission members had no opposition to the project. The comments from the Commission are included in the attachments.

D. Process

The waiver process is set forth in Section 122 of the DCZR. Waivers may be requested by an applicant in conjunction with any application subject to the standards or other criteria established within the DCZR. For administrative land use applications such as an SIP, a waiver request is considered by the Board at a regular public land use meeting. Section 122.03 sets forth a series of findings that must be made by the Board to approve a waiver.

E. Location

The project site is located in the Franktown Village Area in Franktown and is zoned Commercial. The parcel is located west of the intersection of State Highway 83 and

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State Highway 86 (SH 86), on the north side of SH 86. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

III. CONTEXT

A. Background

The property was initially developed as a residence. An SIP application to convert the property for commercial use was submitted in 2000 but was closed due to inactivity. The current property owners purchased the property in February of 2024 and propose to convert the approximate 1,500 square foot building into a coffee shop with limited retail use. An SIP application for these uses is currently in review. One of the requirements of SIP approval is the Board's approval of the central services waiver.

B. Adjacent Land Uses and Zoning

The project site is adjacent to other commercially zoned properties in Franktown. The following table reflects those zone districts and land uses surrounding the parcel.

Zoning and Land Use

Direction	Zoning	Land Use
North	Commercial	Office
South	Commercial	Residential, Restaurant, tree farm
East	Commercial	Commercial strip center
West	Commercial	Residential

IV. STAFF ANALYSIS

A waiver must demonstrate compliance with the following provisions in order for the Board of County Commissioners to approve the request.

122.03.1: The waiver does not have the effect of nullifying the intent and purpose of this Resolution.

Staff Comment: The intent of the central services requirement in the C zone district is to ensure that commercial uses are served by water and sewer facilities appropriate for the intensity and type of uses allowed within the district. The applicant's representative asserts that the water and sewer demands associated with the proposed uses can be met by using an existing well and an OWTS as described in their attached waiver request. The applicant estimates a water demand for the coffee shop of approximately 0.92 acre-feet a year or 25 gallons per day. This demand can be served by the existing well, which is permitted to withdraw up to 1.0 acre-feet annually from the Denver aquifer.

122.03.2: The granting of the waiver request will not be detrimental to the public safety, health, or welfare or injurious to other property.

Staff Comment: The applicant asserts that the existing exempt well will be operated in accordance with the State requirements allowed per the permit. The applicant may be required to obtain additional permits from the Health Department based on the findings of the evaluation of the existing septic system by a certified septic designer.

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122.03.3: The conditions upon which the request for waiver is based are unique to the property for which the waiver is sought and are not applicable to other property.
Staff Comment: The waiver request is specific to the proposed, limited-scale development on the subject site as depicted on the SIP submittal (SP2024-081). While other waiver requests could be brought forward to the Board for similarly situated properties, the current waiver request is for one property with specific water and sewer demands and servicing options.

122.03.4: A particular non-economic hardship to the owner would result from a strict application of this resolution.
Staff Comment: According to the correspondence provided by the applicant's representative from the Franktown Business Area Metropolitan District, central water and sewer services are not available to serve the property. Similarly, no special districts within the vicinity of the property currently provide water and sewer services.

122.03.5: The waiver will not in any manner vary the provisions of the Zoning Resolution or County Building Code.
Staff Comment: All other zoning and building codes are applicable to the development on this site including setbacks, uses, and other development standards contained within the DCZR. All engineering standards will be met through the SIP and construction plan processes. The applicant will be required to obtain all necessary permits and approvals during the building permit phase of the project. The Building Division is currently reviewing the plans for a tenant finish. All building and fire codes will be met.

122.03.6: The proposed development will be in conformance with the Douglas County Master Plan.
Staff Comment: The site is located in a portion of the County addressed by policies within the Franktown Village Area. Master plan policies applicable to this area "Support new, and the expansion of existing, locally-owned and operated businesses" (Policy 4-1F.1), and "encourage improvements to existing properties" (Policy 4-1G.3).

Within the Franktown Village area, subareas are defined where specific land use policies are established. The plan does encourage non-residential development to primarily occur "in the southeast quadrant of State Highways 83 and 86, within the Community Center District" (Policy 4-1I.1).

In regard to wastewater service planning, the Comprehensive Master Plan notes that:

"Franktown's primary wastewater management tools include septic tanks and leach fields. Property managed, these systems can adequately support limited rural development as proposed in this plan and protect groundwater in the Franktown Rural Community. However, this plan supports future development on a central sewer system. Potential for a future central sewer system in Franktown rests with the ability of the Franktown Area Metropolitan District or other similar future entities, to finance a central sewer line that would ultimately serve to protect Cherry Creek and serve the Franktown Business Community."

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Absent a central water and sanitation system, the current waiver request will accommodate the development of a low water-demand business, the owners of which may be better positioned to financially participate in longer term solutions for the services in the Franktown Village Area if development of a central water system continues to be a desirable policy objective in the Franktown area in the future.

Regarding wastewater management, policies applicable to the Franktown subarea encourage "establishment of a community wastewater management program for existing on-site wastewater systems" (Policy 4-1X.1), and "development of a central wastewater collection system for the village" (Policy 4-1X.3). As with water, absent a District to take on these functions, an adequately regulated OWTS system constructed to the Douglas County Health Department standards may be an acceptable means of service for a relatively low wastewater-generating business.

V. STAFF ASSESSMENT

Staff has evaluated the waiver request in accordance with Section 122.03 of the Zoning Resolution. In the absence of a water and sanitation district, the proposed use may be served by individual well and a septic system. Should the Board find that the waiver standards are met, the following proposed conditions should be considered for inclusion in the motion:

1. All other standards, requirements, and permits associated with the proposed SIP application shall be met prior to final approval.
2. Any proposed changes to the site that increase water demands, shall require a subsequent waiver from the central water and sanitation requirements.
3. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

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DOUGLAS COUNTY
COLORADO

www.douglas.co.us

Department of Community Development
Planning Services

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY

PROJECT NAME: **2006 Keltv Road**

PROJECT FILE #: **SP2024-081**

PROJECT TYPE: Remodel of Existing Structure

MARKETING NAME: Franktown Coffee (FN Coffee)

SITE ADDRESS: 2006 Kelty Rd, Franktown, CO 80116

OWNER(S):

Name(s): Brandon Messer, Heidi Messer

Address: 216 High Plains St, Castle Rock, CO 80104

Phone: 303.903.0500

Email: themesseremail@gmail.com

AUTHORIZED REPRESENTATIVE *(requires notarized letter of authorization if other than owner)*

Name: Action Civil Engineering and Mark De Benedictis

Address: 9800 Mt. Pyramid Ct, Ste 400, Englewood, CO 80112

Phone: 303.881.7000

Email: tdenning@actioncivileng.co

PLANNING FEES:

ENGINEERING FEES:

TOTAL FEES:

RELATED PROJECTS:

LEGAL DESCRIPTION:

Subdivision Name:

Filing #: Lot #: Block #: Section #: Township: Range:

STATE PARCEL NUMBER(S): 2349-350-00-007

ZONING:

Present Zoning: Commercial/C Proposed Zoning: Gross Acreage:

Gross Site Density (DU per AC): # of Lots or Units Proposed:

SERVICE PROVIDERS:

Fire District: Franktown Fire Metro District: Gas: Black Hills Energy

Water: Well Sewer: Septic Electric: CORE

Roads: ☑ Public ☐ Private (please explain):

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 Signature

8/30/24
Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 03.04.2021

SHANOR & FRANKLIN LLC

Caroline Emmons Young-Henry
600 17th Street, Suite 2800
Denver, CO 80202
Phone: 954.803.9557
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March 21, 2025

Mr. Eric Pavlinek
Douglas County Planning
100 Third Street
Castle Rock, CO 80104

March 21, 2025

RE: 1.0 ac Property at 2006 Kelty Road, File No. SP2024-081

Dear Eric:

On behalf of the owners, Brandon and Heidi Messer ("Owners"), of 2006 Kelty Road ("Property"), we are hereby respectfully requesting a waiver to the Commercial (C) zone district requirement that all uses shall be served by central water and sewer. The proposed use for the Property currently being processed is a Site Improvement Plan to convert the existing structure into a Coffee Shop. As you are aware, neither central water or sewer service is located close enough for an extension, and therefore, it does not make sense to tie into such existing services. We have received a February 28, 2025 Letter (*see attached*) from Franktown Business Area Metropolitan District ("District") indicating that currently, it is not feasible for them to provide this service to us.

The following responses address Section 122.03 – Waivers of the County's Zoning Resolution:

122.03.1: The waiver does not have the effect of nullifying the intent and purpose of this Resolution;

RESPONSE – The Commercial (C) zone district requirement is to provide central water and wastewater. However, with the previously mentioned Letter from the District, this cannot be met. The water and sewer needs of this proposal can be met with the existing well and a septic system. Owners have filed a historical use record with the Colorado Division of Water Resources and, in return, they have been issued a permit for the well (Permit No. 336476). This permit is in use today and is authorized to use 1.0 acre-feet/year.

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Eric Pavlinek
February 28, 2025

In addition, there is an existing septic system ("OWTS") on the property with a current use permit (Permit No. 20059964) in place that is being evaluated for its current capacity and functionality of these proposed uses. The Douglas County Health Department ("DCHD") received an inspection report for the OWTS on February 28, 2024 and promptly responded and remedied the deficient observations on March 5, 2024 using repair contractor, Mathews Excavating. All non-permitted repairs were documented on the Repair Verification Form. Further, Owners have proposed installation of a water holding tank and water booster pump on the Property in order to meet the sufficient water demands for both the water and septic system capacity. The proposed models for usage to assist with meeting water needs are the Rural Power Systems 3HP Eco-Steady Continuous Pressure Water Booster Pump and the Wentworth Grease Interceptor Trap 100 lbs./GPM. Should capacity or functionality not be adequate, then further upgrades/replacements will be completed.

122.03.2: The granting of the waiver will not be detrimental to the public safety, health, or welfare of injurious to other property;

RESPONSE – There is an existing well (Permit No. 336476) and associated pump located on the Property. In addition, the existing OWTS (Permit No. 20059964) will be evaluated and if necessary upgraded/replaced in accordance with the County's Health Department standards. Therefore, neither shall be detrimental to the public safety, health, or welfare or injurious to other property.

122.03.3: The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;

RESPONSE – We understand that if this waiver is approved that it is unique to this property.

122.03.4: A particular non-economical hardship to the owner would result from a strict application of this Resolution;

RESPONSE – Should the waiver not be approved, the Owners will likely not be able to open their business. The Coffee House is reliant on water and wastewater systems. The Franktown Business Area Metropolitan District has been consistent in responding to other land use applications within the District that it is not feasible for central water and sewer to be provided, as is the case with their February 28, 2025 Letter for this project.

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

Eric Pavlinek
February 28, 2025

122.03.5 The waiver will not in any manner vary the provisions of the Zoning Resolutions or County Building Code; and

RESPONSE – If the waiver is approved, we do not believe it will vary the provisions of the Zoning Resolution of the County Building Code.

122.03.6: The proposed development will be in conformance with the Douglas County Master Plan.

RESPONSE: This proposed use as presented in the Site Improvement Plan application complies with the Douglas County Comprehensive Master Plan as shown in Map 4.3 of the Franktown Village Area. This map shows the Property as commercial in the "Community Center" area in the Comprehensive Master Plan ("CMP") (*see attached*). Specifically, the CMP outlines two objectives in the Franktown's Community Center category:

1. *Objective 4-11: Maintain and expand the diversity of local, community-commercial services.*

   A coffee shop is known to attract local customers and create a sense of community. This use meets this objective.

2. *Objective 4-1J Limit the amount and intensity of industrial land uses.*

   A coffee shop is not identified as an industrial use.

The Franktown Sub-Area policy states *"Franktown's primary wastewater management tools include septic tanks and leach fields. Properly managed, these systems can adequately support limited rural development as proposed in this Plan and protect groundwater in the Franktown Rural Community."* Without central systems available this waiver request will allow the Project to accommodate a low water usage business with one well and a OWTS system.

We appreciate your assistance with getting this waiver approved. Please let me know if you need anything further to assist.

Sincerely,

Caroline Emmons Young-Henry
Shanor and Franklin, LLC

Eric Pavlinek
February 28, 2025

FRANKTOWN BUSINESS AREA METROPOLITAN DISTRICT
c/o Community Resource Services of Colorado LLC
7995 E Prentice Ave., Suite 103E'
Greenwood Village, CO 80111-2710
(303) 381-4960

February 28, 2025

Caroline Young-Henry
Shanor & Franklin, LLC
600 17th Street, Suite 2800
Denver, CO 80202-5402
Cyong-henry@shanorfranklin.com

Dear Ms. Young-Henry,

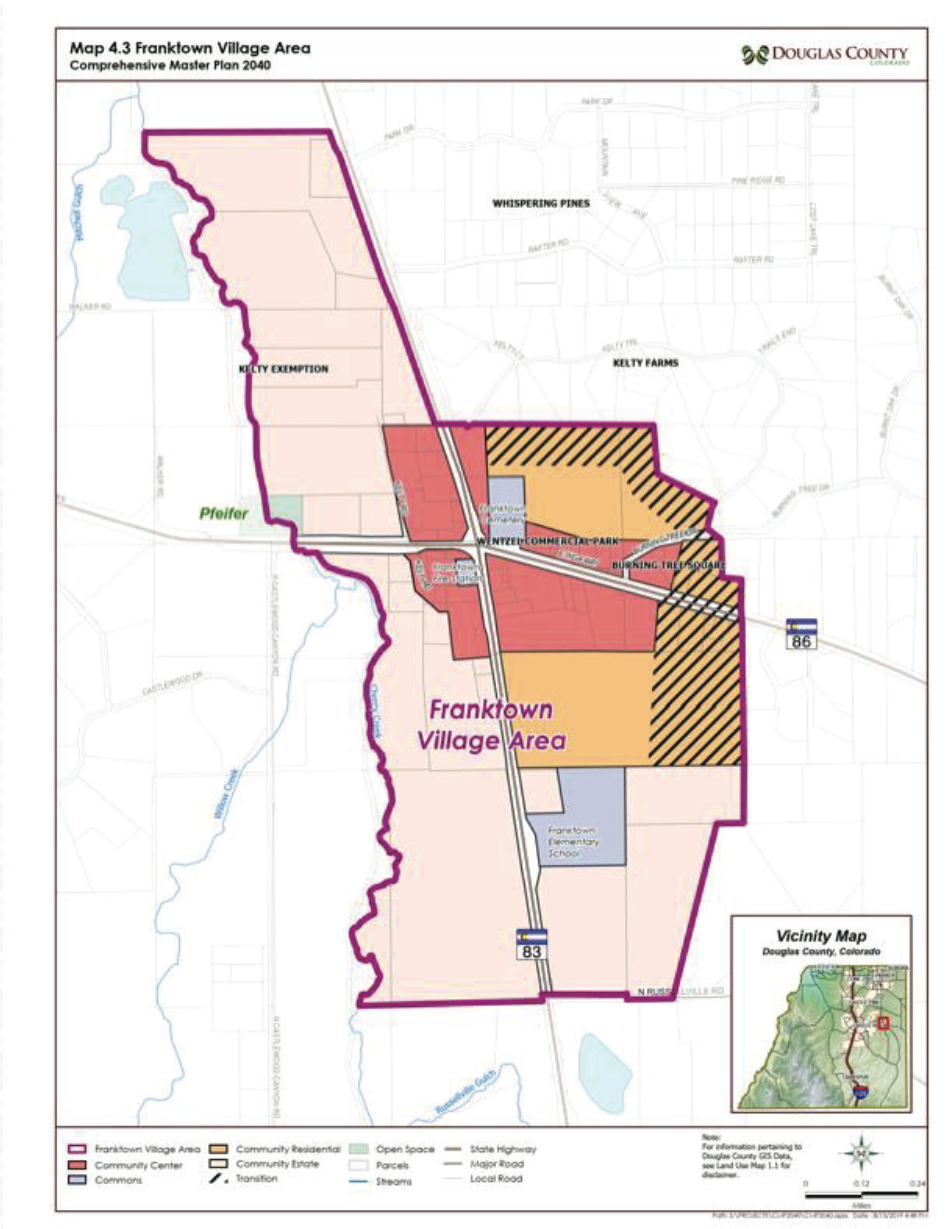
Community Resource Services of Colorado (CRS) manages the Franktown Business Area Metropolitan District (District). Currently, the District does not provide water or sewer service to the properties within its boundaries.

Please let me know if you have any additional questions.

Rhonda S. Bilek
Assistant Manager
Franktown Business Area Metropolitan District
c/o CRS of Colorado
rbilek@crsofcolorado.com
303-381-4979

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

Eric Pavlinek
February 28, 2025



SHANOR & FRANKLIN LLC

Caroline Emmons Young-Henry
600 17th Street, Suite 2800
Denver, CO 80202
Phone: 954.803.9557
cyoung-henry@shanorfranklin.com

November 4, 2024

Applicant:
Brandon and Heidi Messer
PO Box 3380
Parker, CO
80134

Eric Pavlinek, Project Planner
Douglas County Department of Community Development
Email: epavlinek@douglas.co.us

RE: 2006 Kelty Road, Douglas County, Colorado: Water Supply

Eric Pavlinek:

This report is being prepared at the request of the above Applicant. The property is described as follows:

A tract of land situated in the Southwest ¼ of the Southwest ¼ of Section 35, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southwest corner of the Southwest ¼ of said Section 35 and considering the South line of said Southwest ¼ to bear North 89°53'58" East with all bearings contained herein relative thereto;
Thence North 89°53'58" East along said South line a distance of 260.32 feet to the True Point of Beginning;
Thence North 89°53'58" East along said South line a distance of 300.00 feet to the extension of the West line of Parcel "B" described in Deed recorded on September 16, 1983 in Book 490 at Page 914 of the Douglas County records;
Thence North 00°06'02" West along said West line a distance of 130.00 feet;
Thence South 89°53'58" West a distance of 349.00 feet the East right-of-way line of Kelty Road;
Thence South 20°45'11" East a distance of 138.93 feet to the Point of Beginning,
County of Douglas, State of Colorado.

Containing 1 acre, more or less

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

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Also known by street and number as 2006 Kelty Road, Franktown, CO, 80116 **("Subject property")**

The Subject property plat is attached hereto and consists of approximately one (1) acre.

Ownership

Brandon and Heidi Messer, husband and wife, **("Applicants")** are the owners of record of the Subject property by Special Warranty Deed dated February 26, 2024, recorded February 28, 2024 at Reception No. 2024007529, filed of record in Douglas County, Colorado **("Special Warranty Deed")**. Brandon and Heidi Messer are also the record owners of Well Permit No. WCB-147 and the groundwater rights underlying in and under the Subject property.

Prior to the sale of the Subject property, the previous owners, Joel C. Wendler and Laura M. Wendler **("Wendlers"),** filed an application and claim for underground water rights on February 27, 2020. Water rights were decreed in Case No. 2020CW3028 dated August 3, 2020 **("Water Decree")**. Under the Water Decree, the Wendlers were granted the rights to groundwater in the not nontributary Upper Dawson and nontributary Denver, Arapahoe, and Laramie-Fox Hills aquifer underlying 2.1 acres.

The following average annual amounts are available for withdrawal under the Water Decree, subject to the Court's retained jurisdiction in this matter:

Aquifer	Saturated Thickness (feet)	Annual Amount (acre-feet)	Total Amount (acre-feet)
Upper Dawson	55	.231 (NNT)	23.1
Denver	260	0.928 (NT)	92.8
Arapahoe	255	0.91 (NT)	91.0
Laramie-Fox Hills	190	0.598 (NT)	59.8

Under the Water Decree, the groundwater to be withdrawn from the Denver, Arapahoe, and Laramie-Fox Hills Aquifers is "nontributary groundwater", as defined in C.R.S. § 37-90-103(10.5), and in the Denver Basin Rules, the withdrawal of which will not, within 100 years of continuous withdrawal, deplete the flow of a natural stream, including a natural stream as defined in C.R.S. §§ 37- 82- 101(2) and 37- 92- 102(1)(b), at an annual rate greater than 1/ 10 of 1% of the annual rate of withdrawal. The groundwater to be withdrawn from the Upper Dawson Aquifer is "not nontributary" as defined in C.R.S. §§ 37-990-103(10.7) and 37-90-137(9)(c.5) and will not be withdrawn without a plan for augmentation.

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

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The Water Decree referenced a parcel totaling 2.1 acres and includes the Subject Property and the neighboring parcel originally described as: "2.1 acres generally located in the SW/4SW/4 of Section 35, Township 7 South, Range 66 West of the 6th P.M., Douglas County, Colorado". At the time of the Water Decree, the Wendler's owned the Subject property (approximately 1 acre) and the parcel directly East (approximately 1.1 acres).

The intent of the parties was to convey all rights associated with the Subject Property through the Special Warranty Deed; however, there was no specific mention of water rights in the Special Warranty Deed. A water right is a property right separate and apart from the land on which it is used. *Southeastern Colorado Water Conservancy District v. Twin Lakes Associates*, 770 P.2d 1231, 1239 (Colo. 1989); *Nielson v. Newmyer*, 123 Colo. 189, 192-93, 228 P.2d 456, 458 (1951). Water rights can be bought and sold similarly to real property and can be conveyed separately from the land to which they are appurtenant. *Navajo Development Co. v. Sanderson*, 655 P.2d 1374, 1378 (Colo. 1982). Water rights can be conveyed together with the land on which they are used without specific mention in the deed itself. Whether water rights are conveyed in a deed that does not expressly mention them is a question of fact, dependent upon the intention of the grantor and the circumstances surrounding the transfer. *Kinoshita v. North Denver Bank*, 181 Colo. 183, 188, 508 P.2d 1264, 1267 (1973); *Arnett v. Linhart*, 21 Colo. 188, 190, 40 P. 355 (1895). Because water rights were not listed in the Special Warranty Deed, both parties executed an additional Special Warranty Deed (Water Right Transfer Deed) dated October 22, 2024, effective February 26, 2024, recorded October 23, 2024 at Reception No. 2024045736, filed of record in Douglas County, Colorado **("Water Transfer Deed")**. The Water Transfer Deed references the Water Decree and reserves the neighboring parcel water rights to the seller, effectively severing the water rights in proportion to their surface rights. Applicant is therefore the holder of the groundwater rights underlying Subject property.

There appeared a discrepancy of record as to whether the well located on the Subject property was Well Permit No. 24201 or WCB-147. In accordance with *C.R.S. Section 37-90-143,* Applicants filed a Change in Owner Name/Mailing Address Form (Form No. GWS-11 08/2016) for the Well Permit No. 24201. The Form was submitted September 6, 2024 and accepted by the Colorado Division of Water Resources. Applicant subsequently retained legal counsel and received a County Referral Letter from the Division of Water Resources on October 10, 2024. "A review of [their] records indicated that Well Permit No. WCB-147, issued on July 26, 1956 for domestic use, may be the correct permit number for the well on the property. This is based upon the location of the well according to the permit file consistent with the property, the depth and pumping level of the well at the time it was drilled consistent with the report included in the referral, and a recent Pump Installation Report filed by the previous landowner stating the well was located at 2006 Kelty Road". The use of this well is limited to its historical use that existed as of May 8, 1972 which has continued since that time, provided such uses are no greater than those uses allowed for a well permit pursuant to *C.R.S. Section 37-92-602(1).*

In order to cure the discrepancy, Applicant re-filed a Change in Owner Name/Mailing Address Form (Form No. GWS-11 08/2016) on October 17, 2024. The Form was accepted and

Caroline Young-Henry
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signed by Wenli Dickinson, staff member of the Colorado Division of Water Resources Department of Natural Resources, on December 18, 2024.

Additionally, Applicant has actively complied with the Division of Water Resources requests and has filed an Application for designation of Historic Use (GWS-12) and Commercial Drinking and Sanitary Well Application (GWS-57) for the WCB-147 well based upon historic domestic and commercial use, pending approval.

Water Rights for Supply to Proposed Development

The existing well under Permit No. WCB-147 **("Exhibit C")** was originally authorized for domestic use in 1956, however, it has been historically used since inception for both commercial and domestic uses, including irrigation of the one (1) acre Subject property. There was no acre feet per year water limitations placed upon the Permit in 1956. In situations where the Division does not list the assigned authorized acre footage, engineers analyze reasonable amounts of water usage based upon historical use and property size. According to the Division of Water Resources, the reasonable use of the water under the Permit WCB-147 should not exceed more than a demand use of 1.5 acre-feet per year. Applicants have proposed a use of approximately 1 acre foot (See Water Requirements below), which is more than sufficient and will not exceed the demand use approximated by the Division of Water Resources.

There is also available under the Subject property an additional .928 acre-feet/year for the Denver Aquifer for the potential drilling of a new well, based upon findings of the State Engineers office and the Applicant retention of the groundwater rights listed in the Water Transfer Deed. The use of the potential new well would allow for expanded and supplemental use in the business, home, outside lawn, and garden watering. Because they are the holder of the groundwater rights underlying the Subject property, no augmentation would be required for a new well for the Denver aquifer in that location on the Subject property. The additional amount is not required for the proposed development.

A. Water Requirements –

There are Four (4) structures on the property, one small residential building with one small commercial building, and three small outbuildings. Square footage, building date, and use are as follows:

a. 1096 sq ft Residential (built in 1918) and 757 sq. ft. Retail Store (built in 1918)
b. 240 sq ft Outbuilding (built in 1940)
c. 318 sq. ft Outbuilding (built in 2006); used for Shed- Equipment
d. 1,065 sq. ft. Outbuilding (built in 1918); originally used for Shed – Poultry

Based upon the GWS-57 and GWS-12 Application, Applicant has calculated the following use for the Subject property:

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

SHANOR & FRANKLIN LLC

a. Number of Employees (2) x Number of Gallons per Employee Per Day (15) x Number of Days Employee Works Per Year (340) = 10,200 Gallons Per Year
b. Number of Customers Per Day (85) x Number of Gallons Per Customer (10) x Number of Days Business is Open per Year (340) = 289,000 Gallons Per Year
c. Household Use: Gallons Per Day (64) x Days Per Year (365) = 23,360 Gallons Per Year

Total amount of water required: Approximately 322,560 gallons/year. Applicants will be underneath the maximum 325,900 gallons (1 acre foot) per year and is reporting calculations at their maximum potential use of water.

B. Water requirements – Irrigated Landscaping

The historic use of the property allowed for the use of irrigated landscaping for surrounding grass and plants located on the Subject property. The Applicants recognize the benefits of 'zero landscaping' and have since removed a portion of the grass and replaced the area with a parking lot and planted Colorado-native shrubbery. Applicant may choose to continue watering some of the landscaping per the Historic Use Designation, pending current review and approval.

C. Total Water Supply Requirement –

The intended and requested small commercial and single-family residential use of the Subject property under Well Permit No. WCB-147 is sufficient to meet the demands of the project. The approximate 1-acre foot to be withdrawn for small commercial and single-family residential use pursuant to the Well Permit No. WCB-147 does not exceed the approximate 1.5-acre feet demand calculated by the Division of Water Resources. Also, there are additional amounts of Denver Aquifer groundwater available under the land which could supply the project, if required.

If you have any questions, please feel free to call.

Sincerely,
SHANOR AND FRANKLIN, LLC

Caroline E. Young-Henry

Caroline Emmons Young-Henry

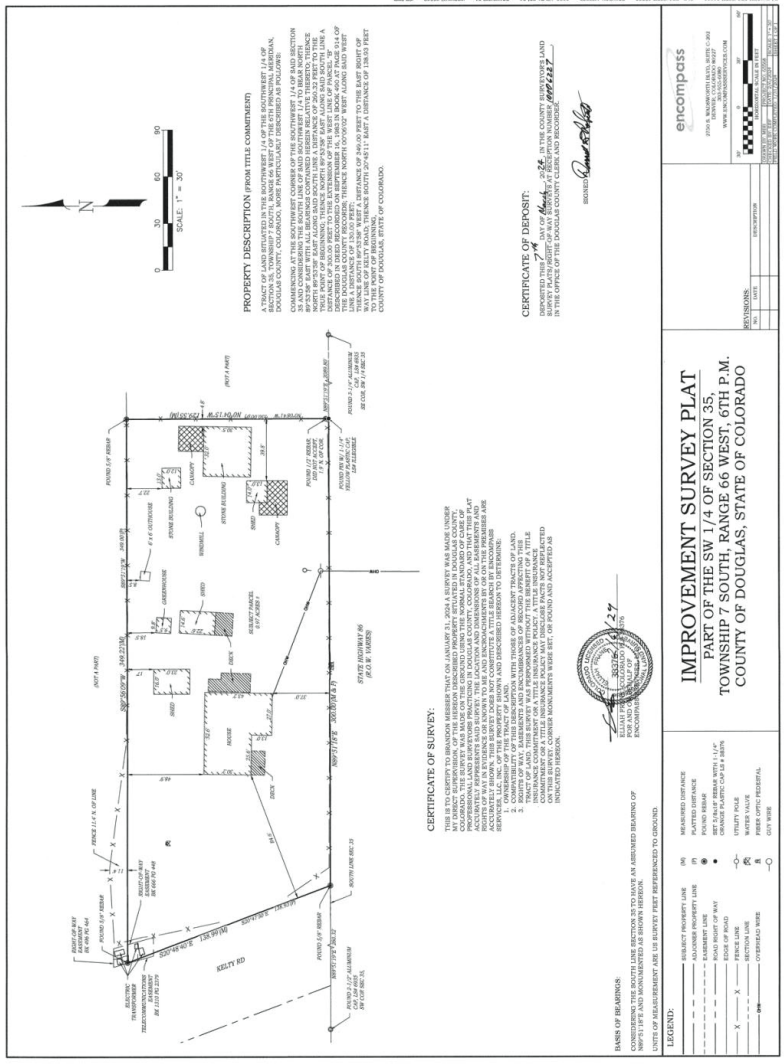
ATTACHMENTS:
Exhibit A: Subject Property
Exhibit B: Special Warranty Deed (Water Right Transfer Deed)
Exhibit C: WELL PERMIT WCB-147

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

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ATTACHMENTS

Exhibit A: Subject Property



Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

SHANOR & FRANKLIN LLC

Exhibit B: Special Warranty Deed (Water Right Transfer Deed)

Ref: #2024045736, Date: 10/23/2024 11:35 AM,
Pages: 1 of 13, RECORDING $73.00
Douglas County, CO. Sheri Davis, Clerk and Recorder

State Doc Fee:
Recording Fee:

SPECIAL WARRANTY DEED (Water Right Transfer Deed)

THIS DEED, made this 22 day of October, 2024, between **Joel and Laura Wendler**, (as to Parcel One) whose legal address is PO Box 1357, Elizabeth, Colorado, 80107 ("Grantor") and **Brandon and Heidi Messer, as Joint Tenants** ("Grantee"), whose address is PO Box 3380, Parker, CO, 80134.

NOW WITNESSETH, That Grantor, for and in consideration of, ~~Five Hundred Dollars ($500.00)~~ $0.00 the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, Grantee's heirs and assigns forever, any and all the water and groundwater rights, together with any improvements, if any, situate, lying, underneath and being in the County of Douglas, State of Colorado, more particularly described as follows:

(As to Water Rights on, in, and under Parcel One)
A tract of land situated in the Southwest ¼ of the Southwest ¼ of Section 35, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southwest corner of the Southwest ¼ of said Section 35 and considering the South line of said Southwest ¼ to bear North 89°53'58" East with all bearings contained herein relative thereto;
Thence North 89°53'58" East along said South line a distance of 260.32 feet to the True Point of Beginning;
Thence North 89°53'58" East along said South line a distance of 300.00 feet to the extension of the West line of Parcel "B" described in Deed recorded on September 16, 1983 in Book 490 at Page 914 of the Douglas County records;
Thence North 00°06'02" West along said West line a distance of 130.00 feet;
Thence South 89°53'58" West a distance of 349.00 feet the East right-of-way line of Kelty Road;
Thence South 20°45'11" East a distance of 138.93 feet to the Point of Beginning,
County of Douglas, State of Colorado.

Containing 1 acre, more or less

Also known by street and number as 2006 Kelty Road, Franktown, CO, 80116 **("Property")**

Aquifer and Location of Groundwater: Grantees are granted the rights to groundwater in the not nontributary Upper Dawson and nontributary Denver, Arapahoe, and Laramie-Fox Hills aquifers underlying 1 acre, located on, in, and under the **Property,** Douglas County, Colorado, as shown

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SHANOR & FRANKLIN LLC

on **Exhibit A** attached hereto, as decreed in Case No. *2020CW3028* **("Exhibit B", Water Decree").**

The following average annual amounts are available for withdrawal subject to the Court's retained jurisdiction in this matter:

Aquifer	Saturated Thickness (feet)	Annual Amount (acre-feet)	Total Amount (acre-feet)
Upper Dawson	55	.231 (NNT)	23.1
Denver	260	0.928 (NT)	92.8
Arapahoe	255	0.91 (NT)	91.0
Laramie-Fox Hills	190	0.598 (NT)	59.8

These water and ground water rights so conveyed, and the return flows therefrom, shall be separated from the original Subject Property, previously described as "2.1 acres generally located in the SW/4SW/4 of Section 35, Township 7 South, Range 66 West of the 6th P.M., Douglas County, Colorado", as shown on **Exhibit "B"**.

ALL REMAINING GROUNDWATER AMOUNTS QUANTIFIED AND NOT LOCATED ON OR UNDER THE PROPERTY DESCRIBED HEREIN IN CASE NO. *2020CW3028*, DISTRICT COURT, WATER DIVISION 1, ARE EXPRESSLY RETAINED AND RESERVED BY THE GRANTOR.

TOGETHER with all its appurtenances, subject to the reservation described below, and warrants the title to the same against all persons claiming under Grantor, subject to any encroachments, encumbrances, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete land survey of the Property not shown by Public Records.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above, but for all purposes is effective February 26, 2024.

Joel C. Wendler

Laura M. Wendler

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

SHANOR & FRANKLIN LLC

State of Colorado

County of ~~Douglas~~ Elbert

The foregoing instrument was acknowledged before me this 22 date of October, 2024 by Joel C. Wendler and Laura M. Wendler.

Notary Public: Dawn Michele Millard
My Commission Expires: 02/06/2028

DAWN MICHELE MILLARD
NOTARY PUBLIC
State of Colorado
Notary ID # 20244005321
My Commission Expires 02/06/2028

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Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

SHANOR & FRANKLIN LLC

EXHIBIT A PROPERTY

Ref #2024007529, Date: 2/28/2024 9:06 AM, Pages: 1 of 2 RECORDING $28.00 Doc Fee $130.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

SPECIAL WARRANTY DEED

State Doc Fee: $130.00
Recording Fee: $23.50

THIS DEED is dated the 28th day of February, 2024, and is made between
(whether one, or more than one),

Joel C. Wendler and Laura M. Wendler, as to Parcel One

the "Grantor" of the County of Douglas and State of Colorado and

Brandon Weaver and Heidi Weaver

as **Joint Tenants**, (whether one, or more than one), the "Grantee", whose legal address is
PO Box 3360, Parker, CO 80134
of the County of Douglas and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **One Million Three Hundred Thousand Dollars and No Cents ($1,300,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Douglas and State of Colorado described as follows:

PARCEL ONE:

A tract of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 7 South, Range 68 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of said Section 35 and considering the South line of said Southwest 1/4 to bear North 89°53'58" East with all bearings contained herein relative thereto;
Thence North 89°53'58" East along said South line a distance of 260.32 feet to the True Point of Beginning;
Thence North 89°53'58" East along said South line a distance of 360.00 feet to the extension of the West line of Parcel "B" described in Deed recorded on September 16, 1983 in Book 490 at Page 914 of the Douglas County records;
Thence North 00°26'02" West along said West line a distance of 130.00 feet;
Thence South 89°53'58" West a distance of 349.90 feet to the East right of way line of Kelty Road;
Thence South 20°45'11" East a distance of 138.93 feet to the Point of Beginning,
County of Douglas, State of Colorado.

also known by street address as: 2006 Kelty Road, Franktown, CO 80116

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, The reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above-described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Joel C. Wendler

Laura M. Wendler

Stewart Title File No. 321997
Statutory Special Warranty Deed 030

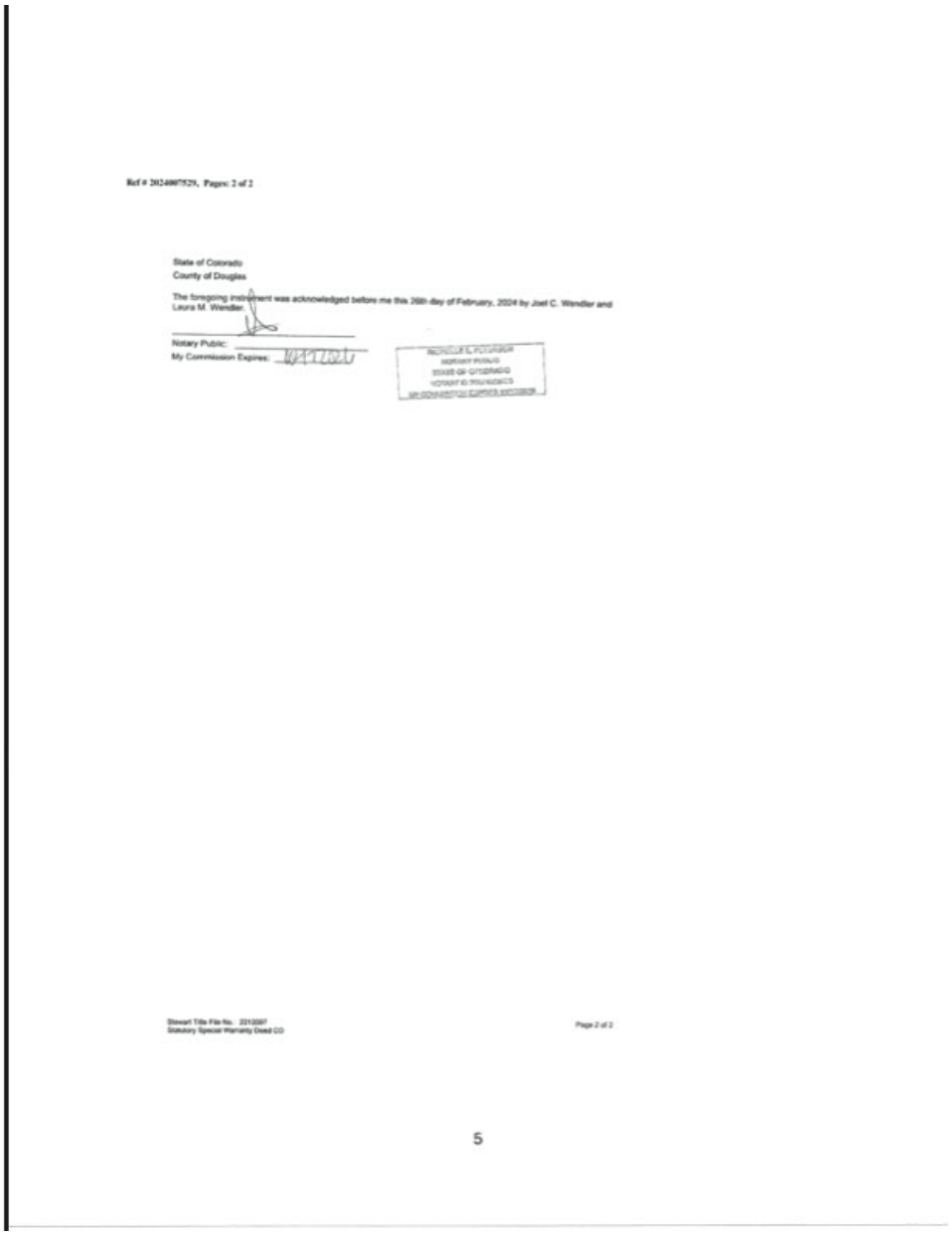
Page 1 of 2

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Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

SHANOR & FRANKLIN LLC



Rec # 2024007529, Pages: 2 of 2

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 26th day of February, 2024 by Joel C. Wendler and Laura M. Wendler.

Notary Public:
My Commission Expires:

Stewart Title File No. 231297
Statutory Special Warranty Deed CO

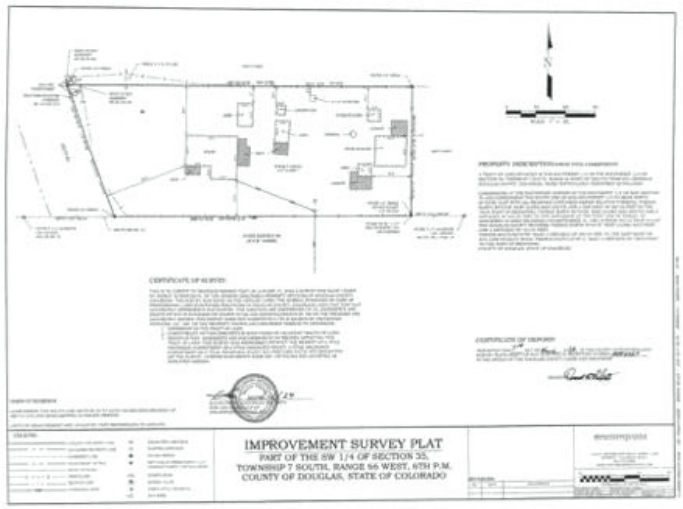
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Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

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Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

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EXHIBIT B", Water Decree

DISTRICT COURT, WATER DIVISION 1, COLORADO Weld County Courthouse P.O. Box 2038 Greeley, CO 80632	DATE FILED: August 20, 2020 2:02 PM CASE NUMBER: 2020CW3028 **▲ COURT USE ONLY ▲**
APPLICATION FOR UNDERGROUND WATER RIGHTS OF JOEL and LAURA WENDLER, Applicants. IN ELBERT COUNTY	Case Number: 2020CW3028
FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, AND JUDGMENT AND DECREE	

A claim for underground water rights was filed in this case on February 28, 2020. All matters contained in the application having been reviewed, such testimony having been taken and evidence presented as was necessary, and being otherwise fully advised in the premises, it is hereby the Ruling of the Referee as follows:

FINDINGS OF FACT

1. Name and Address of Applicants:

   Joel and Laura Wendler
   P.O. Box 1357
   Elizabeth, CO 80107

2. Statements of Opposition: No statements of opposition were filed and the time for filing of such statements has expired.

3. Subject Matter Jurisdiction: Timely and adequate notice of the application was published as required by statute, and the Court has jurisdiction over the subject matter of this proceeding and over the parties affected hereby, whether they have appeared or not.

APPROVAL OF GROUNDWATER RIGHTS

4. Aquifers and Location of Groundwater: Applicants are granted a decree for rights to groundwater in the not nontributary Upper Dawson and nontributary Denver, Arapahoe and Laramie-Fox Hills aquifers underlying 2.1 acres generally located in the SW1/4 SW1/4 of Section 35, Township 7 South, Range 66 West of the 6th P.M., Douglas County, Colorado, as shown on **Exhibit A** ("Subject Property"). Applicants are the owners of the Subject Property.

5. Well Locations, Pumping Rates, and Annual Amounts: The groundwater may be withdrawn at rates of flow necessary to withdraw the amounts decreed herein. The

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groundwater will be withdrawn through any number of wells necessary, to be located at any location on the Subject Property. Applicants waive any 600-foot spacing rule for wells located on the Subject Property, but must satisfy C.R.S. § 37-90-137(4), for wells owned by other on adjacent properties. The following average annual amounts are available for withdrawal subject to the Court's retained jurisdiction in this matter.

Aquifer	Saturated Thickness (feet)	Annual Amount (acre-feet)	Total Amount (acre-feet)
Upper Dawson	55	0.231 (NNT)	23.1
Denver	260	0.928 (NT)	92.8
Arapahoe	255	0.91 (NT)	91.0
Laramie-Fox Hills	190	0.598 (NT)	59.8

These amounts conform to the values and amounts referenced in the State Engineer's Determination of Facts dated April 15, 2020.

6. Decreed Uses: The water will be used, reused, and successively used for domestic, commercial, irrigation, livestock watering, fire protection, and augmentation purposes, including storage, both on and off the Subject Property.

7. Final Average Annual Amounts of Withdrawal:

7.1 Final determination of the applicable average saturated sand thicknesses and resulting average annual amounts available to Applicants will be made pursuant to the retained jurisdiction of this Court, as described in Paragraph 17 below. The Court shall use the acre-foot amounts in Paragraph 5 herein in the interim period, until a final determination of water rights is made.

7.2 The allowed annual amount of groundwater which may be withdrawn through the wells specified above and any additional wells, pursuant to C.R.S. § 37-90-137(10), may exceed the average annual amount of withdrawal, as long as the total volume of water withdrawn through such wells and any additional wells constructed subsequent to the date of this decree does not exceed the product of the number of years since the date of the issuance of any well permits or the date of this decree, whichever is earliest in time, multiplied by the average annual amount of withdrawal, as specified above or as determined pursuant to the retained jurisdiction of the Court. However, amounts set forth in well permits will not be exceeded.

8. Source of Groundwater and Limitations on Consumption:

8.1 The groundwater to be withdrawn from the Denver, Arapahoe and Laramie-Fox Hills Aquifers is "nontributary groundwater" as defined in C.R.S. § 37-90-103(10.5), and in the Denver Basin Rules, the withdrawal of which will not, within 100 years of continuous withdrawal, deplete the flow of a natural stream, including a natural stream as defined in C.R.S. §§ 37-82-101(2) and 37-92-

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

SHANOR & FRANKLIN LLC

102(1)(b), at an annual rate greater than 1/10 of 1% of the annual rate of withdrawal. The groundwater to be withdrawn from the Upper Dawson Aquifer is "not nontributary" as defined in C.R.S. §§ 37-90-103(10.7) and 37-90-137(9)(c.5) and will not be withdrawn without a plan for augmentation.

8.2 Applicants may not consume more than 98% of the annual quantity of water withdrawn from the nontributary aquifers. The relinquishment of 2% of the annual amount of water withdrawn to the stream system, as required by the Denver Basin Rules effective January 1, 1986, may be satisfied by any method selected by the Applicants and satisfactory to the State Engineer, so long as Applicants can demonstrate that an amount equal to 2% of such withdrawals (by volume) has been relinquished to the stream system.

8.3 There is unappropriated groundwater available for withdrawal from the subject aquifers beneath the Subject Property, and the vested water rights of others will not be materially injured by such withdrawals as described herein. Withdrawals hereunder are allowed on the basis of an aquifer life of 100 years, assuming no substantial artificial recharge within 100 years. No material injury to vested water rights of others will result from the issuance of permits for wells which will withdraw not nontributary and nontributary groundwater or the exercise of the rights and limitations specified in this decree.

9. Additional Wells and Well Fields.

9.1 Applicants may construct additional and replacement wells in order to maintain levels of production, to meet water supply demands or to recover the entire amount of groundwater in the subject aquifers underlying the Subject Property. As additional wells are planned, applications shall be filed in accordance with C.R.S. § 37-90-137(10).

9.2 Two or more wells constructed into a given aquifer shall be considered a well field. In effecting production of water from such well field, Applicants may produce the entire amount which may be produced from any given aquifer through any combination of wells within the well field.

9.3 In considering applications for permits for wells or additional wells to withdraw the groundwater which is the subject of this decree, the State Engineer shall be bound by this decree and shall issue said permits in accordance with provisions of C.R.S. § 37-90-137(10).

9.4 In the event that the allowed average annual amounts decreed herein are adjusted pursuant to the retained jurisdiction of the Court, Applicants shall obtain permits to reflect such adjusted average annual amounts. Subsequent permits for any wells herein shall likewise reflect any such adjustment of the average annual amounts decreed herein.

Caroline Young-Henry
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10. Conditions for Well Operation and Construction:

For each well constructed pursuant to this decree, Applicants shall comply with the following conditions:

10.1 A totalizing flow meter shall be installed on the well discharge pipe prior to withdrawing any water therefrom, and shall be maintained and operational at all times for the life of the well. Applicants shall keep accurate records of all withdrawals by the well, make any calculations necessary, and submit such records to the Water Division 1 Engineer upon request.

10.2 The entire length of the open bore hole shall be geophysically surveyed prior to casing and copies of the geophysical log submitted to the Division of Water Resources. Applicants may provide a geophysical log from an adjacent well or test hole, pursuant to Rule 9A of the Statewide Rules and acceptable to the State Engineer, which fully penetrates the aquifer, in satisfaction of the above requirement.

10.3 Groundwater production shall be limited to the specific identified aquifer. Plain, unperforated casing must be installed and properly grouted to prevent withdrawal from or intermingling of water from zones other than those for which the well was designed.

10.4 Each well shall be permanently identified by its permit number, this Water Court Case Number, and the name of the producing aquifer on the above-ground portion of the well casing or on the pump house.

CONCLUSIONS OF LAW

11. Full and adequate notice of the application was given, and the Court has jurisdiction over the subject matter and over the parties whether they have appeared or not.

12. The Water Court has jurisdiction over this proceeding pursuant to C.R.S. § 37-90-137(6). This Court concludes as a matter of law that the application herein is one contemplated by law. C.R.S. § 37-90-137(4).

13. The application for a decree confirming Applicants' right to withdraw and use all unappropriated groundwater from the nontributary aquifers beneath the Subject Property as described herein pursuant to C.R.S. § 37-90-137(4), is granted, subject to the provisions of this decree. The Upper Dawson Aquifer groundwater decreed herein will not be withdrawn and used until it is included in a separate plan for augmentation.

Joel and Laura Wendler
Case No. 20CW3028
Page 4 of 7

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Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

SHANOR & FRANKLIN LLC

JUDGMENT AND DECREE

14. The Findings of Fact and Conclusions of Law set forth above are hereby incorporated into the terms of this Ruling and Decree as if the same were fully set forth herein.

15. Applicant may withdraw the subject groundwater herein through wells to be located anywhere on the Subject Property in the average annual amounts and at the estimated average rates of flow specified herein, subject to the limitations herein and the retained jurisdiction by this Court.

16. The groundwater rights described in the Findings of Fact are hereby approved, confirmed and adjudicated, including and subject to the terms and conditions specified herein. No owners of or persons entitled to use water under a vested water right or decreed conditional water right will be injured or injuriously affected by the pumping of Applicants' groundwater resources as decreed herein

17. Retained Jurisdiction:

17.1 The Court retains jurisdiction as necessary to adjust the average annual amounts of groundwater available under the Subject Property to conform to actual local aquifer characteristics as determined from adequate information obtained from wells, pursuant to C.R.S. § 37-92-305(11). Within 60 days after completion of any well decreed herein or any test hole(s), Applicants or any successor in interest to these water rights shall serve copies of such log(s) upon the State Engineer.

17.2 At such time as adequate data is available, any person, including the State Engineer, may invoke the Court's retained jurisdiction to make a Final Determination of Water Right. Within four months of notice that the retained jurisdiction for such purpose has been invoked, the State Engineer shall use the information available to him to make a final determination of water rights findings. The State Engineer shall submit such finding to the Water Court and the Applicants.

17.3 If no protest to such finding is made within 60 days, the Final Determination of Water Rights shall be incorporated into the decree by the Water Court. In the event of a protest, or in the event the State Engineer makes no determination within four months, such final determination shall be made by the Water Court after notice and hearing.

18. The groundwater rights decreed herein are vested property rights appurtenant to the Subject Property and shall remain appurtenant unless expressly severed by conveyance to someone other than the property owner. If any deed for the Subject Property is silent to the conveyance of the water rights decreed herein, it is assumed that the water rights have been conveyed as an appurtenance to the Subject Property, unless all or part of the water rights have been previously severed.

Joel and Laura Wendler
Case No. 20CW3028
Page 5 of 7

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19. After the referee ruling was entered on July 28, 2020, a correction was made to the table in paragraph 5. The referee finds that this correction does not require an extension of the protest period.

Date: August 3, 2020

John S. Cowan
Water Referee
Water Division One

The Court finds that no protest was filed in this matter. The foregoing is confirmed and is made the judgment and decree of this Court.

Date: August 20, 2020

James F. Hartmann
Water Judge
Water Division One

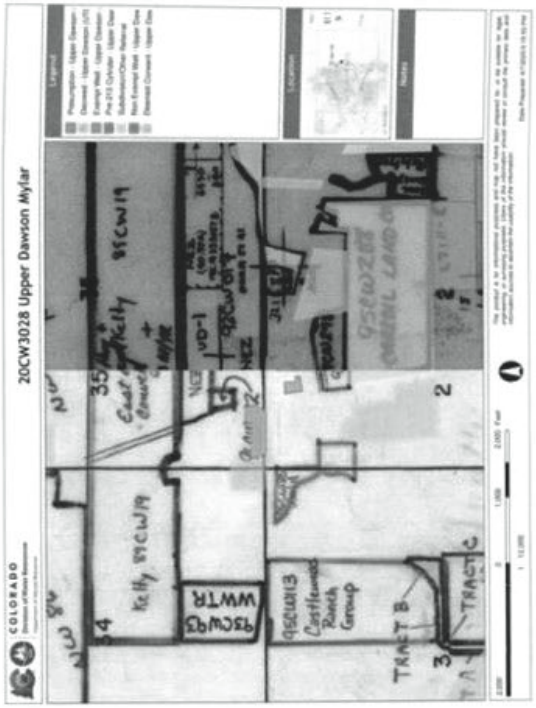
Joel and Laura Wendler
Case No. 20CW3029
Page 6 of 7

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Cyoung-henry@shanorfranklin.com

SHANOR & FRANKLIN LLC



Joel and Laura Wendler
Case No. 20CW3028

EXHIBIT A

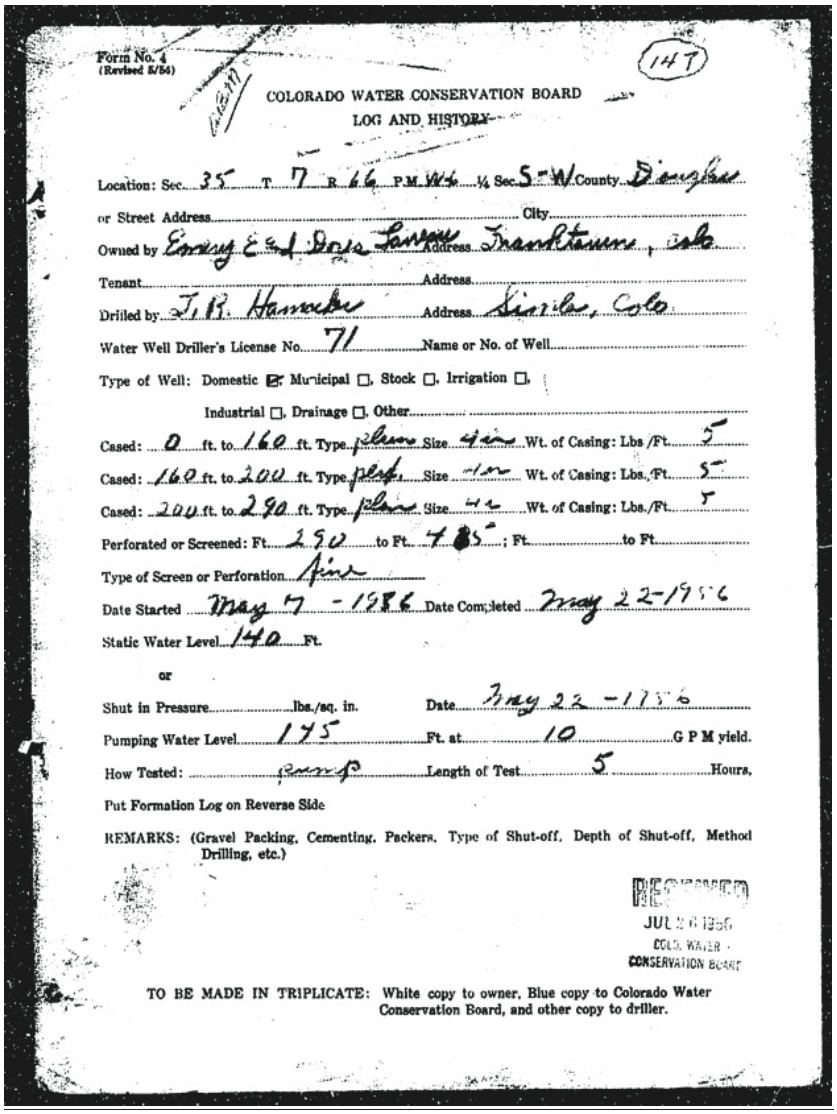
13

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Caroline Young-Henry
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SHANOR & FRANKLIN LLC

Exhibit C: WELL PERMIT WCB-147



Form No. 4
(Revised 5/54)

147

COLORADO WATER CONSERVATION BOARD
LOG AND HISTORY

Location: Sec. 35 T. 7 R. 66 P.M. W½ ¼ Sec. S-W County Douglas
or Street Address ____ City ____
Owned by Emery E. & Doris Farrow Address Franktown, Colo.
Tenant ____ Address ____
Drilled by J. B. Hamaker Address Sinclair, Colo.
Water Well Driller's License No. 71 Name or No. of Well ____
Type of Well: Domestic ☑, Municipal ☐, Stock ☐, Irrigation ☐,
Industrial ☐, Drainage ☐, Other ____
Cased: 0 ft. to 160 ft. Type plain Size 4in Wt. of Casing: Lbs./Ft. 5
Cased: 160 ft. to 200 ft. Type perf. Size 4in Wt. of Casing: Lbs./Ft. 5
Cased: 200 ft. to 290 ft. Type plain Size 4" Wt. of Casing: Lbs./Ft. 5
Perforated or Screened: Ft. 290 to Ft. 485' ; Ft. ____ to Ft. ____
Type of Screen or Perforation Pipe
Date Started May 7 - 1956 Date Completed May 22-1956
Static Water Level 140 Ft.
or
Shut in Pressure ____ lbs./sq. in. Date May 22 - 1956
Pumping Water Level 175 Ft. at 10 G P M yield.
How Tested: pump Length of Test 5 Hours,
Put Formation Log on Reverse Side
REMARKS: (Gravel Packing, Cementing, Packers, Type of Shut-off, Depth of Shut-off, Method Drilling, etc.)

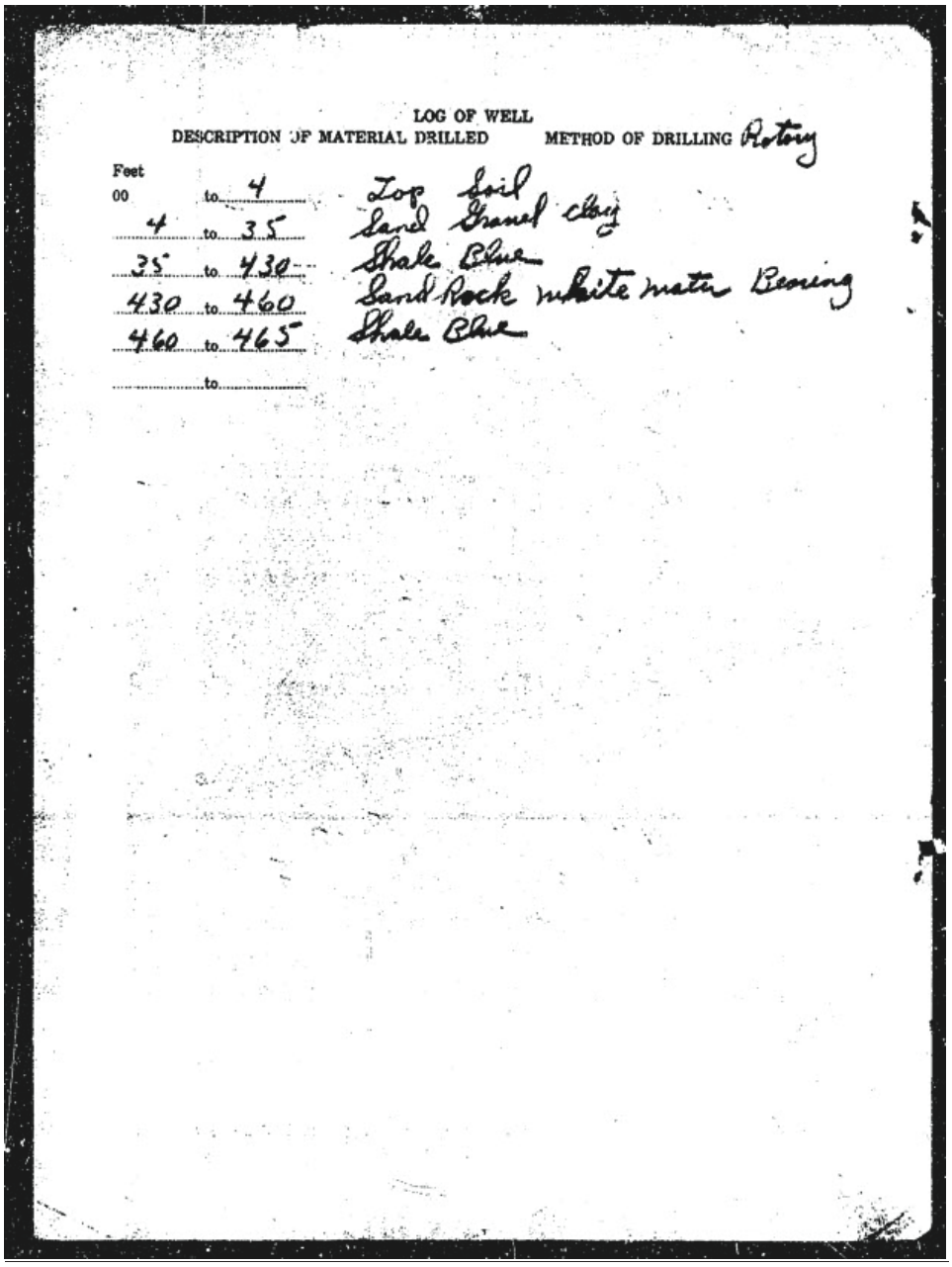
RECEIVED
JUL 26 1956
COLO. WATER CONSERVATION BOARD

TO BE MADE IN TRIPLICATE: White copy to owner, Blue copy to Colorado Water Conservation Board, and other copy to driller.

20

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

SHANOR & FRANKLIN LLC



LOG OF WELL
DESCRIPTION OF MATERIAL DRILLED METHOD OF DRILLING Rotary

Feet			
00	to	4	Top Soil
4	to	35	Sand Gravel clay
35	to	430	Shale Blue
430	to	460	Sand Rock white water Bearing
460	to	465	Shale Blue
	to		

21

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Cyoung-henry@shanorfranklin.com

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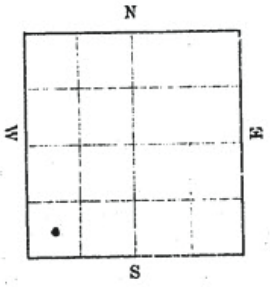
Form No. 3
(Revised 5/54)

COLORADO WATER CONSERVATION BOARD
NOTIFICATION OF INTENTION TO DRILL ☑, REDRILL ☐,
RECASE ☐, OR DEEPEN ☐ A WATER WELL

District No. 2 Name or Number of Well .....
Name of Driller J. R. Hannaker Phone No. 66
Address Limon, Colo.
Well Driller's License No. 71 Date Start of Work May 7 1956
Land Owner's Name Emery & Doris Loveau
Address Franktown, Colo.
Estimated Depth of Well 465 Ft.
Diameter of Well 6 In.
Diameter of Casing 4½ In.
Weight of Casing 5 Lbs./Ft.

Location of Well
Section No 35 County Douglas
Twp. 7 Range 66 P.M. 6th

Please mark well location to nearest 40 acres (small square) below.



Type of Well: Domestic ☑
Irrigation ☐
Municipal ☐
Stock ☐
Other .....

Method to be used in drilling: Rotary

Estimated Depth of Bottom and Top of Shutoff .....

Type of Shutoff .....

If above location is unknown, complete the following:

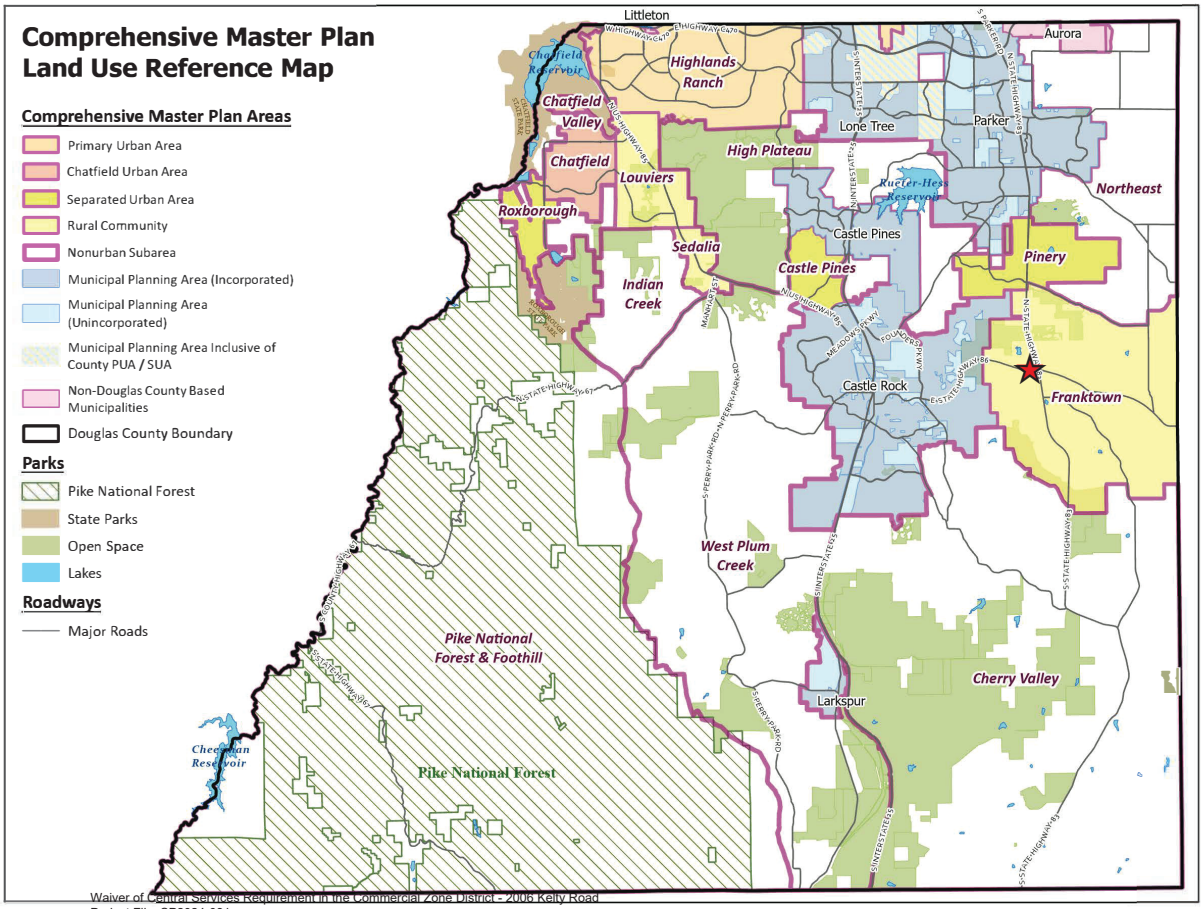
County .....

City, Town or Subdivision .....

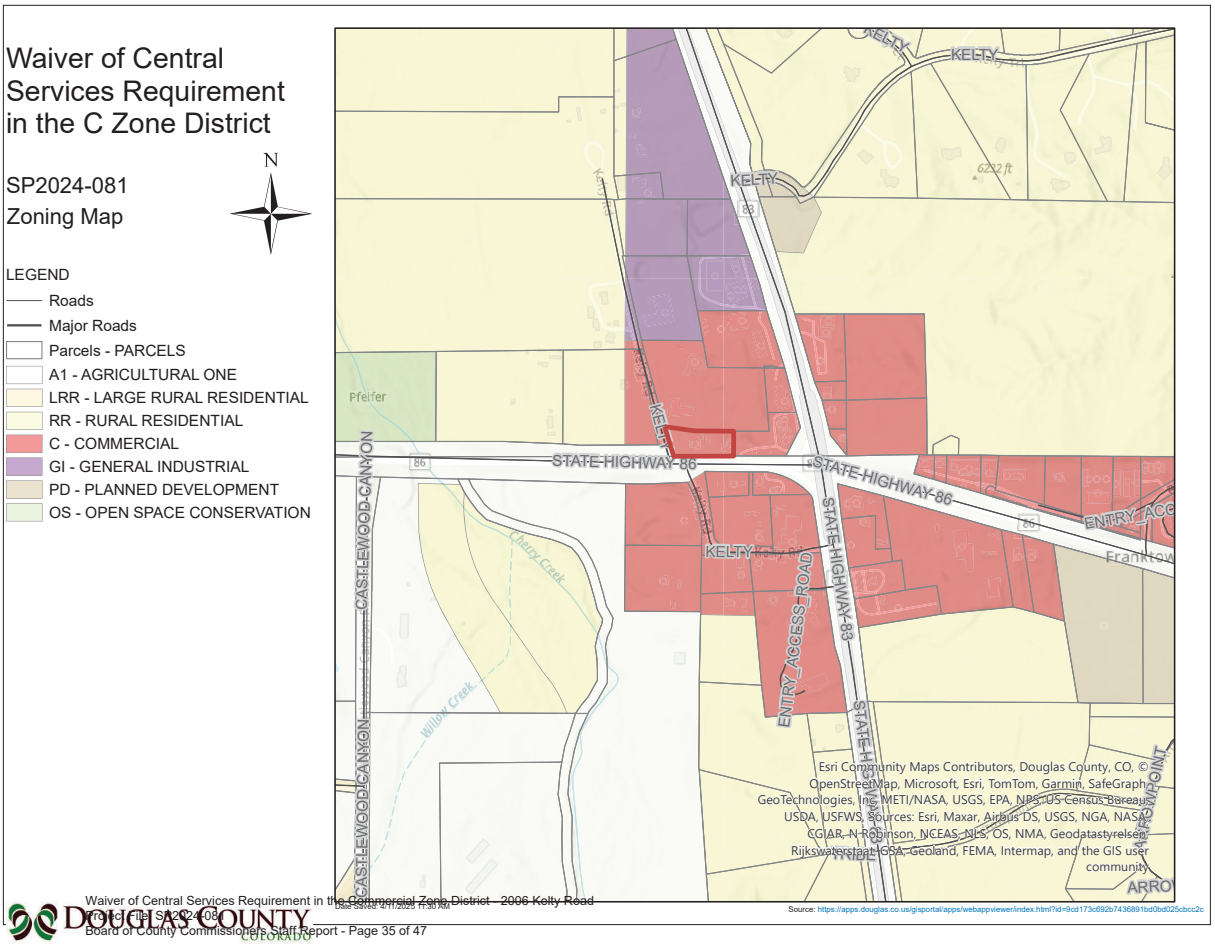
Street Address of Well Location .....

22

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com



Caroline Young-Henry
Cyoung-henry@shanorfranklin.com



Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

Waiver of Central Services Requirement in the C Zone District

SP2024-081
Aerial Map

N

LEGEND
Roads
Major Roads
Parcels - PARCELS



Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c682b7436891bd0bd025cbcc2c

COLORADO
Division of Water Resources
Department of Natural Resources

October 10, 2024

Eric Pavlinek, Project Planner
Douglas County Department of Community Development
Transmitted via email: epavlinek@douglas.co.us

Re: Franktown Coffee at 2006 Kelty Road
Project File #: SP2024-081
Part of the S ½ SW ¼ SW ¼ of Sec. 35, Twp. 7 South, Rng. 66 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Referral No. 32512

Dear Eric Pavlinek:

We have reviewed the referral to renovate existing structures on an approximately 1-acre parcel at 2006 Kelty Road into a coffee shop. Residential use will continue on the site.

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.

The estimated peak water demand for the commercial business is 42.2 gpm. The water demand for the continued residential water use was not provided.

The proposed water supply is an existing well with permit no. 24201. Permit no. 24201 was issued on June 7, 1965 for domestic use. The use of this well is limited to its historical uses that existed as of May 8, 1972 which have continued since that time [provided such uses are no greater than those uses allowed for a well permit pursuant to section 37-92-602(1), C.R.S., which are: fire protection, ordinary household purposes inside not more than three single-family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one acre of home gardens and lawns]. **Uses that are an expansion of the historical use of the well, such as added commercial uses, are not permitted**. While this permit was included in the referral, it is unclear whether this well is actually located on the property. The Well Yield Test Report submitted with the referral for a well located at 2006 Kelty Road shows a pumping level of 160 feet at the end of the test whereas well no. 24201 was only drilled to a depth of 40 feet. Based on the depth of the well, the well likely produces from the alluvial aquifer. Additionally, the original file for permit no. 24201 indicates the well is located at the northeast corner of the intersection of Highways 83 and 86, which is also not consistent with the property. In order to use this well for both

commercial and indoor household use, the Applicant must either obtain an exempt commercial well permit, using forms GWS-45 and GWS-57, which would limit the well to 108,600 gallons per year and no outdoor landscaping would be permitted; or the well must be included in a court-approved augmentation plan and re-permitted with a nonexempt well permit (form GWS-45).

A review of our records indicates that well permit no. 147-WCB, issued on July 26, 1956 for domestic use, may be the correct permit number for the well on the property. This is based on the location of the well according to the permit file consistent with the property, the depth and pumping level of the well at the time it was drilled consistent with the report included in the referral, and a recent Pump Installation Report filed by the previous landowner stating the well was located at 2006 Kelty Road. The use of this well is limited to its historical uses that existed as of May 8, 1972 which have continued since that time, provided such uses are no greater than those uses allowed for a well permit pursuant to section 37-92-602(1), C.R.S. as described above. **Uses that are an expansion of the historical use of the well, such as added commercial uses, are not permitted.** Based on the perforated intervals of the well, it appears the well produces from both the not-nontributary Upper Dawson aquifer and nontributary Lower Dawson aquifer. The well must be modified to produce from only one aquifer prior to being re-permitted. However, our preliminary estimates indicate there is not sufficient water in either aquifer to support both a commercial business and a residence.

Well permitting forms are available for download online. Permit applications may be emailed to DWRpermitsonline@state.co.us after which the Applicant will be invoiced the filing fee. The filing fee for a new permit application is $100. Evaluation of complete applications requires 4-6 weeks.

Lastly, the application materials indicate that stormwater detention structure(s) may be a part of this project. The Applicant should be aware that unless the structure(s) can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The Applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal to meet the notification requirements.

Please contact Wenli.Dickinson@state.co.us or 303-866-3581 x8206 with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Files for permit nos. 24201 and 147-WCB

Eric Pavlinek

From: Wenli Dickinson <wenli.dickinson@state.co.us>
Sent: Thursday, November 7, 2024 5:14 PM
To: Eric Pavlinek; Caroline Young-Henry
Subject: Re: Douglas County eReferral (SP2024-081) Is Ready For Review
Attachments: SP2024-081 Franktown Coffee (Douglas) - DWR Comments.pdf; 2_10039228 permit 336476.pdf; Policy 1985-1.pdf

Caroline and Eric,

The new permit for the well will be issued at 6pm today but is also attached. Note that though the permit is issued for commercial use, under Policy 1985-1, "Use of water from the well may include serving the ordinary household purposes of a single-family residential unit or units on the parcel, such as an on-site proprietor's residence or a caretaker/employee unit, provided the residential use is directly associated with the commercial business." Since the well is now permitted for the commercial business and associated residence, so long as the well is used in accordance with its permitted terms and conditions, the concerns raised in our October 10, 2024 letter regarding the well for SP2024-081 have been addressed.

Thank you,

Wenli Dickinson, P.E.
Water Resource Engineer
Team 1A: Division 1, Denver Basin
(303) 866-3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov

On Fri, Oct 11, 2024 at 12:21 PM Eric Pavlinek <epavlinek@douglas.co.us> wrote:

> Hi Wenli,
>
> Thank you for the review and comments regarding project SP2024-081. This is to confirm that I received the documents and will add them to the project file. The comments will also be provided to the applicant.
>
> Thanks,
>
> **Eric Pavlinek** | Principal Planner
>
> **Douglas County Department of Community Development**

Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4377 **Main** | 303.660.7460

Email epavlinek@douglas.co.us

From: Dickinson - DNR, Wenli <wenli.dickinson@state.co.us>
Sent: Thursday, October 10, 2024 6:19 PM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Subject: Re: Douglas County eReferral (SP2024-081) Is Ready For Review

Hi Eric,

Attached are DWR's comments regarding SP2024-081 at 2006 Kelty Road. We have concerns that the applicant has misidentified the permit for their well, and also that the well is not permitted for commercial use. Please let me know if you have any questions.

Regards,

Wenli Dickinson, P.E.
Water Resource Engineer
Team 1A, Division 1, Denver Basin

(303) 866-3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov

---------- Forwarded message ---------
From: <epavlinek@douglas.co.us>
Date: Fri, Oct 4, 2024 at 9:26 AM
Subject: Douglas County eReferral (SP2024-081) Is Ready For Review
To: <joanna.williams@state.co.us>

There is an eReferral for your review. Please use the following link to log on to your account:

https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!e3VXUso5zPzBboQqCw6LEiferzVeuwLZiwFN72asGdpwzsaZt11xwVC483a6ADlVhrgJHLzSiASN_O2jhX2tH28K1FDdHw$

Project Number: SP2024-081

Project Title: 2006 Kelty Road

Project Summary: The applicant requests Site Improvement Plan (SIP) approval for a coffee shop and other mercantile uses on the 0.942-acre parcel. The subject property is zoned Commercial.

This referral will close on Friday, October 25, 2024.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 336476-
RECEIPT NUMBER 10039228

ORIGINAL PERMIT APPLICANT(S)

BRANDON MESSER

HEIDI MESSER

APPROVED WELL LOCATION

Water Division: 1 Water District: 8
Designated Basin: N/A
Management District: N/A
County: DOUGLAS
Parcel Name: N/A
Physical Address: 2006 KELTY ROAD FRANKTOWN, CO 80116

SW 1/4 SW 1/4 Section 35 Township 7.0 S Range 66.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 521069.0 Northing: 4360243.0

REGISTRATION OF EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) Construction details for this existing well have not been provided to this office; therefore, it is not known if the construction of this well is in compliance with the Water Well Construction Rules, 2 CCR 402-2. The issuance of this permit does not relieve the well owner of responsibility or liability in the event contamination of the groundwater source results from the construction or use of this well, nor does the State Engineer assume any responsibility or liability should contamination occur.

3) Recorded pursuant to CRS 37-92-602(5), as explained in State Engineer's Policy 1990-1, for historical use as indicated herein. This well produces 10 GPM, and is used for drinking and sanitary facilities as described in CRS 37-92-602(1)(c), in an individual commercial business, based on the Applicant's written claim regarding the historical use of this well prior to May 8, 1972. Water from this well shall not be used for lawn/landscape/greenhouse irrigation, domestic animal/livestock watering, or any other purpose outside the business building structure(s).

4) Approved as the only well providing water to this business, which is on a 1-acre parcel at 2006 Kelty Road, described as a portion of the SW 1/4 SW 1/4 of Sec. 35, Twp. 7 South, Rng. 66 West of the 6th P.M., Douglas County, more particularly described on Exhibit A in the well permit file.

5) Approved for to re-register an existing well constructed under permit no. 147-WCB. Well permit no. 147-WCB, permitted for domestic use is re-registered for the actual historical commercial exempt use. The issuance of this permit hereby cancels permit no. 147-WCB.

6) The annual amount of groundwater to be withdrawn shall not exceed one (1) acre-foot (325,900 gallons).

7) The date of first beneficial use, as claimed by the applicant, is 1956.

8) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

9) This well shall be located not more than 200 feet from the location specified on this permit.

10) The return flow from the use of this well must be through an individual wastewater disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

Wenli Dickinson

Issued By WENLI DICKINSON

Date Issued: 11/7/2024
Expiration Date: N/A

Waiver of Central Services Requirement in the Commercial Zone District - 2006 Kelty Road
Project File: SP2024-081
Board of County Commissioners Staff Report - Page 42 of 47

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

Eric Pavlinek

Subject: RE: FW: Douglas County eReferral (SP2024-081) Is Ready For Review

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
Sent: Monday, April 14, 2025 2:22 PM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Cc: Dickinson - DNR, Wenli <wenli.dickinson@state.co.us>
Subject: Re: FW: Douglas County eReferral (SP2024-081) Is Ready For Review

Good Afternoon,
Based on the information provided by Wenli on November 7, 2024 email our concerns raised from the October 10, 2024 letter have been addressed. Therefore, so long as the new well permit no. 336476 is used in accordance with its permitted terms and conditions, we have no additional comments on SP2024-081 referral.
Best regards,

Ioana Comaniciu, P.E.
Water Resources Engineer

P 303-866-3581 x 8246
1313 Sherman St., Suite 818, Denver, CO 80203
ioana.comaniciu@state.co.us | www.colorado.gov/water

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

April 10, 2025

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: SP2024-081

Dear Mr. Pavlinek

Thank you for the opportunity to review and comment on the application for a Site Improvement Plan for the coffee shop at 2006 Kelty Rd. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comments.

Food Service Plan Review
Plans for all new and remodeled retail food establishments must be reviewed by DCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction.

The Food Service Plan Review is currently underway with DCHD. Upon completion, a Plan Review Approval Letter will be issued by DCHD.

On-Site Wastewater Treatment System (OWTS) – within 400 feet of sewer line

Douglas County Health Department Regulation Number 22-01, Section 3.6.B states that the Department may refuse to issue a permit for the construction of an OWTS where a sewage treatment works is available within 400 feet of the nearest property line and connection can be made thereto. In order for the Department to issue a permit, the applicant shall provide a letter from the sewer district, municipality or county having jurisdiction, stating whether it is permissible for the Department to issue a permit for installation, alteration or repair of an OWTS.

This letter has been provided by the Franktown Business Area Metropolitan District. DCHD has no objection to an OWTS as the method of wastewater disposal.

On-Site Wastewater Treatment System (OWTS) – Use Permit
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Douglas County Health Department Regulation Number 22-01, Section 4.2 requires a Use Permit be obtained following a change in use of the property from residential to commercial.

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

A Use Permit (Permit #STS31154) was issued on 07/12/2024 for the sale of the property. DCHD will not require an additional Use Permit inspection for the "change in use", but instead would require an evaluation by a certified septic designer to determine if the existing septic system can accommodate the proposed commercial use. A list of certified septic designers can be found at: https://www.cpow.net/owts-practitioners-certificate-holders/.

DCHD would recommend waiting for the Plan Review Approval Letter to be issued before proceeding with the septic evaluation. This will ensure that the septic designer will have all pertinent information for the evaluation.

This septic evaluation should also include the installation of a grease interceptor, which is required for Retail Food Establishments that rely on an OWTS for wastewater disposal. The grease interceptor should be sized appropriately for the proposed use.

Please contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments.

Sincerely,

Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

DOUGLAS COUNTY
COLORADO

Memorandum

Date:	April 30, 2025
To:	Eric Pavlinek, Principal Planner
From:	DJ Beckwith, Principal Planner Lauren Pulver, Planning Supervisor Kati Carter, AICP, Assistant Director of Planning Resources Chris Pratt, Managing County Attorney
CC:	Terence T. Quinn, AICP, Director of Community Development
Subject:	**Water Commission Member Referral Comments** **SP2024-081 – 2006 Kelty RD**

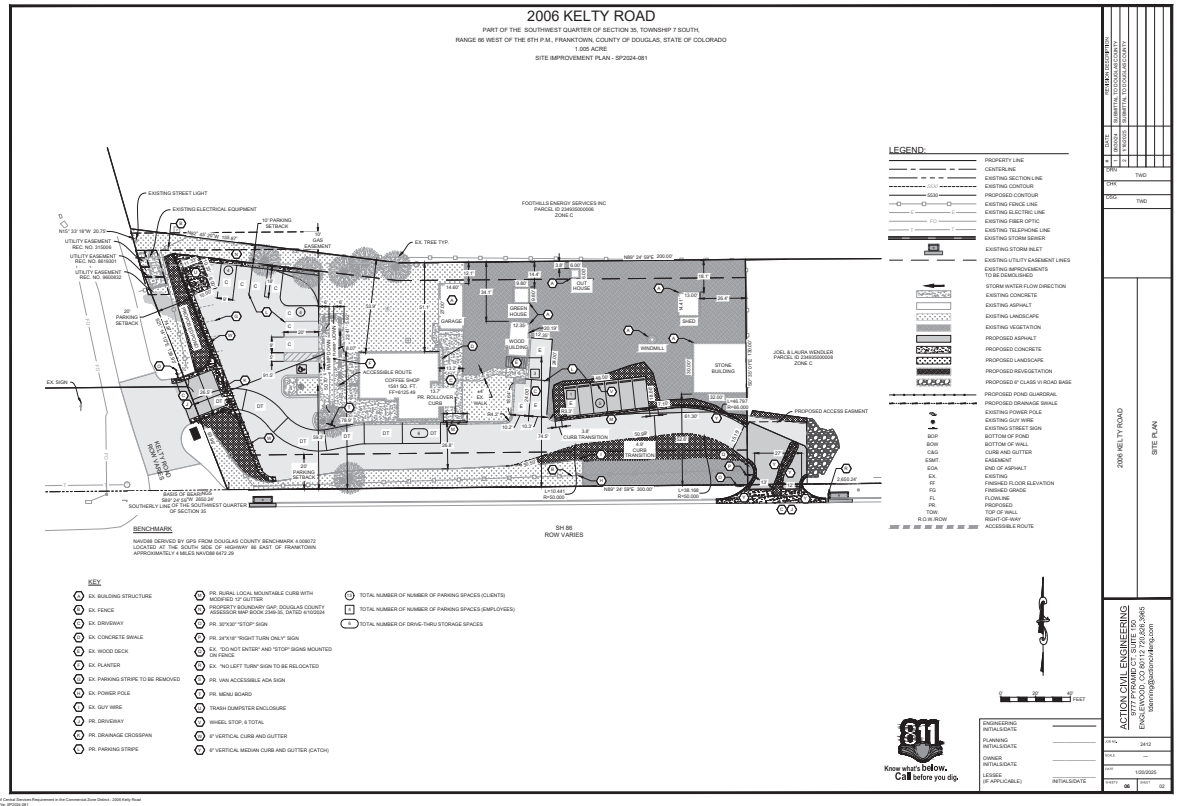
The Douglas County Water Commission (Commission) met on April 28, 2025 and provided comment on SP2024-081 – 2006 Kelty RD (Project). There was no consensus comment from the Commission, only individual comments were provided. All other members had no comment. The following is a summary of comments from each Commission member that provided comments on the Project. This Project was pulled from the agenda for discussion by Commission Member Harold Smethills.

Harold Smethills: Member Smethills commented that the well permit for this Project is moving from residential use to restaurant use and was concerned about the increased usage of water on the property. Member Smethills stated that the applicant is asking for an exception to the County policy regarding central water and sewer in the Commercial Zone Districts. He further stated that a County policy should either provide greater clarity for exemptions or be enforced. Member Smethills stated that he did not see any reason to grant the exemption to the policy. He suggested that maybe the County needs to reevaluate this policy. Member Smethills did state that he had no objection to the what the applicants are wanting to do regarding the coffee shop.

Tricia Bernhardt: Member Bernhardt commented that she does not oppose this project. She stated that they do not have the option to connect to any kind of water district and that the water use would be minimal compared to other water wells in that area.

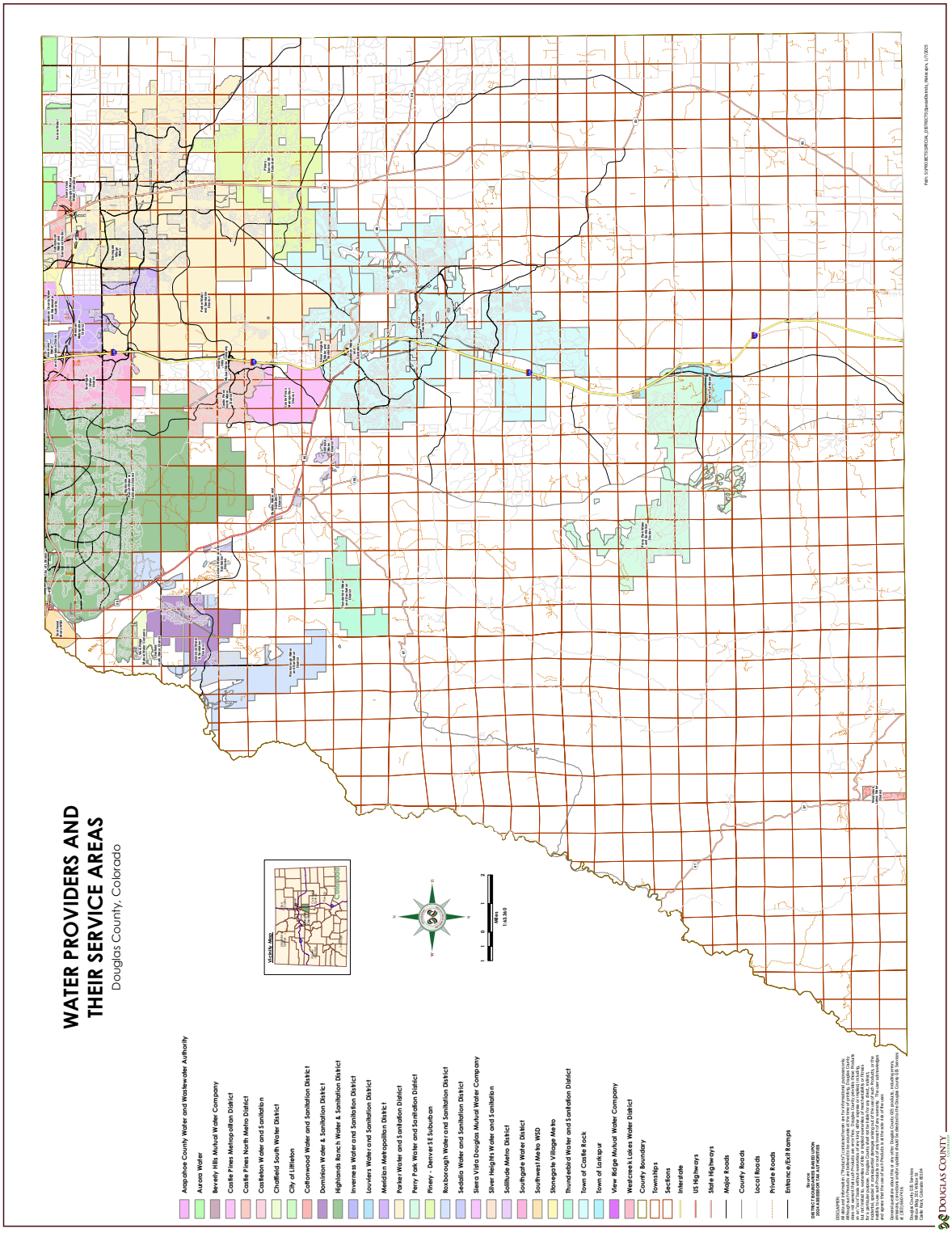
Evan Ela: Member Ela commented that he too had no opposition to the project. He spoke to the process the applicants would have to go through with the state, getting a well exemption to get an exempt commercial well permit. Member Ela stated that unless the state finds that their demands are too high, he had no reason to oppose the project.

Caroline Young-Henry
Cyoung-henry@shanorfranklin.com



Caroline Young-Henry
Cyoung-henry@shanorfranklin.com

Water and Sewer Providers in Douglas County, Colorado



DOUGLAS COUNTY
COLORADO

Zoning Resolution Waiver Request Staff Report

Date:	May 1, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development TQ
CC:	Eric Pavlinek, Principal Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Waiver of Central Services Requirement in the Commercial Zone District – 2006 Kelty Road**
Project File:	**SP2024-081**

Board of County Commissioners Meeting: **May 13, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for a waiver of Section 1206 of the Douglas County Zoning Resolution (DCZR), which requires that all uses in the Commercial (C) zone district shall be served by a central water and sanitation facility. The applicant has an administrative Site Improvement Plan (SIP) application for a coffee shop at 2006 Kelty Road currently in process.

The applicant's representative asserts that, although central water and sanitation services cannot feasibly be extended to the property, the site can be adequately served by an existing exempt well and an on-site wastewater treatment (OWTS). The project site lies within the Franktown Business Area Metropolitan District. The applicant's representative contacted the district, which indicated that it does not provide central water and sewer service to properties within its boundaries.

II. APPLICATION INFORMATION

A. Applicant

Brandon and Heidi Messer
PO Box 3380
Parker, Colorado 80116

B. Applicant's Representative

Caroline Emmons Young-Henry
Shanor and Franklin, LLC
600 17th Street, Suite 2800
Denver, Colorado 80202

C. Request

Approval of a waiver request from Section 1206 of the DCZR, which provides that all uses in the C zone district shall be served by a central water and sanitation facility. The waiver is requested in conjunction with a SIP request for a coffee shop on the parcel. The SIP is currently being processed by Planning Services. The waiver request must be approved for the applicant to move forward in the SIP process.

Water is provided by an existing exempt well and OWTS. As part of the SIP request, the waiver was sent on referral to agencies including the Colorado Division of Water Resources (DWR) and Douglas County Health Department (DCHD). DWR states that the exempt well, as permitted, can be used to serve the proposed coffee shop, and has no objections to use of the well provided that the terms and conditions of the permit are met.

The Douglas County Health Department (DCHD) referral letter indicates that the Food Service Plan review is currently underway and upon completion, an approval letter will be issued by DCHD. DCHD has no objection to an OWTS as the method of wastewater disposal for the site. A Use Permit was issued by DCHD for the sale of the property in 2024. DCHD will not require an additional Use Permit Inspection for the change of use, but instead will require the existing OWTS to be evaluated by a certified septic designer to determine if the existing septic system can accommodate the proposed commercial use. Additional permitting may be necessary based on what is found in the evaluation.

The Douglas County Water Commission reviewed the proposal at its Water Commission Meeting on Monday, April 28, 2025 and provided individual comments from three Commission members. One Commission member had concern with the increase of water usage from residential to a commercial use but did not have objection to the conversion to a coffee shop. Comments were also provided regarding the ability to waive the requirement for central water and sewer services. Two other Commission members had no opposition to the project. The comments from the Commission are included in the attachments.

D. Process

The waiver process is set forth in Section 122 of the DCZR. Waivers may be requested by an applicant in conjunction with any application subject to the standards or other criteria established within the DCZR. For administrative land use applications such as an SIP, a waiver request is considered by the Board at a regular public land use meeting. Section 122.03 sets forth a series of findings that must be made by the Board to approve a waiver.

E. Location

The project site is located in the Franktown Village Area in Franktown and is zoned Commercial. The parcel is located west of the intersection of State Highway 83 and

State Highway 86 (SH 86), on the north side of SH 86. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

III. CONTEXT

A. Background

The property was initially developed as a residence. An SIP application to convert the property for commercial use was submitted in 2000 but was closed due to inactivity. The current property owners purchased the property in February of 2024 and propose to convert the approximate 1,500 square foot building into a coffee shop with limited retail use. An SIP application for these uses is currently in review. One of the requirements of SIP approval is the Board's approval of the central services waiver.

B. Adjacent Land Uses and Zoning

The project site is adjacent to other commercially zoned properties in Franktown. The following table reflects those zone districts and land uses surrounding the parcel.

Zoning and Land Use

Direction	Zoning	Land Use
North	Commercial	Office
South	Commercial	Residential, Restaurant, tree farm
East	Commercial	Commercial strip center
West	Commercial	Residential

IV. STAFF ANALYSIS

A waiver must demonstrate compliance with the following provisions in order for the Board of County Commissioners to approve the request.

122.03.1: The waiver does not have the effect of nullifying the intent and purpose of this Resolution.

Staff Comment: The intent of the central services requirement in the C zone district is to ensure that commercial uses are served by water and sewer facilities appropriate for the intensity and type of uses allowed within the district. The applicant's representative asserts that the water and sewer demands associated with the proposed uses can be met by using an existing well and an OWTS as described in their attached waiver request. The applicant estimates a water demand for the coffee shop of approximately 0.92 acre-feet a year or 25 gallons per day. This demand can be served by the existing well, which is permitted to withdraw up to 1.0 acre-feet annually from the Denver aquifer.

122.03.2: The granting of the waiver request will not be detrimental to the public safety, health, or welfare or injurious to other property.

Staff Comment: The applicant asserts that the existing exempt well will be operated in accordance with the State requirements allowed per the permit. The applicant may be required to obtain additional permits from the Health Department based on the findings of the evaluation of the existing septic system by a certified septic designer.

122.03.3: The conditions upon which the request for waiver is based are unique to the property for which the waiver is sought and are not applicable to other property.
Staff Comment: The waiver request is specific to the proposed, limited-scale development on the subject site as depicted on the SIP submittal (SP2024-081). While other waiver requests could be brought forward to the Board for similarly situated properties, the current waiver request is for one property with specific water and sewer demands and servicing options.

122.03.4: A particular non-economic hardship to the owner would result from a strict application of this resolution.
Staff Comment: According to the correspondence provided by the applicant's representative from the Franktown Business Area Metropolitan District, central water and sewer services are not available to serve the property. Similarly, no special districts within the vicinity of the property currently provide water and sewer services.

122.03.5: The waiver will not in any manner vary the provisions of the Zoning Resolution or County Building Code.
Staff Comment: All other zoning and building codes are applicable to the development on this site including setbacks, uses, and other development standards contained within the DCZR. All engineering standards will be met through the SIP and construction plan processes. The applicant will be required to obtain all necessary permits and approvals during the building permit phase of the project. The Building Division is currently reviewing the plans for a tenant finish. All building and fire codes will be met.

122.03.6: The proposed development will be in conformance with the Douglas County Master Plan.
Staff Comment: The site is located in a portion of the County addressed by policies within the Franktown Village Area. Master plan policies applicable to this area "Support new, and the expansion of existing, locally-owned and operated businesses" (Policy 4-1F.1), and "encourage improvements to existing properties" (Policy 4-1G.3).

Within the Franktown Village area, subareas are defined where specific land use policies are established. The plan does encourage non-residential development to primarily occur "in the southeast quadrant of State Highways 83 and 86, within the Community Center District" (Policy 4-1I.1).

In regard to wastewater service planning, the Comprehensive Master Plan notes that:

"Franktown's primary wastewater management tools include septic tanks and leach fields. Property managed, these systems can adequately support limited rural development as proposed in this plan and protect groundwater in the Franktown Rural Community. However, this plan supports future development on a central sewer system. Potential for a future central sewer system in Franktown rests with the ability of the Franktown Area Metropolitan District or other similar future entities, to finance a central sewer line that would ultimately serve to protect Cherry Creek and serve the Franktown Business Community."

Absent a central water and sanitation system, the current waiver request will accommodate the development of a low water-demand business, the owners of which may be better positioned to financially participate in longer term solutions for the services in the Franktown Village Area if development of a central water system continues to be a desirable policy objective in the Franktown area in the future.

Regarding wastewater management, policies applicable to the Franktown subarea encourage "establishment of a community wastewater management program for existing on-site wastewater systems" (Policy 4-1X.1), and "development of a central wastewater collection system for the village" (Policy 4-1X.3). As with water, absent a District to take on these functions, an adequately regulated OWTS system constructed to the Douglas County Health Department standards may be an acceptable means of service for a relatively low wastewater-generating business.

V. STAFF ASSESSMENT

Staff has evaluated the waiver request in accordance with Section 122.03 of the Zoning Resolution. In the absence of a water and sanitation district, the proposed use may be served by individual well and a septic system. Should the Board find that the waiver standards are met, the following proposed conditions should be considered for inclusion in the motion:

1. All other standards, requirements, and permits associated with the proposed SIP application shall be met prior to final approval.
2. Any proposed changes to the site that increase water demands, shall require a subsequent waiver from the central water and sanitation requirements.
3. All commitments and promises made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 6
Applicant's Waiver Request 7
Water Supply Documentation 12
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Zoning Map 35
Aerial Map 36
Referral Response from DWR 37
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Referral Response from Douglas County Water Commission 46
Site Plan 47

DOUGLAS COUNTY
COLORADO

Department of Community Development
Planning Services

www.douglas.co.us

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY

PROJECT NAME: **2006 Kelty Road**

PROJECT FILE #: **SP2024-081**

PROJECT TYPE: Remodel of Existing Structure

MARKETING NAME: Franktown Coffee (FN Coffee)

SITE ADDRESS: 2006 Kelty Rd, Franktown, CO 80116

OWNER(S):

Name(s): Brandon Messer, Heidi Messer

Address: 216 High Plains St, Castle Rock, CO 80104

Phone: 303.903.0500

Email: themesseremail@gmail.com

AUTHORIZED REPRESENTATIVE *(requires notarized letter of authorization if other than owner)*

Name: Action Civil Engineering and Mark De Benedictis

Address: 9800 Mt. Pyramid Ct, Ste 400, Englewood, CO 80112

Phone: 303.881.7000

Email: tdenning@actioncivileng.co

PLANNING FEES:

ENGINEERING FEES:

TOTAL FEES:

RELATED PROJECTS:

LEGAL DESCRIPTION:

Subdivision Name:

Filing #: Lot #: Block #: Section #: Township: Range:

STATE PARCEL NUMBER(S): 2349-350-00-007

ZONING:

Present Zoning: Commercial/C Proposed Zoning: Gross Acreage:

Gross Site Density (DU per AC): # of Lots or Units Proposed:

SERVICE PROVIDERS:

Fire District: Franktown Fire Metro District: Gas: Black Hills Energy

Water: Well Sewer: Septic Electric: CORE

Roads: ☑ Public ☐ Private (please explain):

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 Signature *Date* 8/30/24

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 03.04.2021

SHANOR & FRANKLIN LLC

Caroline Emmons Young-Henry
600 17th Street, Suite 2800
Denver, CO 80202
Phone: 954.803.9557
cyoung-henry@shanorfranklin.com

March 21, 2025

Mr. Eric Pavlinek
Douglas County Planning
100 Third Street
Castle Rock, CO 80104

March 21, 2025

RE: 1.0 ac Property at 2006 Kelty Road, File No. SP2024-081

Dear Eric:

On behalf of the owners, Brandon and Heidi Messer ("Owners"), of 2006 Kelty Road ("Property"), we are hereby respectfully requesting a waiver to the Commercial (C) zone district requirement that all uses shall be served by central water and sewer. The proposed use for the Property currently being processed is a Site Improvement Plan to convert the existing structure into a Coffee Shop. As you are aware, neither central water or sewer service is located close enough for an extension, and therefore, it does not make sense to tie into such existing services. We have received a February 28, 2025 Letter (*see attached*) from Franktown Business Area Metropolitan District ("District") indicating that currently, it is not feasible for them to provide this service to us.

The following responses address Section 122.03 – Waivers of the County's Zoning Resolution:

122.03.1: The waiver does not have the effect of nullifying the intent and purpose of this Resolution;

RESPONSE – The Commercial (C) zone district requirement is to provide central water and wastewater. However, with the previously mentioned Letter from the District, this cannot be met. The water and sewer needs of this proposal can be met with the existing well and a septic system. Owners have filed a historical use record with the Colorado Division of Water Resources and, in return, they have been issued a permit for the well (Permit No. 336476). This permit is in use today and is authorized to use 1.0 acre-feet/year.

In addition, there is an existing septic system ("OWTS") on the property with a current use permit (Permit No. 20059964) in place that is being evaluated for its current capacity and functionality of these proposed uses. The Douglas County Health Department ("DCHD") received an inspection report for the OWTS on February 28, 2024 and promptly responded and remedied the deficient observations on March 5, 2024 using repair contractor, Mathews Excavating. All non-permitted repairs were documented on the Repair Verification Form. Further, Owners have proposed installation of a water holding tank and water booster pump on the Property in order to meet the sufficient water demands for both the water and septic system capacity. The proposed models for usage to assist with meeting water needs are the Rural Power Systems 3HP Eco-Steady Continuous Pressure Water Booster Pump and the Wentworth Grease Interceptor Trap 100 lbs./GPM. Should capacity or functionality not be adequate, then further upgrades/replacements will be completed.

122.03.2: The granting of the waiver will not be detrimental to the public safety, health, or welfare of injurious to other property;

RESPONSE – There is an existing well (Permit No. 336476) and associated pump located on the Property. In addition, the existing OWTS (Permit No. 20059964) will be evaluated and if necessary upgraded/replaced in accordance with the County's Health Department standards. Therefore, neither shall be detrimental to the public safety, health, or welfare or injurious to other property.

122.03.3: The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;

RESPONSE – We understand that if this waiver is approved that it is unique to this property.

122.03.4: A particular non-economical hardship to the owner would result from a strict application of this Resolution;

RESPONSE – Should the waiver not be approved, the Owners will likely not be able to open their business. The Coffee House is reliant on water and wastewater systems. The Franktown Business Area Metropolitan District has been consistent in responding to other land use applications within the District that it is not feasible for central water and sewer to be provided, as is the case with their February 28, 2025 Letter for this project.

122.03.5 The waiver will not in any manner vary the provisions of the Zoning Resolutions or County Building Code; and

RESPONSE – If the waiver is approved, we do not believe it will vary the provisions of the Zoning Resolution of the County Building Code.

122.03.6: The proposed development will be in conformance with the Douglas County Master Plan.

RESPONSE: This proposed use as presented in the Site Improvement Plan application complies with the Douglas County Comprehensive Master Plan as shown in Map 4.3 of the Franktown Village Area. This map shows the Property as commercial in the "Community Center" area in the Comprehensive Master Plan ("CMP") (*see attached*). Specifically, the CMP outlines two objectives in the Franktown's Community Center category:

1. *Objective 4-11: Maintain and expand the diversity of local, community-commercial services.*

   A coffee shop is known to attract local customers and create a sense of community. This use meets this objective.

2. *Objective 4-1J Limit the amount and intensity of industrial land uses.*

   A coffee shop is not identified as an industrial use.

The Franktown Sub-Area policy states *"Franktown's primary wastewater management tools include septic tanks and leach fields. Properly managed, these systems can adequately support limited rural development as proposed in this Plan and protect groundwater in the Franktown Rural Community."* Without central systems available this waiver request will allow the Project to accommodate a low water usage business with one well and a OWTS system.

We appreciate your assistance with getting this waiver approved. Please let me know if you need anything further to assist.

Sincerely,

Caroline Emmons Young-Henry
Shanor and Franklin, LLC

FRANKTOWN BUSINESS AREA METROPOLITAN DISTRICT
c/o Community Resource Services of Colorado LLC
7995 E Prentice Ave., Suite 103E'
Greenwood Village, CO 80111-2710
(303) 381-4960

February 28, 2025

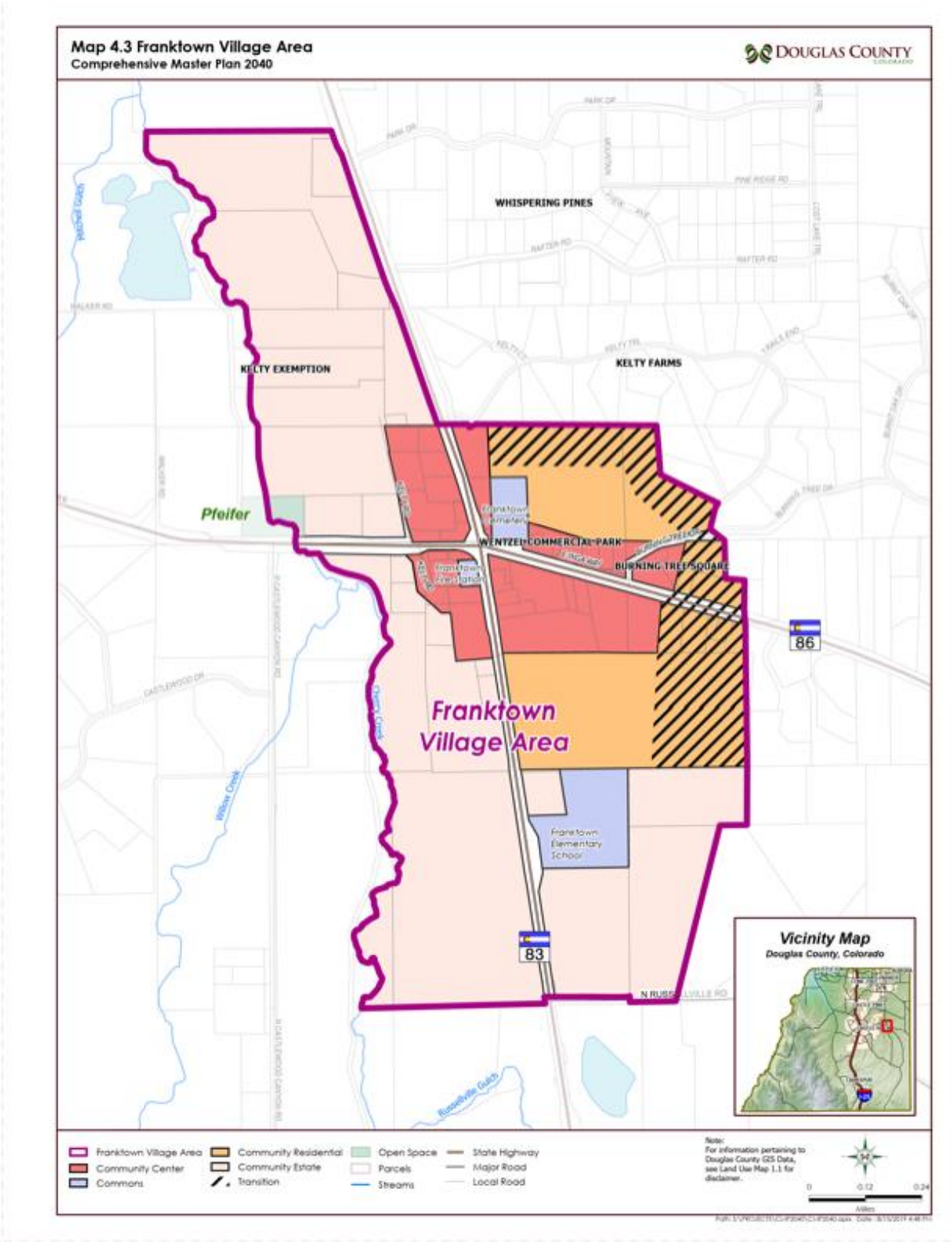
Caroline Young-Henry
Shanor & Franklin, LLC
600 17th Street, Suite 2800
Denver, CO 80202-5402
Cyong-henry@shanorfranklin.com

Dear Ms. Young-Henry,

Community Resource Services of Colorado (CRS) manages the Franktown Business Area Metropolitan District (District). Currently, the District does not provide water or sewer service to the properties within its boundaries.

Please let me know if you have any additional questions.

Rhonda S. Bilek
Assistant Manager
Franktown Business Area Metropolitan District
c/o CRS of Colorado
rbilek@crsofcolorado.com
303-381-4979


Map 4.3 Franktown Village Area
Comprehensive Master Plan 2040
DOUGLAS COUNTY
WHISPERING PINES
KELTY EXEMPTION
KELTY FARMS
Pfeifer
WENTZEL COMMERCIAL PARK
BURNING TREE SQUARE
86
Franktown
Village Area
Franktown
Elementary
School
83
Vicinity Map
Douglas County, Colorado
Franktown Village Area
Community Center
Commons
Community Residential
Community Estate
Transition
Open Space
Parcels
Streams
State Highway
Major Road
Local Road
Note:
For information pertaining to
Douglas County GIS Data,
see Land Use Map 1.1 for
disclaimer.
0
0.12
0.24
Miles

SHANOR & FRANKLIN LLC

Caroline Emmons Young-Henry
600 17th Street, Suite 2800
Denver, CO 80202
Phone: 954.803.9557
cyoung-henry@shanorfranklin.com

November 4, 2024

Applicant:
Brandon and Heidi Messer
PO Box 3380
Parker, CO
80134

Eric Pavlinek, Project Planner
Douglas County Department of Community Development
Email: epavlinek@douglas.co.us

RE: 2006 Kelty Road, Douglas County, Colorado: Water Supply

Eric Pavlinek:

This report is being prepared at the request of the above Applicant. The property is described as follows:

A tract of land situated in the Southwest ¼ of the Southwest ¼ of Section 35, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southwest corner of the Southwest ¼ of said Section 35 and considering the South line of said Southwest ¼ to bear North 89°53'58" East with all bearings contained herein relative thereto;
Thence North 89°53'58" East along said South line a distance of 260.32 feet to the True Point of Beginning;
Thence North 89°53'58" East along said South line a distance of 300.00 feet to the extension of the West line of Parcel "B" described in Deed recorded on September 16, 1983 in Book 490 at Page 914 of the Douglas County records;
Thence North 00°06'02" West along said West line a distance of 130.00 feet;
Thence South 89°53'58" West a distance of 349.00 feet the East right-of-way line of Kelty Road;
Thence South 20°45'11" East a distance of 138.93 feet to the Point of Beginning,
County of Douglas, State of Colorado.

Containing 1 acre, more or less

SHANOR & FRANKLIN LLC

Also known by street and number as 2006 Kelty Road, Franktown, CO, 80116 **("Subject property")**

The Subject property plat is attached hereto and consists of approximately one (1) acre.

Ownership

Brandon and Heidi Messer, husband and wife, **("Applicants")** are the owners of record of the Subject property by Special Warranty Deed dated February 26, 2024, recorded February 28, 2024 at Reception No. 2024007529, filed of record in Douglas County, Colorado **("Special Warranty Deed")**. Brandon and Heidi Messer are also the record owners of Well Permit No. WCB-147 and the groundwater rights underlying in and under the Subject property.

Prior to the sale of the Subject property, the previous owners, Joel C. Wendler and Laura M. Wendler **("Wendlers"),** filed an application and claim for underground water rights on February 27, 2020. Water rights were decreed in Case No. 2020CW3028 dated August 3, 2020 **("Water Decree")**. Under the Water Decree, the Wendlers were granted the rights to groundwater in the not nontributary Upper Dawson and nontributary Denver, Arapahoe, and Laramie-Fox Hills aquifer underlying 2.1 acres.

The following average annual amounts are available for withdrawal under the Water Decree, subject to the Court's retained jurisdiction in this matter:

Aquifer	Saturated Thickness (feet)	Annual Amount (acre-feet)	Total Amount (acre-feet)
Upper Dawson	55	.231 (NNT)	23.1
Denver	260	0.928 (NT)	92.8
Arapahoe	255	0.91 (NT)	91.0
Laramie-Fox Hills	190	0.598 (NT)	59.8

Under the Water Decree, the groundwater to be withdrawn from the Denver, Arapahoe, and Laramie-Fox Hills Aquifers is "nontributary groundwater", as defined in C.R.S. § 37-90-103(10.5), and in the Denver Basin Rules, the withdrawal of which will not, within 100 years of continuous withdrawal, deplete the flow of a natural stream, including a natural stream as defined in C.R.S. §§ 37- 82- 101(2) and 37- 92- 102(1)(b), at an annual rate greater than 1/ 10 of 1% of the annual rate of withdrawal. The groundwater to be withdrawn from the Upper Dawson Aquifer is "not nontributary" as defined in C.R.S. §§ 37-990-103(10.7) and 37-90-137(9)(c.5) and will not be withdrawn without a plan for augmentation.

The Water Decree referenced a parcel totaling 2.1 acres and includes the Subject Property and the neighboring parcel originally described as: "2.1 acres generally located in the SW/4SW/4 of Section 35, Township 7 South, Range 66 West of the 6th P.M., Douglas County, Colorado". At the time of the Water Decree, the Wendler's owned the Subject property (approximately 1 acre) and the parcel directly East (approximately 1.1 acres).

The intent of the parties was to convey all rights associated with the Subject Property through the Special Warranty Deed; however, there was no specific mention of water rights in the Special Warranty Deed. A water right is a property right separate and apart from the land on which it is used. *Southeastern Colorado Water Conservancy District v. Twin Lakes Associates*, 770 P.2d 1231, 1239 (Colo. 1989); *Nielson v. Newmyer*, 123 Colo. 189, 192-93, 228 P.2d 456, 458 (1951). Water rights can be bought and sold similarly to real property and can be conveyed separately from the land to which they are appurtenant. *Navajo Development Co. v. Sanderson*, 655 P.2d 1374, 1378 (Colo. 1982). Water rights can be conveyed together with the land on which they are used without specific mention in the deed itself. Whether water rights are conveyed in a deed that does not expressly mention them is a question of fact, dependent upon the intention of the grantor and the circumstances surrounding the transfer. *Kinoshita v. North Denver Bank*, 181 Colo. 183, 188, 508 P.2d 1264, 1267 (1973); *Arnett v. Linhart*, 21 Colo. 188, 190, 40 P. 355 (1895). Because water rights were not listed in the Special Warranty Deed, both parties executed an additional Special Warranty Deed (Water Right Transfer Deed) dated October 22, 2024, effective February 26, 2024, recorded October 23, 2024 at Reception No. 2024045736, filed of record in Douglas County, Colorado **("Water Transfer Deed")**. The Water Transfer Deed references the Water Decree and reserves the neighboring parcel water rights to the seller, effectively severing the water rights in proportion to their surface rights. Applicant is therefore the holder of the groundwater rights underlying Subject property.

There appeared a discrepancy of record as to whether the well located on the Subject property was Well Permit No. 24201 or WCB-147. In accordance with *C.R.S. Section 37-90-143,* Applicants filed a Change in Owner Name/Mailing Address Form (Form No. GWS-11 08/2016) for the Well Permit No. 24201. The Form was submitted September 6, 2024 and accepted by the Colorado Division of Water Resources. Applicant subsequently retained legal counsel and received a County Referral Letter from the Division of Water Resources on October 10, 2024. "A review of [their] records indicated that Well Permit No. WCB-147, issued on July 26, 1956 for domestic use, may be the correct permit number for the well on the property. This is based upon the location of the well according to the permit file consistent with the property, the depth and pumping level of the well at the time it was drilled consistent with the report included in the referral, and a recent Pump Installation Report filed by the previous landowner stating the well was located at 2006 Kelty Road". The use of this well is limited to its historical use that existed as of May 8, 1972 which has continued since that time, provided such uses are no greater than those uses allowed for a well permit pursuant to *C.R.S. Section 37-92-602(1).*

In order to cure the discrepancy, Applicant re-filed a Change in Owner Name/Mailing Address Form (Form No. GWS-11 08/2016) on October 17, 2024. The Form was accepted and

signed by Wenli Dickinson, staff member of the Colorado Division of Water Resources Department of Natural Resources, on December 18, 2024.

Additionally, Applicant has actively complied with the Division of Water Resources requests and has filed an Application for designation of Historic Use (GWS-12) and Commercial Drinking and Sanitary Well Application (GWS-57) for the WCB-147 well based upon historic domestic and commercial use, pending approval.

Water Rights for Supply to Proposed Development

The existing well under Permit No. WCB-147 **("Exhibit C")** was originally authorized for domestic use in 1956, however, it has been historically used since inception for both commercial and domestic uses, including irrigation of the one (1) acre Subject property. There was no acre feet per year water limitations placed upon the Permit in 1956. In situations where the Division does not list the assigned authorized acre footage, engineers analyze reasonable amounts of water usage based upon historical use and property size. According to the Division of Water Resources, the reasonable use of the water under the Permit WCB-147 should not exceed more than a demand use of 1.5 acre-feet per year. Applicants have proposed a use of approximately 1 acre foot (See Water Requirements below), which is more than sufficient and will not exceed the demand use approximated by the Division of Water Resources.

There is also available under the Subject property an additional .928 acre-feet/year for the Denver Aquifer for the potential drilling of a new well, based upon findings of the State Engineers office and the Applicant retention of the groundwater rights listed in the Water Transfer Deed. The use of the potential new well would allow for expanded and supplemental use in the business, home, outside lawn, and garden watering. Because they are the holder of the groundwater rights underlying the Subject property, no augmentation would be required for a new well for the Denver aquifer in that location on the Subject property. The additional amount is not required for the proposed development.

A. Water Requirements –

There are Four (4) structures on the property, one small residential building with one small commercial building, and three small outbuildings. Square footage, building date, and use are as follows:

a. 1096 sq ft Residential (built in 1918) and 757 sq. ft. Retail Store (built in 1918)
b. 240 sq ft Outbuilding (built in 1940)
c. 318 sq. ft Outbuilding (built in 2006); used for Shed- Equipment
d. 1,065 sq. ft. Outbuilding (built in 1918); originally used for Shed – Poultry

Based upon the GWS-57 and GWS-12 Application, Applicant has calculated the following use for the Subject property:

a. Number of Employees (2) x Number of Gallons per Employee Per Day (15) x Number of Days Employee Works Per Year (340) = 10,200 Gallons Per Year
b. Number of Customers Per Day (85) x Number of Gallons Per Customer (10) x Number of Days Business is Open per Year (340) = 289,000 Gallons Per Year
c. Household Use: Gallons Per Day (64) x Days Per Year (365) = 23,360 Gallons Per Year

Total amount of water required: Approximately 322,560 gallons/year. Applicants will be underneath the maximum 325,900 gallons (1 acre foot) per year and is reporting calculations at their maximum potential use of water.

B. Water requirements – Irrigated Landscaping

The historic use of the property allowed for the use of irrigated landscaping for surrounding grass and plants located on the Subject property. The Applicants recognize the benefits of 'zero landscaping' and have since removed a portion of the grass and replaced the area with a parking lot and planted Colorado-native shrubbery. Applicant may choose to continue watering some of the landscaping per the Historic Use Designation, pending current review and approval.

C. Total Water Supply Requirement –

The intended and requested small commercial and single-family residential use of the Subject property under Well Permit No. WCB-147 is sufficient to meet the demands of the project. The approximate 1-acre foot to be withdrawn for small commercial and single-family residential use pursuant to the Well Permit No. WCB-147 does not exceed the approximate 1.5-acre feet demand calculated by the Division of Water Resources. Also, there are additional amounts of Denver Aquifer groundwater available under the land which could supply the project, if required.

If you have any questions, please feel free to call.

Sincerely,
SHANOR AND FRANKLIN, LLC

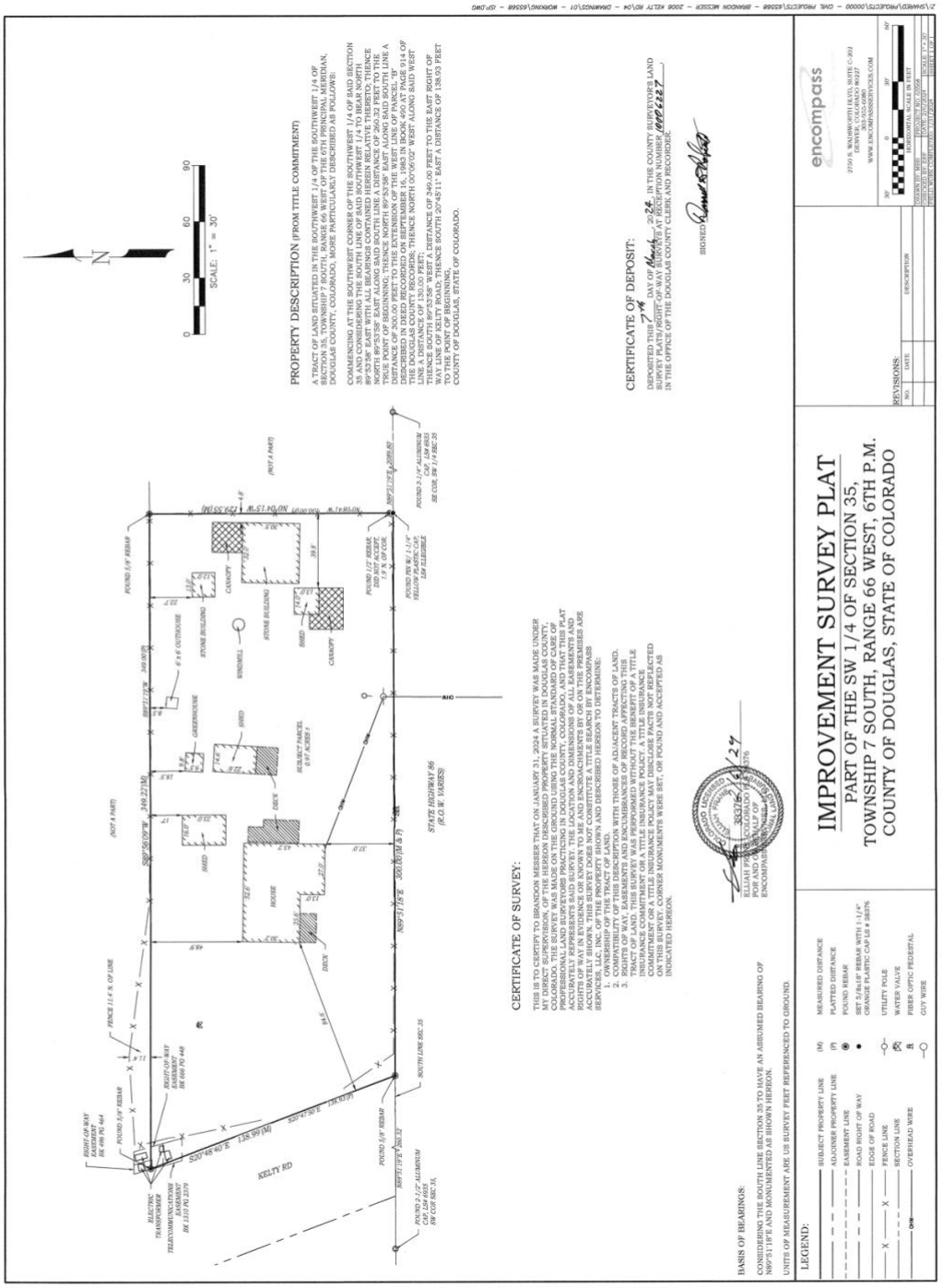
Caroline E. Young-Henry

Caroline Emmons Young-Henry

ATTACHMENTS:
Exhibit A: Subject Property
Exhibit B: Special Warranty Deed (Water Right Transfer Deed)
Exhibit C: WELL PERMIT WCB-147

ATTACHMENTS

Exhibit A: Subject Property



Ref # 10006227, Date: 3/12/2024 4:26 PM, Pages: 1 of 1 ,
Douglas County, CO. Sheri Davis, Clerk and Recorder

Exhibit B: Special Warranty Deed (Water Right Transfer Deed)

Ref: #2024045736, Date: 10/23/2024 11:35 AM,
Pages: 1 of 13, RECORDING $73.00
Douglas County, CO. Sheri Davis, Clerk and Recorder

State Doc Fee:
Recording Fee:

SPECIAL WARRANTY DEED (Water Right Transfer Deed)

THIS DEED, made this 22 day of October, 2024, between **Joel and Laura Wendler**, (as to Parcel One) whose legal address is PO Box 1357, Elizabeth, Colorado, 80107 ("Grantor") and **Brandon and Heidi Messer, as Joint Tenants** ("Grantee"), whose address is PO Box 3380, Parker, CO, 80134.

NOW WITNESSETH, That Grantor, for and in consideration of, ~~Five Hundred Dollars ($500.00)~~ $0.00 the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, Grantee's heirs and assigns forever, any and all the water and groundwater rights, together with any improvements, if any, situate, lying, underneath and being in the County of Douglas, State of Colorado, more particularly described as follows:

(As to Water Rights on, in, and under Parcel One)
A tract of land situated in the Southwest ¼ of the Southwest ¼ of Section 35, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southwest corner of the Southwest ¼ of said Section 35 and considering the South line of said Southwest ¼ to bear North 89°53'58" East with all bearings contained herein relative thereto;
Thence North 89°53'58" East along said South line a distance of 260.32 feet to the True Point of Beginning;
Thence North 89°53'58" East along said South line a distance of 300.00 feet to the extension of the West line of Parcel "B" described in Deed recorded on September 16, 1983 in Book 490 at Page 914 of the Douglas County records;
Thence North 00°06'02" West along said West line a distance of 130.00 feet;
Thence South 89°53'58" West a distance of 349.00 feet the East right-of-way line of Kelty Road;
Thence South 20°45'11" East a distance of 138.93 feet to the Point of Beginning,
County of Douglas, State of Colorado.

Containing 1 acre, more or less

Also known by street and number as 2006 Kelty Road, Franktown, CO, 80116 **("Property")**

Aquifer and Location of Groundwater: Grantees are granted the rights to groundwater in the not nontributary Upper Dawson and nontributary Denver, Arapahoe, and Laramie-Fox Hills aquifers underlying 1 acre, located on, in, and under the **Property,** Douglas County, Colorado, as shown

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on **Exhibit A** attached hereto, as decreed in Case No. *2020CW3028* **("Exhibit B", Water Decree").**

The following average annual amounts are available for withdrawal subject to the Court's retained jurisdiction in this matter:

Aquifer	Saturated Thickness (feet)	Annual Amount (acre-feet)	Total Amount (acre-feet)
Upper Dawson	55	.231 (NNT)	23.1
Denver	260	0.928 (NT)	92.8
Arapahoe	255	0.91 (NT)	91.0
Laramie-Fox Hills	190	0.598 (NT)	59.8

These water and ground water rights so conveyed, and the return flows therefrom, shall be separated from the original Subject Property, previously described as "2.1 acres generally located in the SW/4SW/4 of Section 35, Township 7 South, Range 66 West of the 6th P.M., Douglas County, Colorado", as shown on **Exhibit "B"**.

ALL REMAINING GROUNDWATER AMOUNTS QUANTIFIED AND NOT LOCATED ON OR UNDER THE PROPERTY DESCRIBED HEREIN IN CASE NO. *2020CW3028*, DISTRICT COURT, WATER DIVISION 1, ARE EXPRESSLY RETAINED AND RESERVED BY THE GRANTOR.

TOGETHER with all its appurtenances, subject to the reservation described below, and warrants the title to the same against all persons claiming under Grantor, subject to any encroachments, encumbrances, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete land survey of the Property not shown by Public Records.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above, but for all purposes is effective February 26, 2024.

Joel C. Wendler

Laura M. Wendler

State of Colorado

County of ~~Douglas~~ Elbert

The foregoing instrument was acknowledged before me this 22 date of October, 2024 by Joel C. Wendler and Laura M. Wendler.

Notary Public: Dawn Michele Millard
My Commission Expires: 02/06/2028

DAWN MICHELE MILLARD
NOTARY PUBLIC
State of Colorado
Notary ID # 20244005321
My Commission Expires 02/06/2028

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SHANOR & FRANKLIN LLC

EXHIBIT A PROPERTY

Ref #2024007029, Date: 2/26/2024 9:06 AM, Pages: 1 of 2 ,RECORDING $18.00 Doc Fee $130.00
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

SPECIAL WARRANTY DEED

State Doc Fee: $130.00
Recording Fee: $23.50

THIS DEED is dated the 26th day of February, 2024, and is made between
(whether one, or more than one),

Joel C. Wendler and Laura M. Wendler, as to Parcel One

the "Grantor" of the County of Douglas and State of Colorado and

Brandon Messer and Heidi Messer

initial initial

as Joint Tenants, (whether one, or more than one), the "Grantee", whose legal address is
PO Box 3380, Parker, CO 80134
of the County of Douglas and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **One Million Three Hundred Thousand Dollars and No Cents ($1,300,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Douglas and State of Colorado described as follows:

PARCEL ONE:

A tract of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 7 South, Range 66 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of said Section 35 and considering the South line of said Southwest 1/4 to bear North 89°53'58" East with all bearings contained herein relative thereto;
Thence North 89°53'58" East along said South line a distance of 260.32 feet to the True Point of Beginning;
Thence North 89°53'58" East along said South line a distance of 300.00 feet to the extension of the West line of Parcel "B" described in Deed recorded on September 16, 1983 in Book 499 at Page 914 of the Douglas County records;
Thence North 20°26'02" West along said West line a distance of 130.00 feet;
Thence South 89°53'58" West a distance of 340.00 feet to the East right of way line of Kelty Road;
Thence South 20°45'11" East a distance of 138.93 feet to the Point of Beginning,
County of Douglas, State of Colorado.

also known by street address as: 2006 Kelty Road, Franktown, CO 80116

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Joel C. Wendler

Laura M. Wendler

Stewart Title File No. 221997
Statutory Special Warranty Deed (10)

Page 1 of 2

4

SHANOR & FRANKLIN LLC

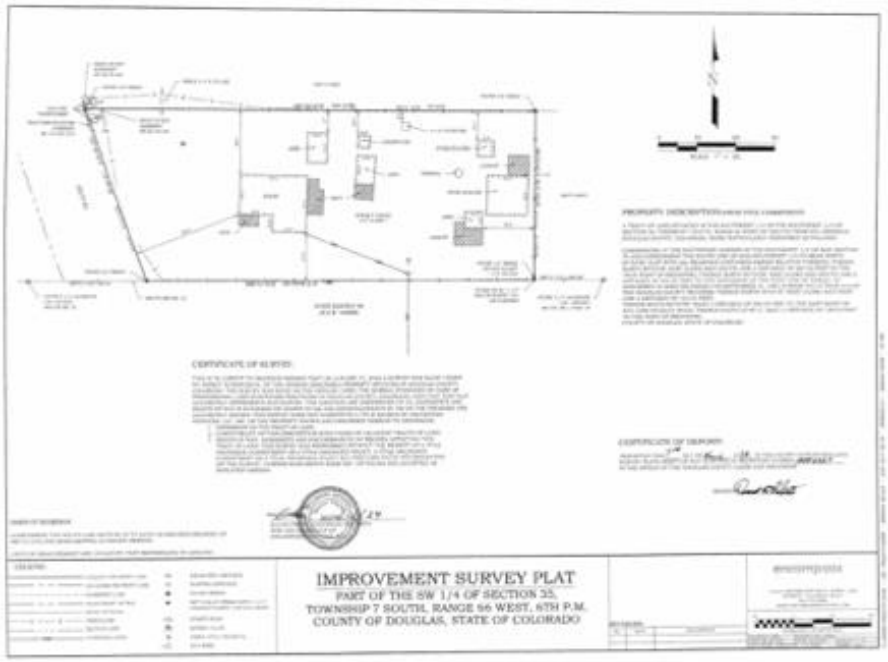
State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 26th day of February, 2024 by Joel C. Wendler and Laura M. Wendler.

Notary Public:
My Commission Expires: 10/27/2025



SHANOR & FRANKLIN LLC



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EXHIBIT B", Water Decree

DISTRICT COURT, WATER DIVISION 1, COLORADO Weld County Courthouse P.O. Box 2038 Greeley, CO 80632	DATE FILED: August 20, 2020 2:02 PM CASE NUMBER: 2020CW3028 **▲ COURT USE ONLY ▲**
APPLICATION FOR UNDERGROUND WATER RIGHTS OF JOEL and LAURA WENDLER, Applicants, IN ELBERT COUNTY	Case Number: 2020CW3028
FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, AND JUDGMENT AND DECREE	

A claim for underground water rights was filed in this case on February 28, 2020. All matters contained in the application having been reviewed, such testimony having been taken and evidence presented as was necessary, and being otherwise fully advised in the premises, it is hereby the Ruling of the Referee as follows:

FINDINGS OF FACT

1. Name and Address of Applicants:

   Joel and Laura Wendler
   P.O. Box 1357
   Elizabeth, CO 80107

2. Statements of Opposition: No statements of opposition were filed and the time for filing of such statements has expired.

3. Subject Matter Jurisdiction: Timely and adequate notice of the application was published as required by statute, and the Court has jurisdiction over the subject matter of this proceeding and over the parties affected hereby, whether they have appeared or not.

APPROVAL OF GROUNDWATER RIGHTS

4. Aquifers and Location of Groundwater: Applicants are granted a decree for rights to groundwater in the not nontributary Upper Dawson and nontributary Denver, Arapahoe and Laramie-Fox Hills aquifers underlying 2.1 acres generally located in the SW1/4 SW1/4 of Section 35, Township 7 South, Range 66 West of the 6th P.M., Douglas County, Colorado, as shown on **Exhibit A** ("Subject Property"). Applicants are the owners of the Subject Property.

5. Well Locations, Pumping Rates, and Annual Amounts: The groundwater may be withdrawn at rates of flow necessary to withdraw the amounts decreed herein. The

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groundwater will be withdrawn through any number of wells necessary, to be located at any location on the Subject Property. Applicants waive any 600-foot spacing rule for wells located on the Subject Property, but must satisfy C.R.S. § 37-90-137(4), for wells owned by other on adjacent properties. The following average annual amounts are available for withdrawal subject to the Court's retained jurisdiction in this matter.

Aquifer	Saturated Thickness (feet)	Annual Amount (acre-feet)	Total Amount (acre-feet)
Upper Dawson	55	0.231 (NNT)	23.1
Denver	260	0.928 (NT)	92.8
Arapahoe	255	0.91 (NT)	91.0
Laramie-Fox Hills	190	0.598 (NT)	59.8

These amounts conform to the values and amounts referenced in the State Engineer's Determination of Facts dated April 15, 2020.

6. Decreed Uses: The water will be used, reused, and successively used for domestic, commercial, irrigation, livestock watering, fire protection, and augmentation purposes, including storage, both on and off the Subject Property.

7. Final Average Annual Amounts of Withdrawal:

7.1 Final determination of the applicable average saturated sand thicknesses and resulting average annual amounts available to Applicants will be made pursuant to the retained jurisdiction of this Court, as described in Paragraph 17 below. The Court shall use the acre-foot amounts in Paragraph 5 herein in the interim period, until a final determination of water rights is made.

7.2 The allowed annual amount of groundwater which may be withdrawn through the wells specified above and any additional wells, pursuant to C.R.S. § 37-90-137(10), may exceed the average annual amount of withdrawal, as long as the total volume of water withdrawn through such wells and any additional wells constructed subsequent to the date of this decree does not exceed the product of the number of years since the date of the issuance of any well permits or the date of this decree, whichever is earliest in time, multiplied by the average annual amount of withdrawal, as specified above or as determined pursuant to the retained jurisdiction of the Court. However, amounts set forth in well permits will not be exceeded.

8. Source of Groundwater and Limitations on Consumption:

8.1 The groundwater to be withdrawn from the Denver, Arapahoe and Laramie-Fox Hills Aquifers is "nontributary groundwater" as defined in C.R.S. § 37-90-103(10.5), and in the Denver Basin Rules, the withdrawal of which will not, within 100 years of continuous withdrawal, deplete the flow of a natural stream, including a natural stream as defined in C.R.S. §§ 37-82-101(2) and 37-92-

102(1)(b), at an annual rate greater than 1/10 of 1% of the annual rate of withdrawal. The groundwater to be withdrawn from the Upper Dawson Aquifer is "not nontributary" as defined in C.R.S. §§ 37-90-103(10.7) and 37-90-137(9)(c.5) and will not be withdrawn without a plan for augmentation.

8.2 Applicants may not consume more than 98% of the annual quantity of water withdrawn from the nontributary aquifers. The relinquishment of 2% of the annual amount of water withdrawn to the stream system, as required by the Denver Basin Rules effective January 1, 1986, may be satisfied by any method selected by the Applicants and satisfactory to the State Engineer, so long as Applicants can demonstrate that an amount equal to 2% of such withdrawals (by volume) has been relinquished to the stream system.

8.3 There is unappropriated groundwater available for withdrawal from the subject aquifers beneath the Subject Property, and the vested water rights of others will not be materially injured by such withdrawals as described herein. Withdrawals hereunder are allowed on the basis of an aquifer life of 100 years, assuming no substantial artificial recharge within 100 years. No material injury to vested water rights of others will result from the issuance of permits for wells which will withdraw not nontributary and nontributary groundwater or the exercise of the rights and limitations specified in this decree.

9. Additional Wells and Well Fields:

9.1 Applicants may construct additional and replacement wells in order to maintain levels of production, to meet water supply demands or to recover the entire amount of groundwater in the subject aquifers underlying the Subject Property. As additional wells are planned, applications shall be filed in accordance with C.R.S. § 37-90-137(10).

9.2 Two or more wells constructed into a given aquifer shall be considered a well field. In effecting production of water from such well field, Applicants may produce the entire amount which may be produced from any given aquifer through any combination of wells within the well field.

9.3 In considering applications for permits for wells or additional wells to withdraw the groundwater which is the subject of this decree, the State Engineer shall be bound by this decree and shall issue said permits in accordance with provisions of C.R.S. § 37-90-137(10).

9.4 In the event that the allowed average annual amounts decreed herein are adjusted pursuant to the retained jurisdiction of the Court, Applicants shall obtain permits to reflect such adjusted average annual amounts. Subsequent permits for any wells herein shall likewise reflect any such adjustment of the average annual amounts decreed herein.

10. Conditions for Well Operation and Construction:

For each well constructed pursuant to this decree, Applicants shall comply with the following conditions:

10.1 A totalizing flow meter shall be installed on the well discharge pipe prior to withdrawing any water therefrom, and shall be maintained and operational at all times for the life of the well. Applicants shall keep accurate records of all withdrawals by the well, make any calculations necessary, and submit such records to the Water Division 1 Engineer upon request.

10.2 The entire length of the open bore hole shall be geophysically surveyed prior to casing and copies of the geophysical log submitted to the Division of Water Resources. Applicants may provide a geophysical log from an adjacent well or test hole, pursuant to Rule 9A of the Statewide Rules and acceptable to the State Engineer, which fully penetrates the aquifer, in satisfaction of the above requirement.

10.3 Groundwater production shall be limited to the specific identified aquifer. Plain, unperforated casing must be installed and properly grouted to prevent withdrawal from or intermingling of water from zones other than those for which the well was designed.

10.4 Each well shall be permanently identified by its permit number, this Water Court Case Number, and the name of the producing aquifer on the above-ground portion of the well casing or on the pump house.

CONCLUSIONS OF LAW

11. Full and adequate notice of the application was given, and the Court has jurisdiction over the subject matter and over the parties whether they have appeared or not.

12. The Water Court has jurisdiction over this proceeding pursuant to C.R.S. § 37-90-137(6). This Court concludes as a matter of law that the application herein is one contemplated by law. C.R.S. § 37-90-137(4).

13. The application for a decree confirming Applicants' right to withdraw and use all unappropriated groundwater from the nontributary aquifers beneath the Subject Property as described herein pursuant to C.R.S. § 37-90-137(4), is granted, subject to the provisions of this decree. The Upper Dawson Aquifer groundwater decreed herein will not be withdrawn and used until it is included in a separate plan for augmentation.

JUDGMENT AND DECREE

14. The Findings of Fact and Conclusions of Law set forth above are hereby incorporated into the terms of this Ruling and Decree as if the same were fully set forth herein.

15. Applicant may withdraw the subject groundwater herein through wells to be located anywhere on the Subject Property in the average annual amounts and at the estimated average rates of flow specified herein, subject to the limitations herein and the retained jurisdiction by this Court.

16. The groundwater rights described in the Findings of Fact are hereby approved, confirmed and adjudicated, including and subject to the terms and conditions specified herein. No owners of or persons entitled to use water under a vested water right or decreed conditional water right will be injured or injuriously affected by the pumping of Applicants' groundwater resources as decreed herein

17. Retained Jurisdiction:

17.1 The Court retains jurisdiction as necessary to adjust the average annual amounts of groundwater available under the Subject Property to conform to actual local aquifer characteristics as determined from adequate information obtained from wells, pursuant to C.R.S. § 37-92-305(11). Within 60 days after completion of any well decreed herein or any test hole(s), Applicants or any successor in interest to these water rights shall serve copies of such log(s) upon the State Engineer.

17.2 At such time as adequate data is available, any person, including the State Engineer, may invoke the Court's retained jurisdiction to make a Final Determination of Water Right. Within four months of notice that the retained jurisdiction for such purpose has been invoked, the State Engineer shall use the information available to him to make a final determination of water rights findings. The State Engineer shall submit such finding to the Water Court and the Applicants.

17.3 If no protest to such finding is made within 60 days, the Final Determination of Water Rights shall be incorporated into the decree by the Water Court. In the event of a protest, or in the event the State Engineer makes no determination within four months, such final determination shall be made by the Water Court after notice and hearing.

18. The groundwater rights decreed herein are vested property rights appurtenant to the Subject Property and shall remain appurtenant unless expressly severed by conveyance to someone other than the property owner. If any deed for the Subject Property is silent to the conveyance of the water rights decreed herein, it is assumed that the water rights have been conveyed as an appurtenance to the Subject Property, unless all or part of the water rights have been previously severed.

19. After the referee ruling was entered on July 28, 2020, a correction was made to the table in paragraph 5. The referee finds that this correction does not require an extension of the protest period.

Date: August 3, 2020

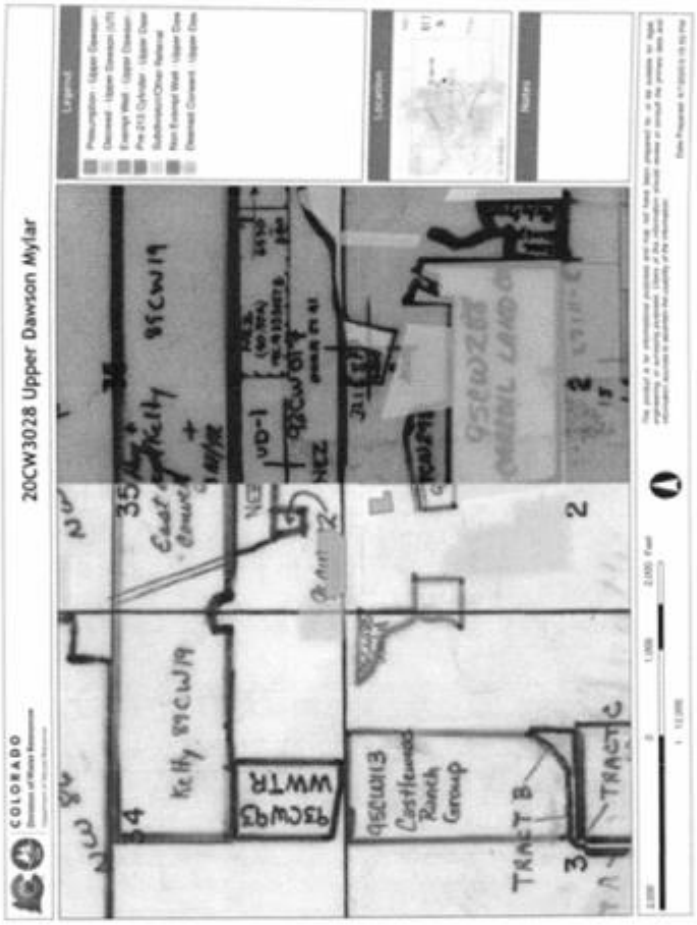
John S. Cowan
Water Referee
Water Division One

The Court finds that no protest was filed in this matter. The foregoing is confirmed and is made the judgment and decree of this Court.

Date: August 20, 2020

James F. Hartmann
Water Judge
Water Division One

SHANOR & FRANKLIN LLC

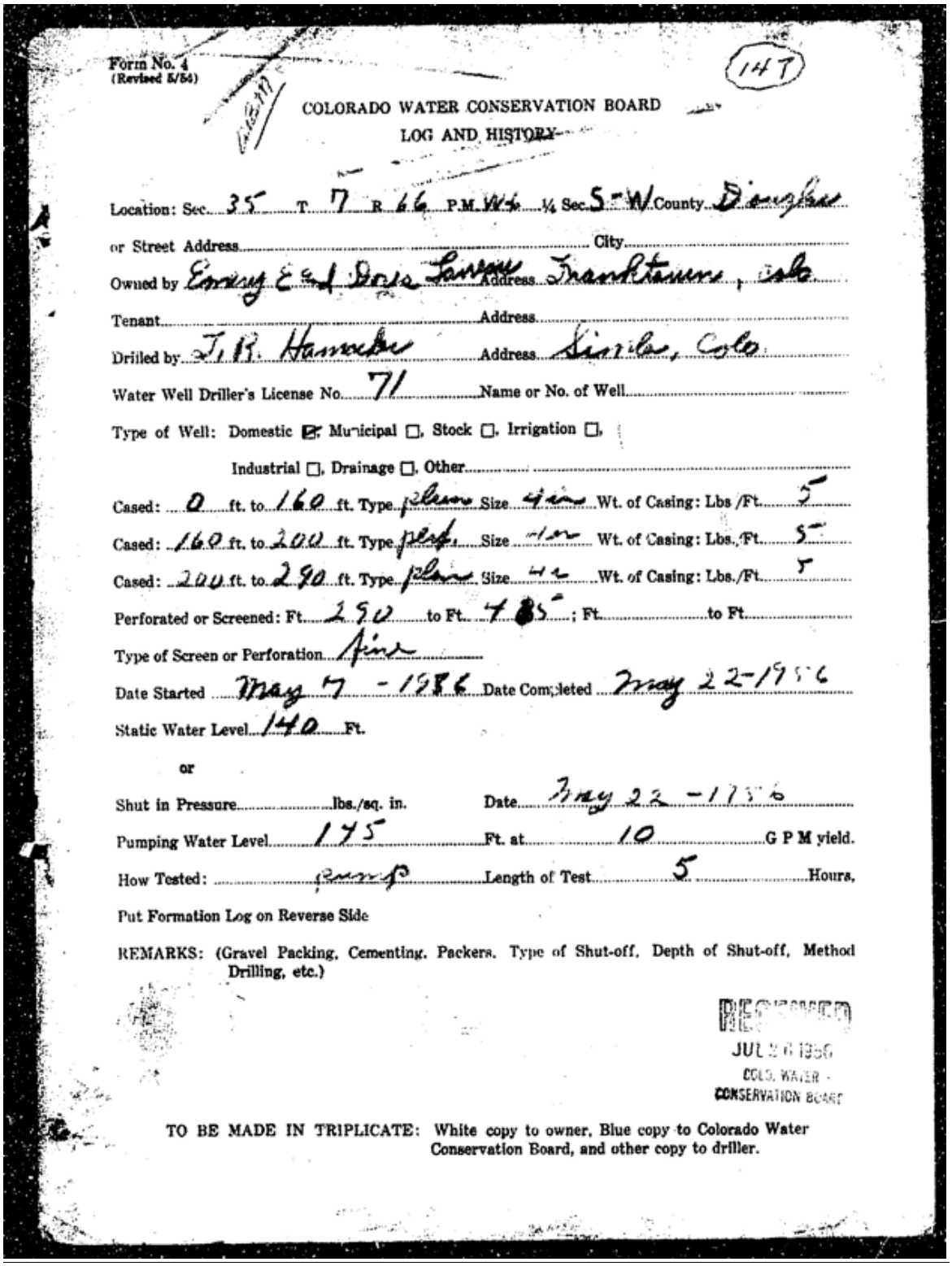


Joel and Laura Wendler
Case No. 20CW3028

EXHIBIT A

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Exhibit C: WELL PERMIT WCB-147



Form No. 4
(Revised 5/56)

147

COLORADO WATER CONSERVATION BOARD
LOG AND HISTORY

Location: Sec. 35 T. 7 R. 66 P.M. W½ ¼ Sec. S-W County Douglas

or Street Address ____ City ____

Owned by Emery E. & Doris Lowry Address Franktown, Colo.

Tenant ____ Address ____

Drilled by J. B. Hamaker Address Sirrle, Colo.

Water Well Driller's License No. 71 Name or No. of Well ____

Type of Well: Domestic ☑, Municipal ☐, Stock ☐, Irrigation ☐,

Industrial ☐, Drainage ☐, Other ____

Cased: 0 ft. to 160 ft. Type plain Size 4 in Wt. of Casing: Lbs./Ft. 5

Cased: 160 ft. to 200 ft. Type perf. Size 4 in Wt. of Casing: Lbs./Ft. 5

Cased: 200 ft. to 290 ft. Type plain Size 4 in Wt. of Casing: Lbs./Ft. 5

Perforated or Screened: Ft. 290 to Ft. 785' ; Ft. ____ to Ft. ____

Type of Screen or Perforation Fine

Date Started May 7 - 1956 Date Completed May 22-1956

Static Water Level 140 Ft.

or

Shut in Pressure ____ lbs./sq. in. Date May 22 - 1956

Pumping Water Level 175 Ft. at 10 G P M yield.

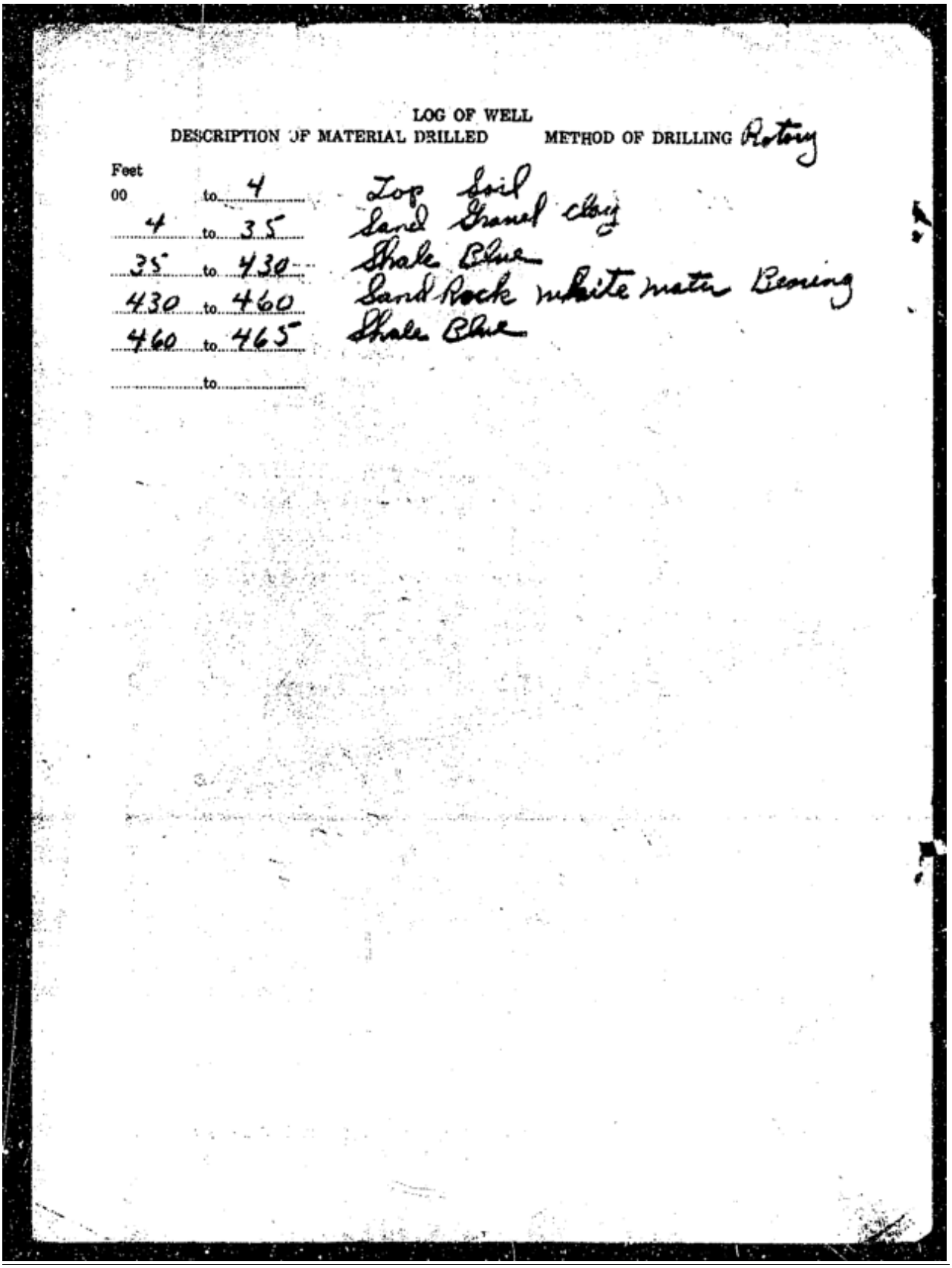
How Tested: Pump Length of Test 5 Hours.

Put Formation Log on Reverse Side

REMARKS: (Gravel Packing, Cementing, Packers, Type of Shut-off, Depth of Shut-off, Method Drilling, etc.)

RECEIVED
JUL 26 1956
COLO. WATER
CONSERVATION BOARD

TO BE MADE IN TRIPLICATE: White copy to owner, Blue copy to Colorado Water Conservation Board, and other copy to driller.



LOG OF WELL

DESCRIPTION OF MATERIAL DRILLED METHOD OF DRILLING Rotary

Feet			
00	to	4	Top Soil
4	to	35	Sand Gravel clay
35	to	430	Shale Blue
430	to	460	Sand Rock white water Bearing
460	to	465	Shale Blue
	to		

Form No. 3
(Revised 5/54)

COLORADO WATER CONSERVATION BOARD
NOTIFICATION OF INTENTION TO DRILL ☑, REDRILL ☐.
RECASE ☐, OR DEEPEN ☐ A WATER WELL

District No. 2 Name or Number of Well

Name of Driller J. R. Hamacher Phone No. 66

Address Sinks, Colo.

Well Driller's License No. 71 Date Start of Work May 7 1956

Land Owner's Name Emery & Louis Loveau

Address Franktown, Colo.

Estimated Depth of Well 465 Ft.

Diameter of Well 6 In.

Diameter of Casing 4½ In.

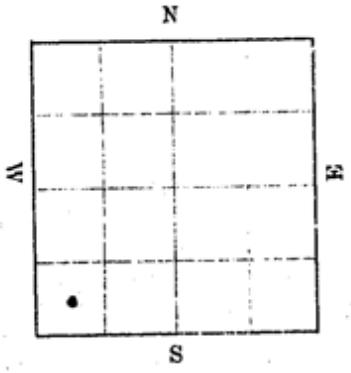
Weight of Casing 5 Lbs./Ft.

LOCATION OF WELL

Section N35 County Douglas

Twp. 7 Range 66 P.M. 6th

Please mark well location to nearest 40 acres (small square) below.



Type of Well: Domestic ☑
Irrigation ☐
Municipal ☐
Stock ☐
Other

Method to be used in drilling: Rotary

Estimated Depth of Bottom and Top of Shutoff

Type of Shutoff

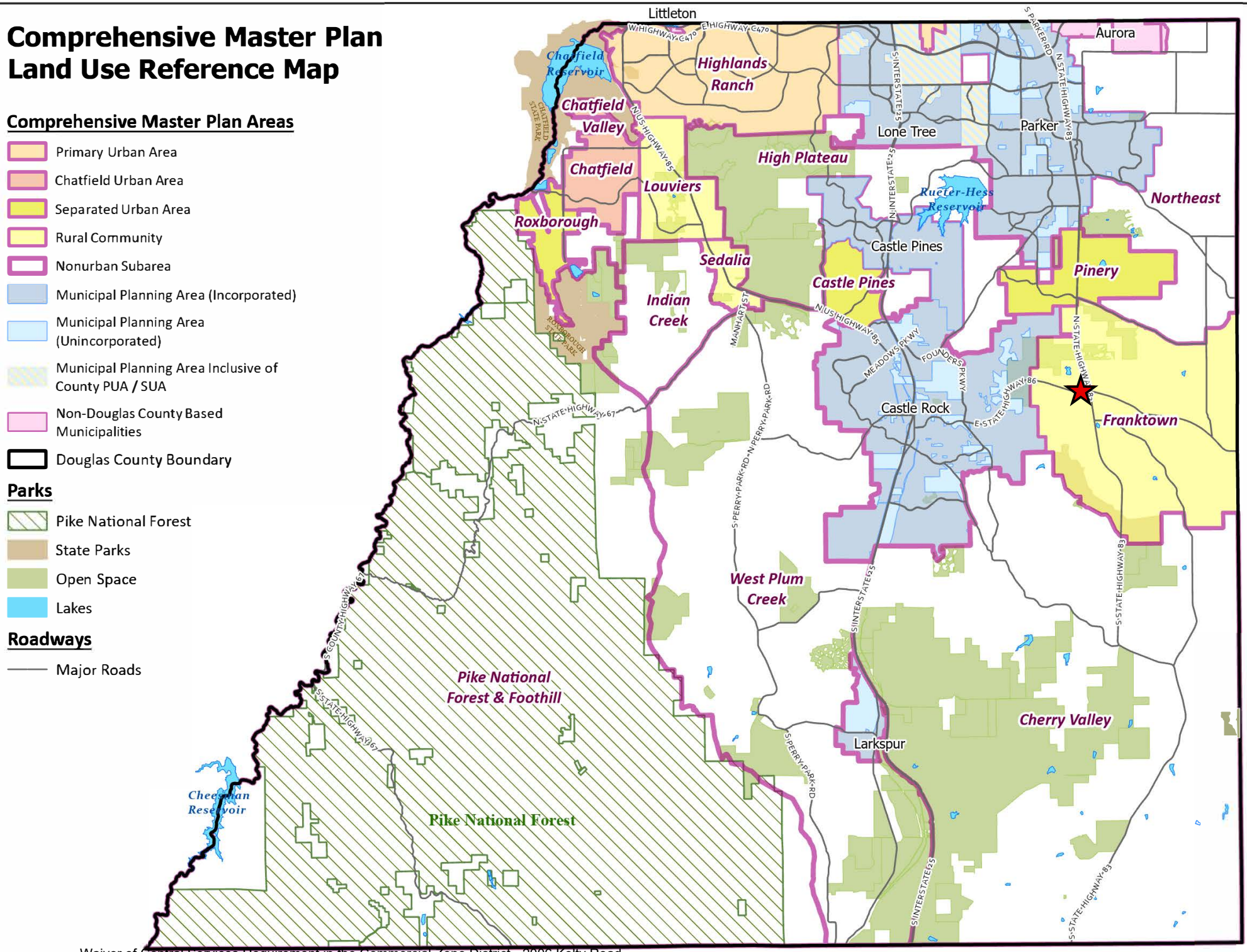
If above location is unknown, complete the following:

County

City, Town or Subdivision

Street Address of Well Location

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

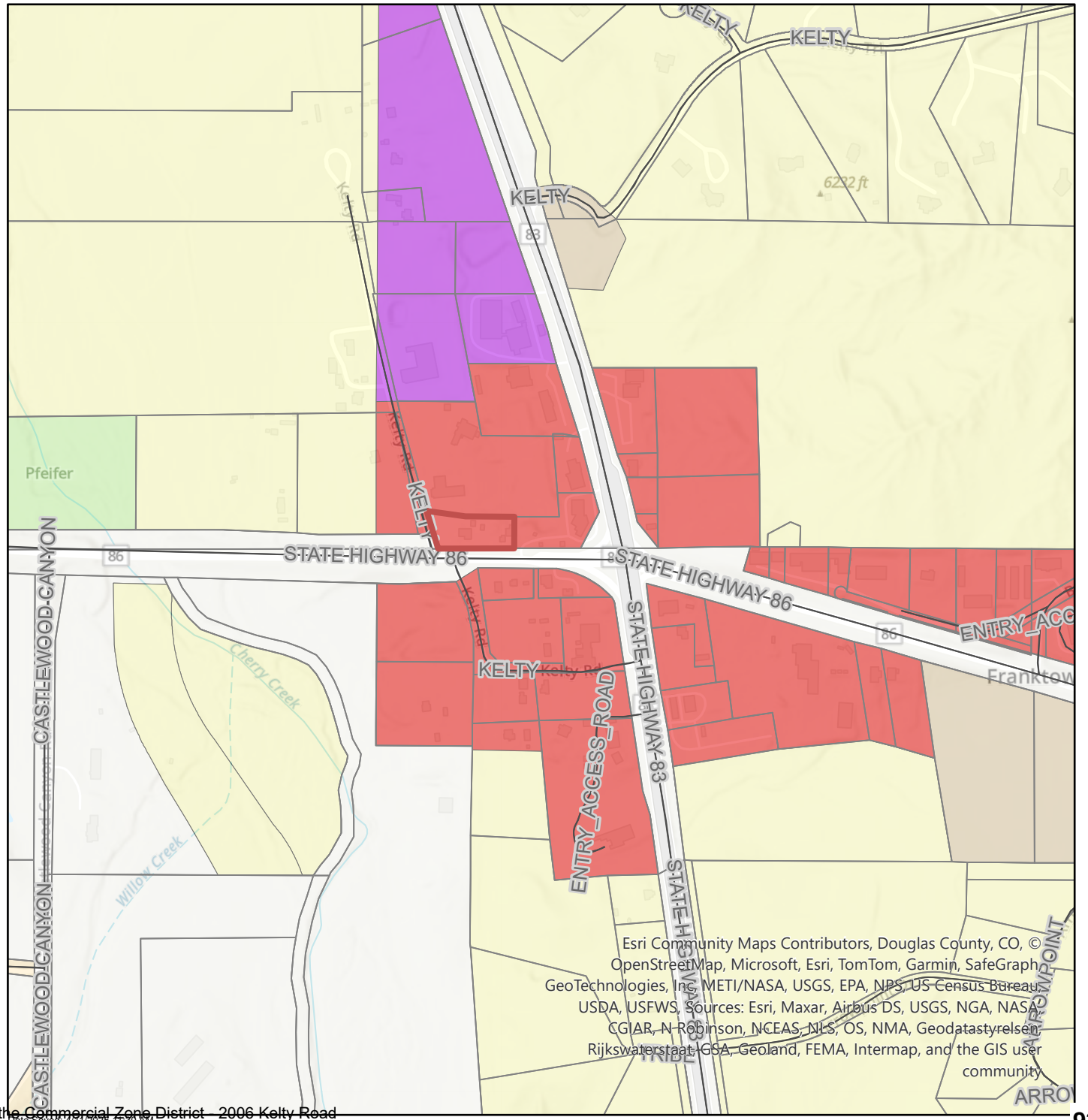
Waiver of Central Services Requirement in the C Zone District

SP2024-081
Zoning Map

N

LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- C - COMMERCIAL
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION



Waiver of Central Services Requirement in the Commercial Zone District - 2006 Kelty Road
Date Saved: 4/11/2025 11:30 AM
Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0bd0

Waiver of Central Services Requirement in the C Zone District

SP2024-081
Aerial Map

N

LEGEND
- Roads
- Major Roads
- Parcels - PARCELS



Date Saved: 4/11/2025 11:32 AM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0bd0

October 10, 2024

Eric Pavlinek, Project Planner
Douglas County Department of Community Development
Transmitted via email: epavlinek@douglas.co.us

Re: Franktown Coffee at 2006 Kelty Road
Project File #: SP2024-081
Part of the S ½ SW ¼ SW ¼ of Sec. 35, Twp. 7 South, Rng. 66 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Referral No. 32512

Dear Eric Pavlinek:

We have reviewed the referral to renovate existing structures on an approximately 1-acre parcel at 2006 Kelty Road into a coffee shop. Residential use will continue on the site.

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.

The estimated peak water demand for the commercial business is 42.2 gpm. The water demand for the continued residential water use was not provided.

The proposed water supply is an existing well with permit no. 24201. Permit no. 24201 was issued on June 7, 1965 for domestic use. The use of this well is limited to its historical uses that existed as of May 8, 1972 which have continued since that time [provided such uses are no greater than those uses allowed for a well permit pursuant to section 37-92-602(1), C.R.S., which are: fire protection, ordinary household purposes inside not more than three single-family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one acre of home gardens and lawns]. **Uses that are an expansion of the historical use of the well, such as added commercial uses, are not permitted.** While this permit was included in the referral, it is unclear whether this well is actually located on the property. The Well Yield Test Report submitted with the referral for a well located at 2006 Kelty Road shows a pumping level of 160 feet at the end of the test whereas well no. 24201 was only drilled to a depth of 40 feet. Based on the depth of the well, the well likely produces from the alluvial aquifer. Additionally, the original file for permit no. 24201 indicates the well is located at the northeast corner of the intersection of Highways 83 and 86, which is also not consistent with the property. In order to use this well for both

commercial and indoor household use, the Applicant must either obtain an exempt commercial well permit, using forms GWS-45 and GWS-57, which would limit the well to 108,600 gallons per year and no outdoor landscaping would be permitted; or the well must be included in a court-approved augmentation plan and re-permitted with a nonexempt well permit (form GWS-45).

A review of our records indicates that well permit no. 147-WCB, issued on July 26, 1956 for domestic use, may be the correct permit number for the well on the property. This is based on the location of the well according to the permit file consistent with the property, the depth and pumping level of the well at the time it was drilled consistent with the report included in the referral, and a recent Pump Installation Report filed by the previous landowner stating the well was located at 2006 Kelty Road. The use of this well is limited to its historical uses that existed as of May 8, 1972 which have continued since that time, provided such uses are no greater than those uses allowed for a well permit pursuant to section 37-92-602(1), C.R.S. as described above. **Uses that are an expansion of the historical use of the well, such as added commercial uses, are not permitted.** Based on the perforated intervals of the well, it appears the well produces from both the not-nontributary Upper Dawson aquifer and nontributary Lower Dawson aquifer. The well must be modified to produce from only one aquifer prior to being re-permitted. However, our preliminary estimates indicate there is not sufficient water in either aquifer to support both a commercial business and a residence.

Well permitting forms are available for download online. Permit applications may be emailed to DWRpermitsonline@state.co.us after which the Applicant will be invoiced the filing fee. The filing fee for a new permit application is $100. Evaluation of complete applications requires 4-6 weeks.

Lastly, the application materials indicate that stormwater detention structure(s) may be a part of this project. The Applicant should be aware that unless the structure(s) can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The Applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal to meet the notification requirements.

Please contact Wenli.Dickinson@state.co.us or 303-866-3581 x8206 with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Files for permit nos. 24201 and 147-WCB

Eric Pavlinek

From: Wenli Dickinson <wenli.dickinson@state.co.us>
Sent: Thursday, November 7, 2024 5:14 PM
To: Eric Pavlinek; Caroline Young-Henry
Subject: Re: Douglas County eReferral (SP2024-081) Is Ready For Review
Attachments: SP2024-081 Franktown Coffee (Douglas) - DWR Comments.pdf; 2_10039228 permit 336476.pdf; Policy 1985-1.pdf

Caroline and Eric,

The new permit for the well will be issued at 6pm today but is also attached. Note that though the permit is issued for commercial use, under Policy 1985-1, "Use of water from the well may include serving the ordinary household purposes of a single-family residential unit or units on the parcel, such as an on-site proprietor's residence or a caretaker/employee unit, provided the residential use is directly associated with the commercial business." Since the well is now permitted for the commercial business and associated residence, so long as the well is used in accordance with its permitted terms and conditions, the concerns raised in our October 10, 2024 letter regarding the well for SP2024-081 have been addressed.

Thank you,

Wenli Dickinson, P.E.
Water Resource Engineer
Team 1A: Division 1, Denver Basin
(303) 866-3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov

On Fri, Oct 11, 2024 at 12:21 PM Eric Pavlinek <epavlinek@douglas.co.us> wrote:

> Hi Wenli,
>
> Thank you for the review and comments regarding project SP2024-081. This is to confirm that I received the documents and will add them to the project file. The comments will also be provided to the applicant.
>
> Thanks,
>
> **Eric Pavlinek** | Principal Planner
>
> **Douglas County Department of Community Development**

Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.814.4377 **Main** | 303.660.7460

Email epavlinek@douglas.co.us

From: Dickinson - DNR, Wenli <wenli.dickinson@state.co.us>
Sent: Thursday, October 10, 2024 6:19 PM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Subject: Re: Douglas County eReferral (SP2024-081) Is Ready For Review

Hi Eric,

Attached are DWR's comments regarding SP2024-081 at 2006 Kelty Road. We have concerns that the applicant has misidentified the permit for their well, and also that the well is not permitted for commercial use. Please let me know if you have any questions.

Regards,

Wenli Dickinson, P.E.
Water Resource Engineer
Team 1A, Division 1, Denver Basin

(303) 866-3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov

---------- Forwarded message ---------
From: <epavlinek@douglas.co.us>
Date: Fri, Oct 4, 2024 at 9:26 AM
Subject: Douglas County eReferral (SP2024-081) Is Ready For Review
To: <joanna.williams@state.co.us>

There is an eReferral for your review. Please use the following link to log on to your account:

https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!e3VXUso5zPzBboQqCw6LEiferzVeuwLZiwFN72asGdpwzsaZt11xwVC483a6ADlVhrgJHLzSiASN_O2jhX2tH28K1FDdHw$

Project Number: SP2024-081

Project Title: 2006 Kelty Road

Project Summary: The applicant requests Site Improvement Plan (SIP) approval for a coffee shop and other mercantile uses on the 0.942-acre parcel. The subject property is zoned Commercial.

This referral will close on Friday, October 25, 2024.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 336476-
RECEIPT NUMBER 10039228

ORIGINAL PERMIT APPLICANT(S)

BRANDON MESSER

HEIDI MESSER

APPROVED WELL LOCATION

Water Division: 1 Water District: 8
Designated Basin: N/A
Management District: N/A
County: DOUGLAS
Parcel Name: N/A
Physical Address: 2006 KELTY ROAD FRANKTOWN, CO 80116

SW 1/4 SW 1/4 Section 35 Township 7.0 S Range 66.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 521069.0 Northing: 4360243.0

REGISTRATION OF EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) Construction details for this existing well have not been provided to this office; therefore, it is not known if the construction of this well is in compliance with the Water Well Construction Rules, 2 CCR 402-2. The issuance of this permit does not relieve the well owner of responsibility or liability in the event contamination of the groundwater source results from the construction or use of this well, nor does the State Engineer assume any responsibility or liability should contamination occur.

3) Recorded pursuant to CRS 37-92-602(5), as explained in State Engineer's Policy 1990-1, for historical use as indicated herein. This well produces 10 GPM, and is used for drinking and sanitary facilities as described in CRS 37-92-602(1)(c), in an individual commercial business, based on the Applicant's written claim regarding the historical use of this well prior to May 8, 1972. Water from this well shall not be used for lawn/landscape/greenhouse irrigation, domestic animal/livestock watering, or any other purpose outside the business building structure(s).

4) Approved as the only well providing water to this business, which is on a 1-acre parcel at 2006 Kelty Road, described as a portion of the SW 1/4 SW 1/4 of Sec. 35, Twp. 7 South, Rng. 66 West of the 6th P.M., Douglas County, more particularly described on Exhibit A in the well permit file.

5) Approved for to re-register an existing well constructed under permit no. 147-WCB. Well permit no. 147-WCB, permitted for domestic use is re-registered for the actual historical commercial exempt use. The issuance of this permit hereby cancels permit no. 147-WCB.

6) The annual amount of groundwater to be withdrawn shall not exceed one (1) acre-foot (325,900 gallons).

7) The date of first beneficial use, as claimed by the applicant, is 1956.

8) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.

9) This well shall be located not more than 200 feet from the location specified on this permit.

10) The return flow from the use of this well must be through an individual wastewater disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

Wenli Dickinson

Issued By WENLI DICKINSON

Date Issued: 11/7/2024

Expiration Date: N/A

Eric Pavlinek

Subject: RE: FW: Douglas County eReferral (SP2024-081) Is Ready For Review

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
Sent: Monday, April 14, 2025 2:22 PM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Cc: Dickinson - DNR, Wenli <wenli.dickinson@state.co.us>
Subject: Re: FW: Douglas County eReferral (SP2024-081) Is Ready For Review

Good Afternoon,
Based on the information provided by Wenli on November 7, 2024 email our concerns raised from the October 10, 2024 letter have been addressed. Therefore, so long as the new well permit no. 336476 is used in accordance with its permitted terms and conditions, we have no additional comments on SP2024-081 referral.
Best regards,

Ioana Comaniciu, P.E.
Water Resources Engineer

P 303-866-3581 x 8246
1313 Sherman St., Suite 818, Denver, CO 80203
ioana.comaniciu@state.co.us | www.colorado.gov/water

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

April 10, 2025

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: SP2024-081

Dear Mr. Pavlinek

Thank you for the opportunity to review and comment on the application for a Site Improvement Plan for the coffee shop at 2006 Kelty Rd. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comments.

Food Service Plan Review
Plans for all new and remodeled retail food establishments must be reviewed by DCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction.

The Food Service Plan Review is currently underway with DCHD. Upon completion, a Plan Review Approval Letter will be issued by DCHD.

On-Site Wastewater Treatment System (OWTS) – within 400 feet of sewer line

Douglas County Health Department Regulation Number 22-01, Section 3.6.B states that the Department may refuse to issue a permit for the construction of an OWTS where a sewage treatment works is available within 400 feet of the nearest property line and connection can be made thereto. In order for the Department to issue a permit, the applicant shall provide a letter from the sewer district, municipality or county having jurisdiction, stating whether it is permissible for the Department to issue a permit for installation, alteration or repair of an OWTS.

This letter has been provided by the Franktown Business Area Metropolitan District. DCHD has no objection to an OWTS as the method of wastewater disposal.

On-Site Wastewater Treatment System (OWTS) – Use Permit
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Douglas County Health Department Regulation Number 22-01, Section 4.2 requires a Use Permit be obtained following a change in use of the property from residential to commercial.

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

A Use Permit (Permit #STS31154) was issued on 07/12/2024 for the sale of the property. DCHD will not require an additional Use Permit inspection for the "change in use", but instead would require an evaluation by a certified septic designer to determine if the existing septic system can accommodate the proposed commercial use. A list of certified septic designers can be found at: https://www.cpow.net/owts-practitioners-certificate-holders/.

DCHD would recommend waiting for the Plan Review Approval Letter to be issued before proceeding with the septic evaluation. This will ensure that the septic designer will have all pertinent information for the evaluation.

This septic evaluation should also include the installation of a grease interceptor, which is required for Retail Food Establishments that rely on an OWTS for wastewater disposal. The grease interceptor should be sized appropriately for the proposed use.

Please contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments.

Sincerely,



Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

DOUGLAS COUNTY
COLORADO

Memorandum

Date: April 30, 2025

To: Eric Pavlinek, Principal Planner

From: DJ Beckwith, Principal Planner
Lauren Pulver, Planning Supervisor
Kati Carter, AICP, Assistant Director of Planning Resources
Chris Pratt, Managing County Attorney

CC: Terence T. Quinn, AICP, Director of Community Development

Subject: **Water Commission Member Referral Comments**
SP2024-081 – 2006 Kelty RD

The Douglas County Water Commission (Commission) met on April 28, 2025 and provided comment on SP2024-081 – 2006 Kelty RD (Project). There was no consensus comment from the Commission, only individual comments were provided. All other members had no comment. The following is a summary of comments from each Commission member that provided comments on the Project. This Project was pulled from the agenda for discussion by Commission Member Harold Smethills.

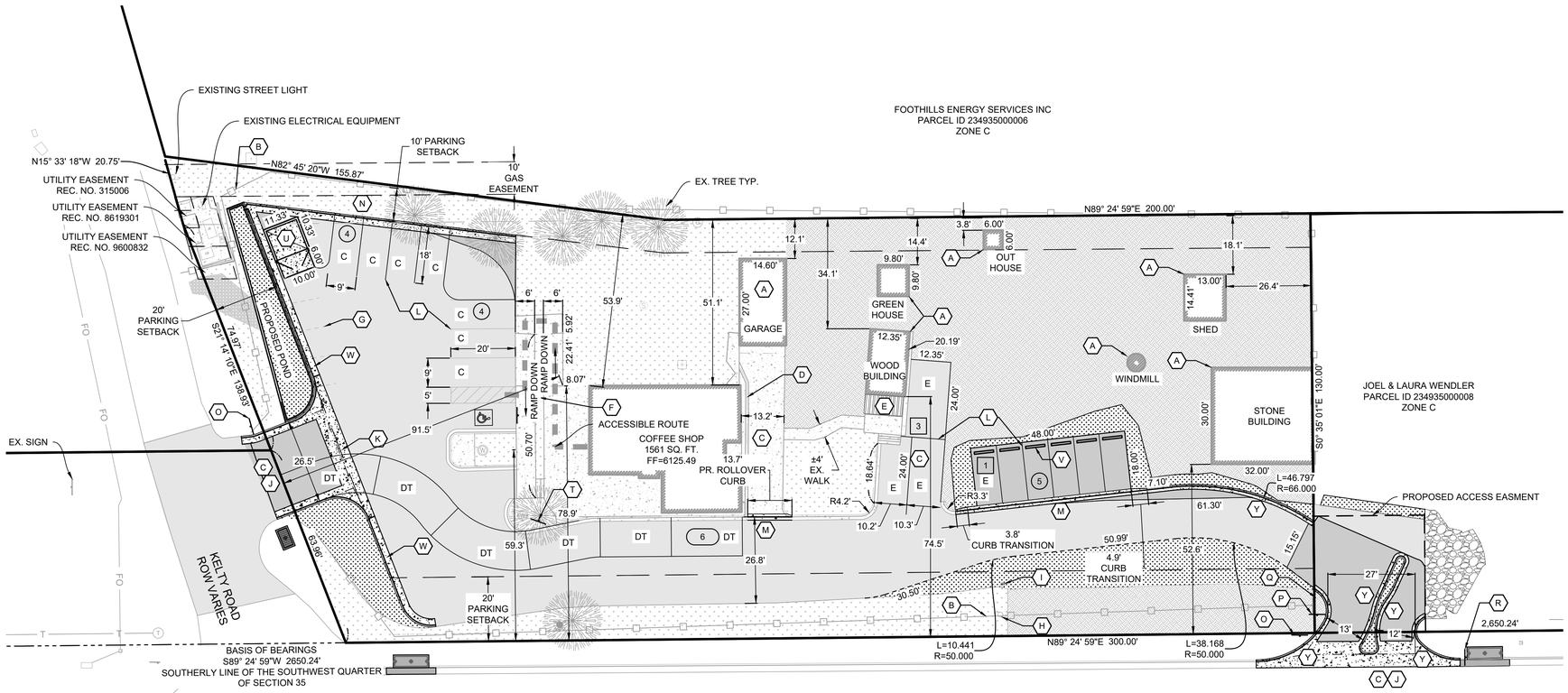
Harold Smethills: Member Smethills commented that the well permit for this Project is moving from residential use to restaurant use and was concerned about the increased usage of water on the property. Member Smethills stated that the applicant is asking for an exception to the County policy regarding central water and sewer in the Commercial Zone Districts. He further stated that a County policy should either provide greater clarity for exemptions or be enforced. Member Smethills stated that he did not see any reason to grant the exemption to the policy. He suggested that maybe the County needs to reevaluate this policy. Member Smethills did state that he had no objection to the what the applicants are wanting to do regarding the coffee shop.

Tricia Bernhardt: Member Bernhardt commented that she does not oppose this project. She stated that they do not have the option to connect to any kind of water district and that the water use would be minimal compared to other water wells in that area.

Evan Ela: Member Ela commented that he too had no opposition to the project. He spoke to the process the applicants would have to go through with the state, getting a well exemption to get an exempt commercial well permit. Member Ela stated that unless the state finds that their demands are too high, he had no reason to oppose the project.

2006 KELTY ROAD

PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., FRANKTOWN, COUNTY OF DOUGLAS, STATE OF COLORADO
1.005 ACRE
SITE IMPROVEMENT PLAN - SP2024-081



BENCHMARK

NAVD88 DERIVED BY GPS FROM DOUGLAS COUNTY BENCHMARK 4.009072
LOCATED AT THE SOUTH SIDE OF HIGHWAY 86 EAST OF FRANKTOWN
APPROXIMATELY 4 MILES NAVD88 6472.29

LEGEND:

	PROPERTY LINE
	CENTERLINE
	EXISTING SECTION LINE
5530	EXISTING CONTOUR
5530	PROPOSED CONTOUR
	EXISTING FENCE LINE
E	EXISTING ELECTRIC LINE
FO	EXISTING FIBER OPTIC
T	EXISTING TELEPHONE LINE
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING UTILITY EASEMENT LINES
	EXISTING IMPROVEMENTS TO BE DEMOLISHED
	STORM WATER FLOW DIRECTION
	EXISTING CONCRETE
	EXISTING ASPHALT
	EXISTING LANDSCAPE
	EXISTING VEGETATION
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	PROPOSED REVEGETATION
	PROPOSED 6" CLASS VI ROAD BASE
	PROPOSED POND GUARDRAIL
	PROPOSED DRAINAGE SWALE
	EXISTING POWER POLE
	EXISTING GUY WIRE
	EXISTING STREET SIGN
BOP	BOTTOM OF POND
BOW	BOTTOM OF WALL
C&G	CURB AND GUTTER
ESMT.	EASEMENT
EOA	END OF ASPHALT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOWLINE
PR.	PROPOSED
TOW.	TOP OF WALL
R.O.W./ROW	RIGHT-OF-WAY
	ACCESSIBLE ROUTE

KEY

- (A) EX. BUILDING STRUCTURE
- (B) EX. FENCE
- (C) EX. DRIVEWAY
- (D) EX. CONCRETE SWALE
- (E) EX. WOOD DECK
- (F) EX. PLANTER
- (G) EX. PARKING STRIPE TO BE REMOVED
- (H) EX. POWER POLE
- (I) EX. GUY WIRE
- (J) PR. DRIVEWAY
- (K) PR. DRAINAGE CROSSPAN
- (L) PR. PARKING STRIPE
- (M) PR. RURAL LOCAL MOUNTABLE CURB WITH MODIFIED 12" GUTTER
- (N) PROPERTY BOUNDARY GAP, DOUGLAS COUNTY ASSESSOR MAP BOOK 2349-35, DATED 4/10/2024
- (O) PR. 30"X30" "STOP" SIGN
- (P) PR. 24"X18" "RIGHT TURN ONLY" SIGN
- (Q) EX. "DO NOT ENTER" AND "STOP" SIGNS MOUNTED ON FENCE
- (R) EX. "NO LEFT TURN" SIGN TO BE RELOCATED
- (S) PR. VAN ACCESSIBLE ADA SIGN
- (T) PR. MENU BOARD
- (U) TRASH DUMPSTER ENCLOSURE
- (V) WHEEL STOP, 6 TOTAL
- (W) 6" VERTICAL CURB AND GUTTER
- (Y) 6" VERTICAL MEDIAN CURB AND GUTTER (CATCH)
- (13) TOTAL NUMBER OF NUMBER OF PARKING SPACES (CLIENTS)
- [4] TOTAL NUMBER OF NUMBER OF PARKING SPACES (EMPLOYEES)
- (6) TOTAL NUMBER OF DRIVE-THRU STORAGE SPACES

0' 20' 40' FEET

Know what's below. Call before you dig.

ENGINEERING INITIALS/DATE	
PLANNING INITIALS/DATE	
OWNER INITIALS/DATE	
LESSEE (IF APPLICABLE)	INITIALS/DATE

#	DATE	REVISION DESCRIPTION
1	08/30/24	SUBMITTAL TO DOUGLAS COUNTY
2	11/16/2025	SUBMITTAL TO DOUGLAS COUNTY

DRN TWD
CHK
DSG TWD

2006 KELTY ROAD

SITE PLAN

ACTION CIVIL ENGINEERING
9777 PYRAMID CT, SUITE 150
ENGLEWOOD, CO 80112 720.826.3965
tdenning@actioncivileng.com

JOB NO. 2412
SCALE ---
DATE 1/20/2025
SHEETS 06
SHEET 02

MEETING DATE: July 22, 2025

STAFF PERSON RESPONSIBLE: Mike Pesicka, AICP, Principal Planner

DESCRIPTION: Pinery Planned Development, 31st Amendment - Major Planned Development Amendment. Project File: ZR2023-002.

SUMMARY: The request is for a Major Amendment to the Pinery Planned Development to reconfigure Planning Areas 62 and 63, increase the maximum number of dwelling units allowed in what is currently Planning Area 63 from 15 to 45, and establish development standards for building heights and setbacks.

STAFF ASSESSMENT: Staff has evaluated the Major Planned Development Amendment request in accordance with Section 15 of the Douglas County Zoning Resolution. Should the Board find that the approval standards for the Major Planned Development Amendment are met; the following proposed condition should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Pinery Planned Development, 31st Amendment document shall be made to the satisfaction of Douglas County.
2. A Class III Cultural Resource Survey shall be provided with the submittal of a preliminary plan application for the site.
3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	7/8/2025
Jeff Garcia	Approve	7/15/2025
Andrew Copland	Approve	7/16/2025
Doug DeBord	Approve	7/16/2025
Samantha Hutchison - FYI	Notified - FYI	7/16/2025

ATTACHMENTS:

7/8/2025 Supplemental Memo - ZR2023-002
ZR2023-002 Pinery PD 31st Amendment BCC Staff Report_Final_1-16-25 (1).pdf
Memo-Pinery PD 31st AmdBCCAddlCorresp-1-24-25
Memo - Pinery PD ZR2023-002 - Supplemental Information

DOUGLAS COUNTY
COLORADO

Memorandum

Date:	July 9, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	Mike Pesicka, Principal Planner Curtis J. Weitkunat, AICP, Long Range Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Pinery Planned Development 31st Major Amendment**
Project File:	**ZR2023-002**

Planning Commission Hearing:	**August 19, 2024 @ 7:00 p.m.**
Board of County Commissioners Hearing: continued	**September 24, 2024 @ 2:30 p.m.**
Board of County Commissioners Hearing: continued	**November 19, 2024 @ 2:30 p.m.**
Board of County Commissioners Hearing: continued	**December 10, 2024 @ 2:30 p.m.**
Board of County Commissioners Hearing: tabled	**January 28, 2025 @ 2:30 p.m.**
Board of County Commissioners Hearing:	**July 22, 2025 @ 2:30 p.m.**

I. SUMMARY

The Pinery Planned Development 31st Major PD Amendment application was tabled by the Board of County Commissioners at its January 28, 2025 public hearing for the applicant to address comments and questions from the Commissioners regarding the compatibility and character of the proposed development with the surrounding neighborhood.

To address Board comments, the applicant revised the PD Amendment request by reducing the number of residential lots from 45 to 44 and including equestrian-related uses. A revised Project Narrative, PD Guide, and PD Amendment Exhibit are attached to this summary along with the previous Board staff report dated January 16, 2025. The suggested conditions of approval in the original staff report remain unchanged. Engineering Services reviewed the revised documents, including an updated Phase I Drainage Report, and had no comments or concerns.

The 31st Amendment is located within the eastern half of the Pinery PD, east of S. Pinery Drive, south of S. Pinery Parkway, and immediately north of the Colorado Horse Park. A CMP vicinity map, zoning map, and aerial map are included in the original staff report and show the general location of the project area.

II. ASSESSMENT

Per Section 1522.08 of the Douglas County Zoning Resolution, the Board shall evaluate the revised Major Amendment for the Pinery Planned Development 31st Amendment and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies, and other guidelines. Should the Board find that the approval standards for the Major PD Amendment are met; the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Pinery Planned Development, 31st Amendment document shall be made to the satisfaction of Douglas County.

2. A Class III Cultural Resource Survey shall be provided with the submittal of a preliminary plan application for the site.

3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is condition upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Revised Project Narrative 3
Revised PD Zoning Map Amendment 45
Revised PD Development Guide 47
Public Responses Received since January 28, 2025, BCC Hearing..... 51

SHIRE MEADOWS NARRATIVE

INTRODUCTION

Shire Meadows encompasses 47 acres within Planning Area 63 of the Pinery 5th Amendment. The current land use for Shire Meadows is designated this area for fifteen 2.5-acre equestrian estate lots Located east of State Highway 83 (S. Parker Road) and south of South Pinery Parkway.

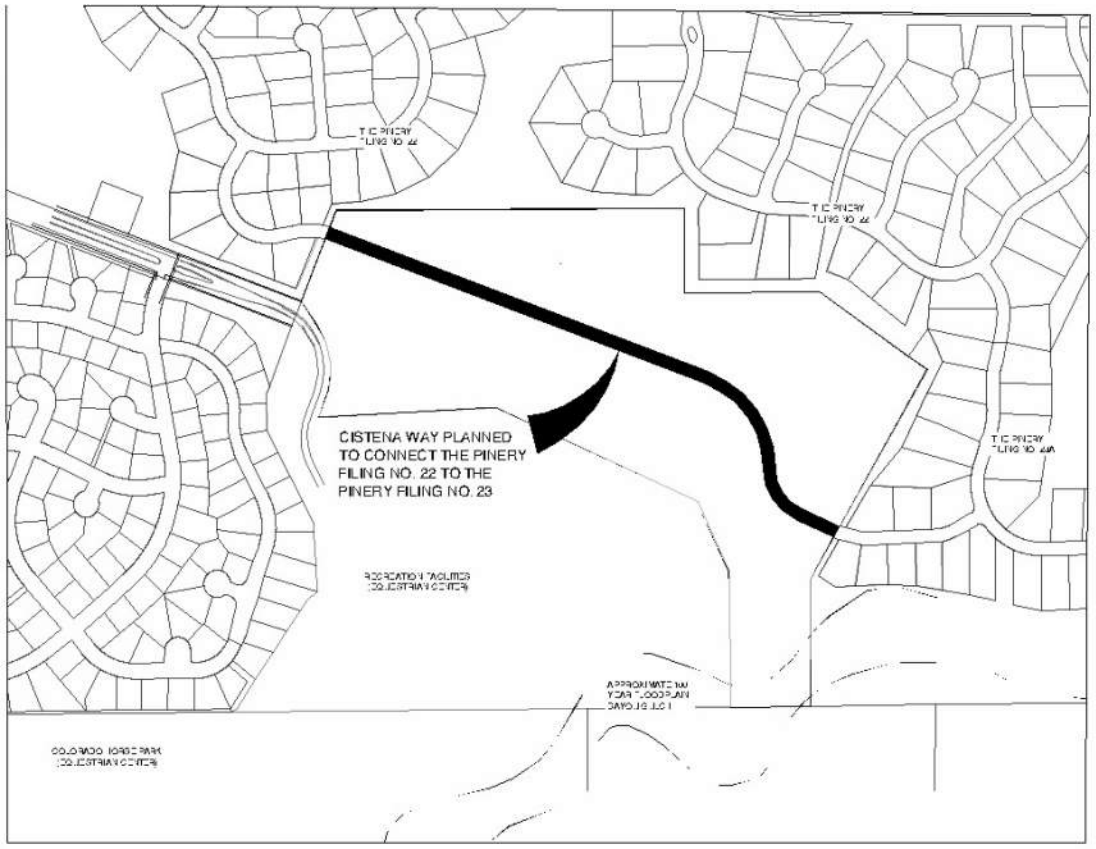
The Pinery Planned Development has undergone significant changes over the last 50 years having 30 amendments to the original PUD design. The visions for development of the Pinery community began as a custom home golf course community which was drastically changed to a ranchette horse and livestock community known as High Prairie Farms with an Equestrian center to promote competitive equine events. The Horse and livestock community seemed to be in alignment with the Western ideology for Colorado and Douglas County, but was unsuccessful. High Prairie Farms was unsuccessful partially due to less interest in small 2-1/2 acre ranchettes for livestock boarding. Today the trend for development of the Pinery community is to return to a custom home golf course community.

In summary, the Pinery development was originally planned for higher density single family detached homes. Then the property density was greatly reduced for 2-1/2 acre Equestrian lots. And finally, most of the amended property was returned to the higher density single family land use. The only property left with the 2-1/2 acres Equestrian lot zoning is Shire Meadows.

1. Originally, Shire Meadows and the surrounding area was planned for a higher density of 2,249 single family detached homes.
2. The Pinery Development 3rd Amendment reduced density across the entire development from 2,249 units to 414, allocating over 550 acres for 2.5-acre equestrian estate lots known as High Prairie Farms. These lots were designed to complement the adjacent Equestrian Center (now the Colorado Horse Park), enabling homeowners to own and board horses in support of the facility.
3. In 1994, the Pinery Development 5th Amendment restored much of the higher allowable density, replacing over 500 acres of equestrian estate lots with 1/3 to 3/4-acre residential lots—an area now known as the Timbers. Shire Meadows, however, was excluded from this rezoning because it was owned by the Colorado Horse Park's owner, who did not participate in the 5th Amendment changes.

Both the 3rd and 5th Amendments designated this area for fifteen 2.5-acre equestrian estate lots, with no changes to its land use between these amendments. As a result, Shire Meadows is surrounded on 3-sides with urban single family homes having 1/3 to 1/2 acre lots leaving no continuity with the existing surrounding subdivisions. This 31st Amendment to the Pinery Planned Development proposes increasing the allowable density with 44 single-family detached lots on half-acre parcels… an addition of 29 lots.

The original planners and designers of Pinery Filings No. 22 and 23 appear to have anticipated extending Cistena Way through Shire Meadows, as the road currently dead-ends at both boundaries of the property.



The exhibit above suggests that Shire Meadows is an infill area primed for residential development to integrate with the surrounding properties. While the concept of 2.5-acre lots with homes, barns, horses, and equipment may provide a buffer between urban residential developments and the Horse Park, such a land use contrasts sharply with the predominantly urban character of the surrounding areas. This Equestrian Estate designation, a remnant of the Pinery 3rd Amendment, presents a conflicting use alongside urban development.

Since the approval of the Pinery 5th Amendment, Shire Meadows has remained undeveloped, while Pinery Filings No. 22 and 23 are nearly fully built out. This inactivity highlights a lack of demand for small-lot Equestrian Estates and reflects the preferences of modern homeowners in the Pinery and Douglas County. The ownership of the Colorado Horse Park has changed in 2023, and it now functions as a facility for veterinary care and private horse show events, with NO services or connectivity planned for future homeowners in Planning Area 63 (PA 63).

Following the approval of the Pinery 3rd Amendment in 1989, several amendments—including the 5th, 7th, 14th, and 22nd—have introduced smaller custom home lots ranging from 1/3 to 1.5 acres. Today, Shire Meadows represents an undeveloped void between Pinery Filing No. 22 and Filing No. 23A. The current property owners request that Douglas County increase the allowable density to align zoning with neighboring properties. This proposal for half-acre lots will blend seamlessly with adjacent developments and have minimal impact on nearby neighborhoods. Additionally, open space will be incorporated along adjoining subdivisions, and a height restriction on homes along the northern and eastern boundaries will protect the views of existing homeowners. (See Attached Zoning Summary Exhibit).

The main objective for the Shire Meadows Development is not to simply create an urban single family subdivision to blend in with the surrounding single family developments which follows the community's development standards and land use for this area of the Pinery. The main objective must also **identify the community's perception of the commitments, and overall intent of the planned development.** The Pinery community has stated that they purchased their homes with the expectation that Shire Meadows would be an equestrian development. The community supports the ideology of living in Douglas County, Colorado with the dream of maintaining the "Old West" or "American Frontier" mentality which includes enjoyment of boarding and riding horses.

Unique to urban single family developments, the current zoning within the Pinery Community allows private recreational Horse boarding and riding enjoyment within Residential Land Use. Shire Meadows has included 11.7 acres located along the Southern portion of the site for a Private Equine boarding and enjoyment area as a beautiful amenity for the proposed Urban Housing development. The Equine land use will also act as a transitional buffer to the existing Colorado Horse Park located South of Shire Meadows.

The allowable total number of horses that may be boarded on the Private Equestrian Center is no more than 20. Equestrian Facility planners will be consulted to ensure proper facilities and care may be provided for the horses and provide sufficient trails and open space for riding enjoyment. Partial ownership of Horses may be encouraged to allow all residents of Shire Meadows to have active participation in the Private Equestrian Center.

A centrally located Barn, Coral and Stables are anticipated to be constructed with additional stables and loafing sheds located along the southern edge of the site near the Colorado Horse Park. The Stables and Loafing Sheds will be visible from adjacent neighborhoods and the Colorado Horse park to enhance the Western ideology and Equestrian theme.

The Common horse boarding stables and/or corral facilities, Barns, Community Center, Caretakers Residence, corals, paddocks and stables shall be for use by occupants or owners within the Pinery 40 development only. Parks and open space recreational areas including, but not limited to: equestrian riding, hiking, jogging and biking trails shall be for use by occupants or owners within the entire Pinery Community.

The Pinery 40 Development Homeowners Association will be responsible for maintenance and repair of all structures and fencing located on the Private Recreation Area. A management plan will be prepared for the Private Recreation Area and submitted to Douglas County with the Site Development Plan. The management plan will provide guidelines and procedures to manage vegetation, grazing, and removal of manure to maintain a clean aesthetic environment.

The Colorado Horse Park, located along Shire Meadows' southern boundary, includes horse corrals spanning the southern perimeter, as well as parking and administrative buildings to the south of the corrals. The main equestrian competition venues lie southwest of the administrative area. A 50-foot minimum open space buffer will be established along the southern boundary of the Pinery 40 development to separate the Equestrian Center livestock from the proposed single-family residences, providing a reasonable and effective transition. The equestrian venue itself remains sufficiently distanced from the new residential lots. (See Aerial Photo Below).



1520 Major Amendment - Approval Criteria

The following criteria shall be considered by the Board for approval of the major amendment:

[1520.01] Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

For **consistency in development standards**, Shire Meadows will seamlessly integrate with the surrounding neighborhoods. A person driving through Shire Meadows will not perceive any distinction between this area and the adjacent subdivisions. From the cohesive architectural styles to the preserved open landscapes, Shire Meadows will uphold the vision of elegant estate living within the Pinery community.

The proposed rezoning of Shire Meadows aims to align its land use with the neighboring residential developments. Architectural and development guidelines will match those established for Pinery Subdivision Filings 22 and 23. The Shire Meadows development will adopt the Planned Development Guide from the Pinery PD 5th Amendment, adhering to the same standards for building setbacks and height, except for additional height restrictions along the north and east property lines and a requirement for larger minimum lot sizes.

The Shire Meadows Subdivision borders Pinery Subdivision Filings 22 and 23 to the north, east, and west. While the concept of horse properties in Douglas County is intriguing and was likely romanticized during the 1980s, the urban living style has become more desirable for residential living. The 3rd Amendment to the Pinery Development allocated nearly 550 acres for equestrian estates to accommodate horses, reflecting the vision of living in Colorado on land suitable for livestock. This Equestrian style of living remains appealing to many, but the current zoning also allows for pigs, goats, chickens and many other livestock that is not compatible with the urbanized character of surrounding developments.

Shire Meadows has included 11.7 acres located along the Southern portion of the site for a Private Equine boarding and enjoyment to meet the **commitments, and overall intent of the planned development.** The private Equine Amenity allows for the Equine enjoyment but eliminates the incompatible livestock allowed under the current zoning. The Equine land use will also provide a transitional buffer to the existing Colorado Horse Park located South of Shire Meadows.

[1520.02] Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

Intent and Preservation

The Pinery is a unique and cherished community, unlike any other in Douglas County. Residents value the natural landscape, which features a harmonious mix of pine and deciduous trees, and homes thoughtfully nestled into the terrain. A fundamental principle of the Pinery Subdivision is preserving the existing natural environment.

To uphold this vision, Shire Meadows will feature half-acre lots, providing ample space between homes while maintaining the neighborhood's open and natural aesthetic. Roadways and building envelopes will be carefully designed to follow the land's existing topography, minimizing grading and preserving the integrity of the terrain.

Another critical aspect of preservation is architectural consistency. Shire Meadows will adopt design standards that seamlessly align with those of Pinery Subdivision Filings 22 and 23, ensuring that residents and visitors will not perceive a transition between subdivisions. These architectural guidelines will prioritize cohesion and quality, reflecting the Pinery's legacy of elegant and unique homes.

Efficient Development

Before submitting this application to the County, the development team engaged with surrounding HOA boards to create a plan that minimizes the impact on neighboring communities.

Traffic Mitigation

One of the primary concerns was the potential increase in traffic through adjoining neighborhoods once Cistena Way is extended through Shire Meadows. To address this, an alternative roadway design was proposed. South Pinery Drive, currently a limited-use road serving Pinery Filings 8A, 8B, and Colorado Horse Park parking, will be considered as the primary access point for Shire Meadows. By upgrading

South Pinery Drive to a collector street, the development may improve traffic flow, provide emergency access, and enhance connectivity for existing neighborhoods east of Shire Meadows.

Preventing Shortcut Traffic

Another concern raised by residents was the risk of increased traffic from parents using Shire Meadows as a shortcut to transport children to school. To mitigate this, the South Metro Fire District supports installing a gate at the eastern project boundary of Cistena Way. This gate will limit public access and prevent through-traffic onto Fox Sparrow Road. Although Douglas County has not yet approved the gate, the developer will continue working with the County to find a solution that minimizes traffic impacts while maintaining accessibility for emergency services.

Infill Development

Shire Meadows represents an opportunity to complete the Pinery Development by addressing the void between Filings 22 and 23A. Currently, Cistena Way dead-ends at both the east and west edges of Shire Meadows. By developing this infill area with custom homes, Shire Meadows will seamlessly integrate with the existing neighborhoods and complete the surrounding community.

[1520.03] Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

Open Space Buffers and Connectivity

The Pinery Filings No. 22 and 23A currently feature a meandering open space buffer along the border with Shire Meadows. This existing buffer, typically 25 to 50 feet wide, provides a clear separation between properties. Shire Meadows will complement this with combined equestrian/pedestrian trail open space buffers, including a minimum of 25 feet along the northern boundary and 50 feet along the southern, eastern, and western boundaries.

To enhance the sense of openness, fencing will not be permitted within the buffer areas. Instead, these spaces will feature soft trails designed for pedestrian and equestrian enjoyment and connectivity to nearby neighborhoods, schools, and parks. Preliminary plans include pedestrian access points from South Pinery Drive to Filings 22 and 23, as well as to Bayou Gulch. The trails may occasionally accommodate golf carts for community convenience.

Traffic and Access

Concerns about increased traffic from adjoining homeowners' associations have been carefully addressed. The primary access road for Shire Meadows will consider South Pinery Drive, significantly reducing the potential traffic impact on existing neighborhoods.

According to the traffic study for Shire Meadows, less than 10% of traffic is expected to travel east along Cistena Way through Pinery Filing 23A with South Pinery Drive as the primary access. The study also confirms that the intersection levels of service will remain at high standards, operating at Level A or B, even with the addition of Shire Meadows traffic.

View Preservation

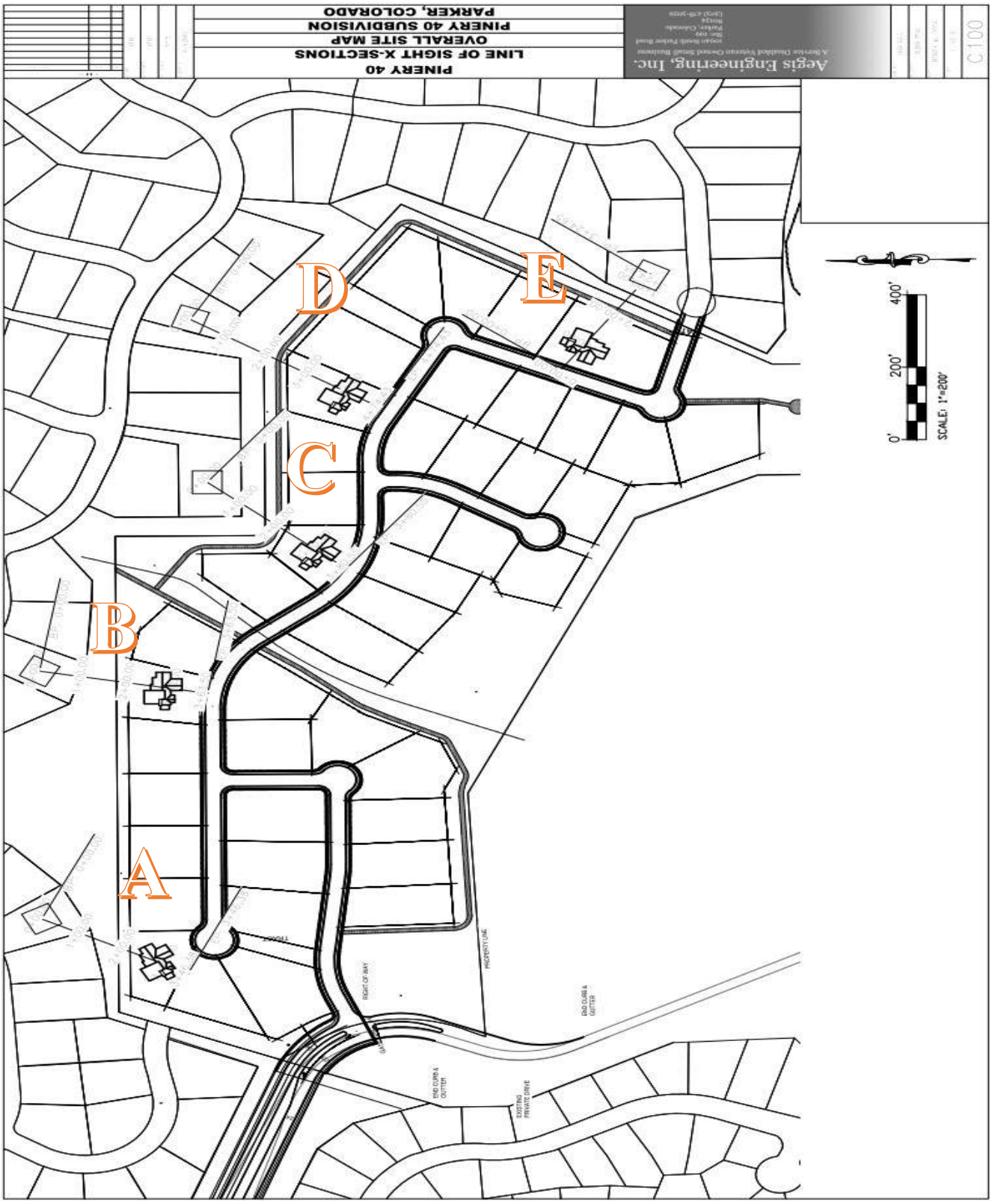
Existing homes along the northern property line in Planning Areas 61 and 65 currently enjoy unobstructed views to the south. Shire Meadows' natural topography generally slopes from north to south, with gradients ranging from 5% to 20%. To ensure that these views are preserved, the highest roof peak elevations for all proposed homes in Planning Area 63A-1 will be limited.

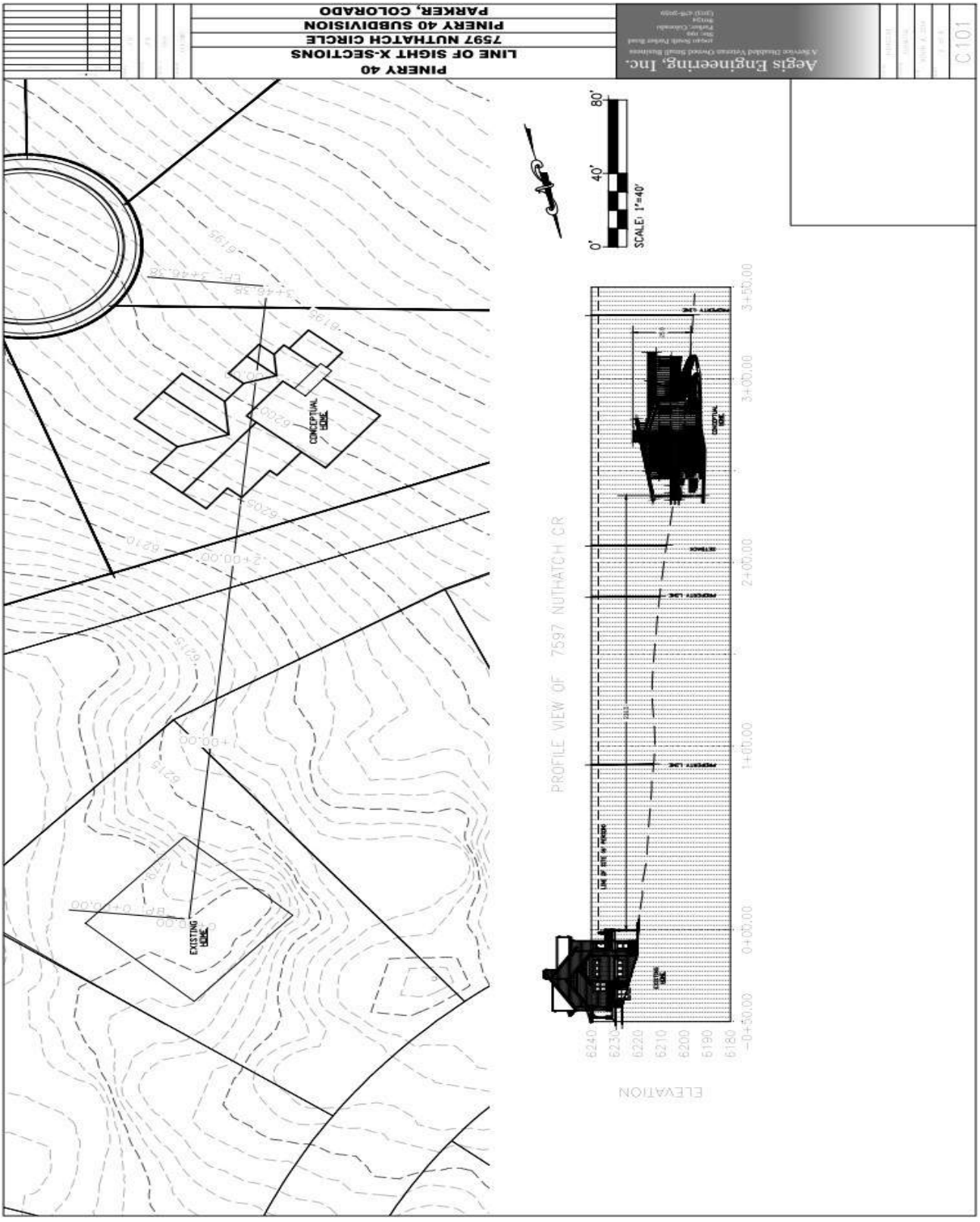
Specifically, the highest roof peaks will be restricted to no more than 25 feet above the average elevation of the rear lot line. This design consideration guarantees that neighbors in Planning Areas 61 and 65 will retain unobstructed views from the main floors of their homes.

CROSS-SECTION WITH VIEW LINE

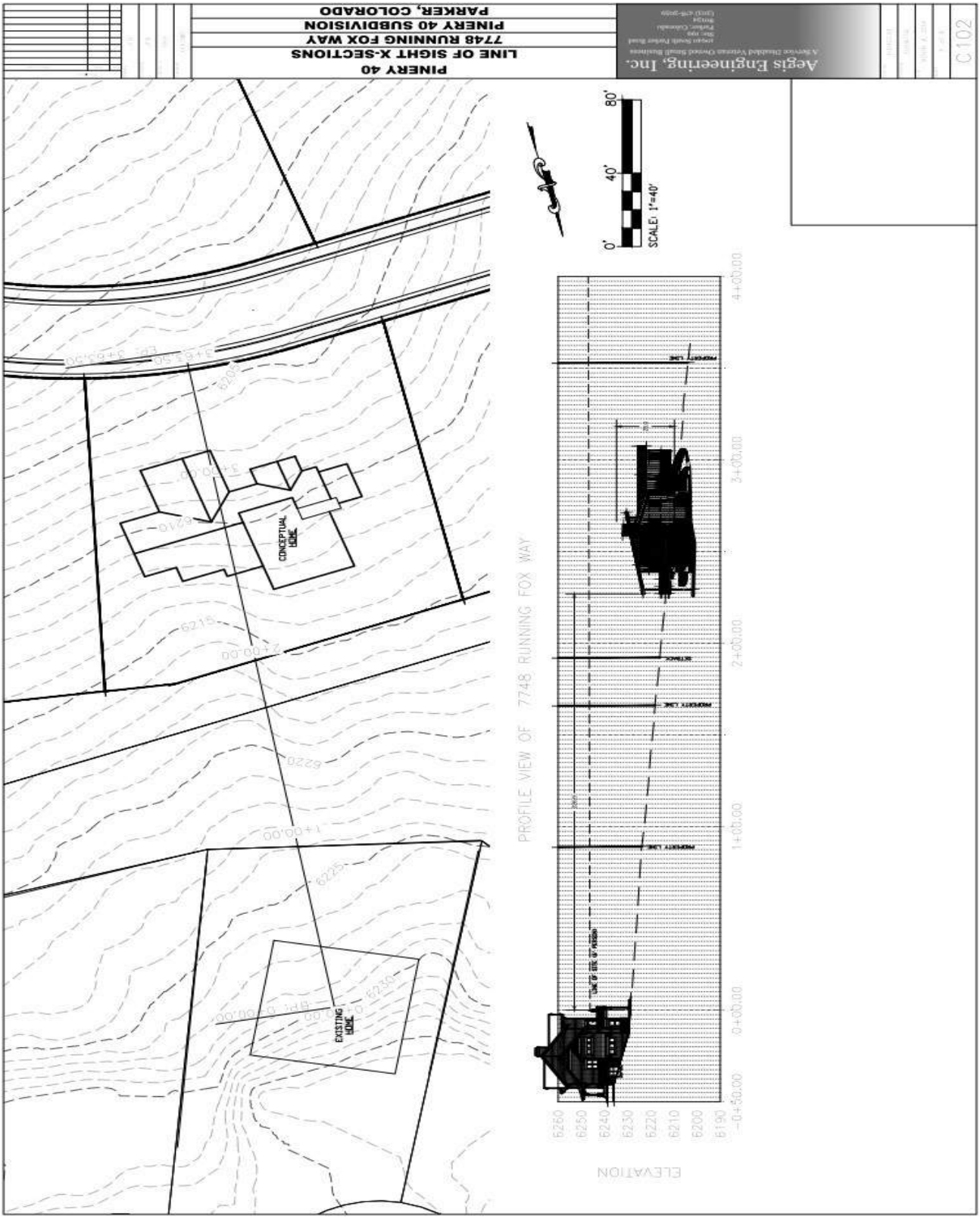
The following Five cross-sections were prepared to depict the view lines protected from existing homes resulting from height limitations proposed for new homes along the North and East property lines:

PLAN VIEW OF CROSS SECTION LOCATIONS

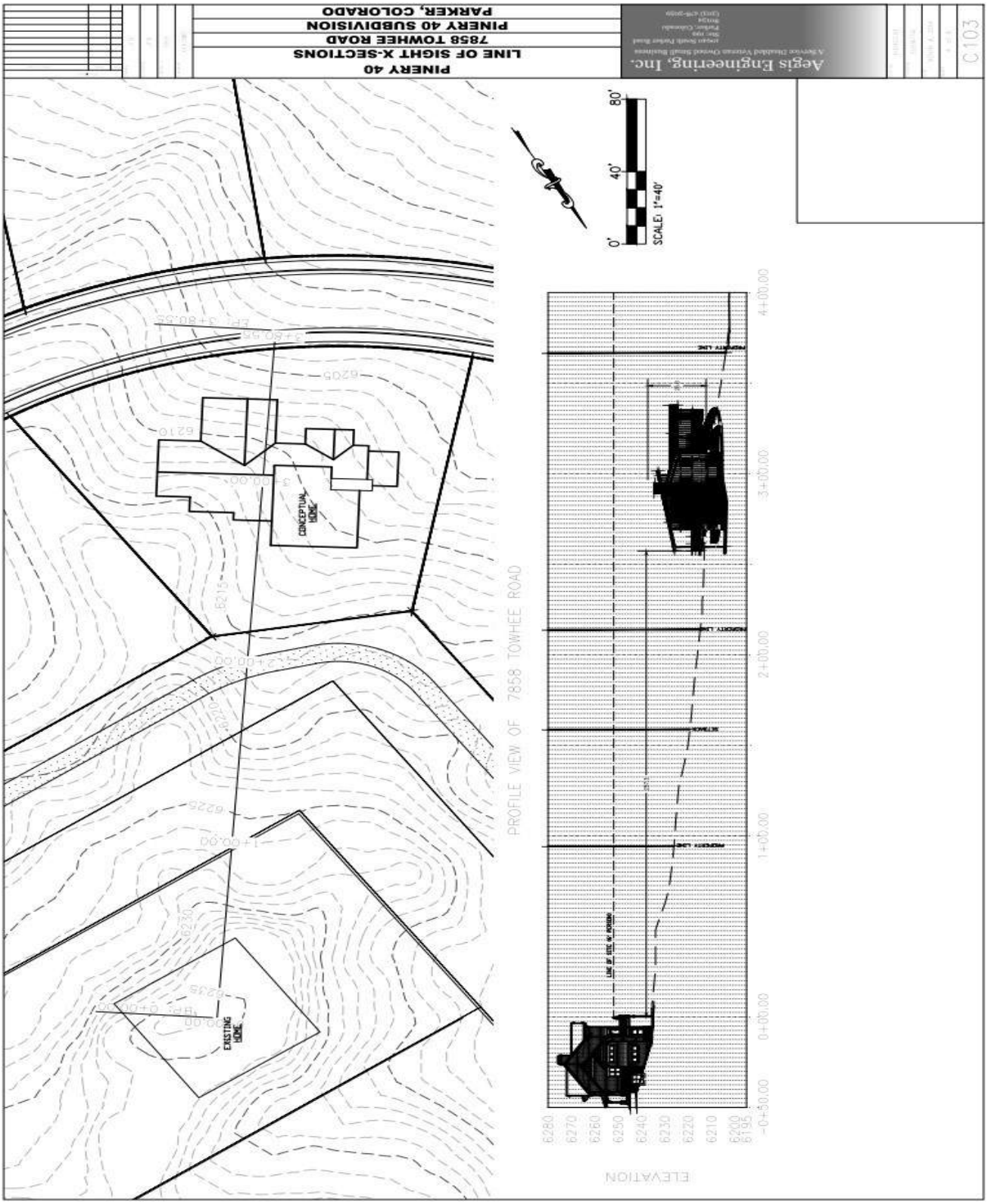




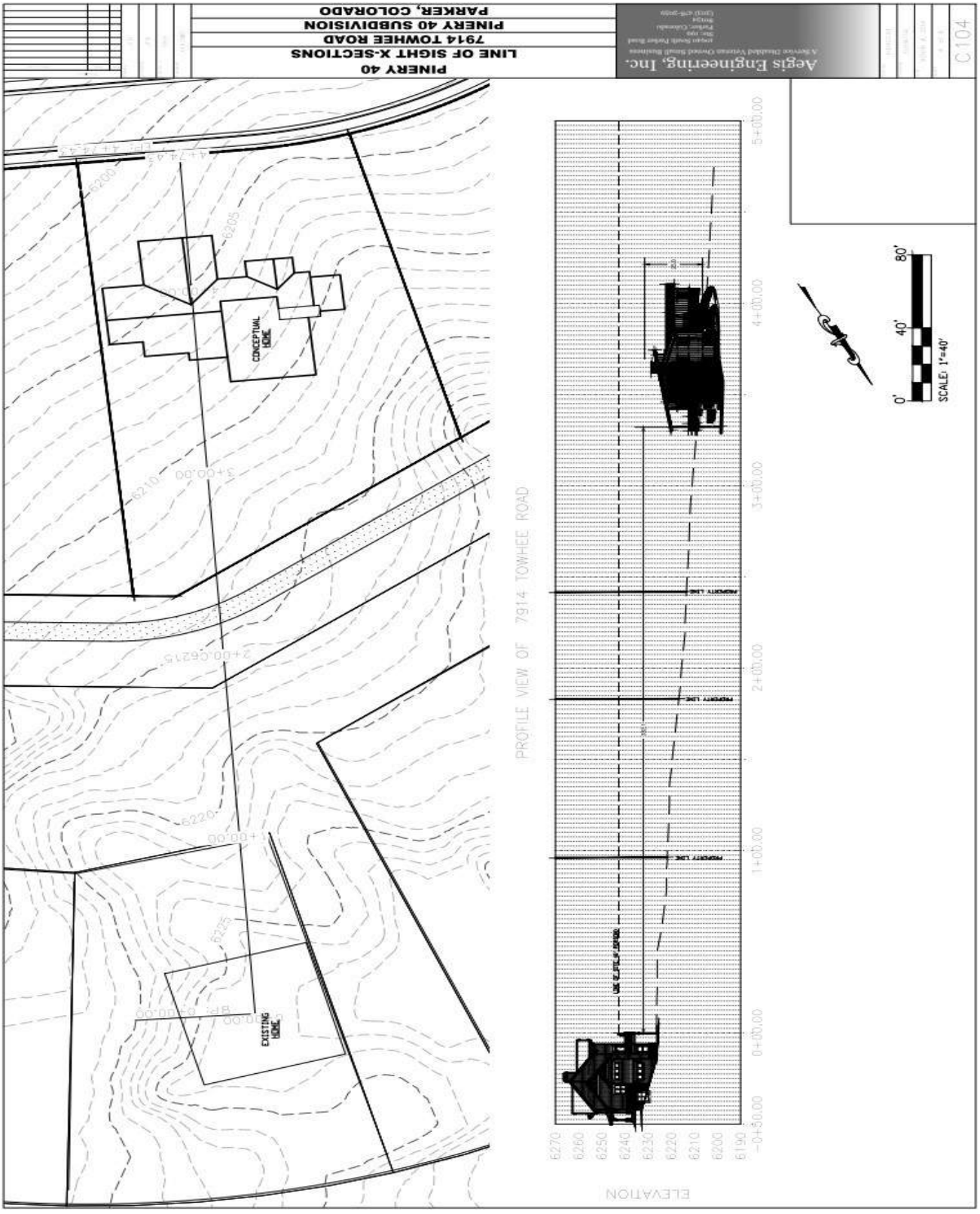
CROSS SECTION A



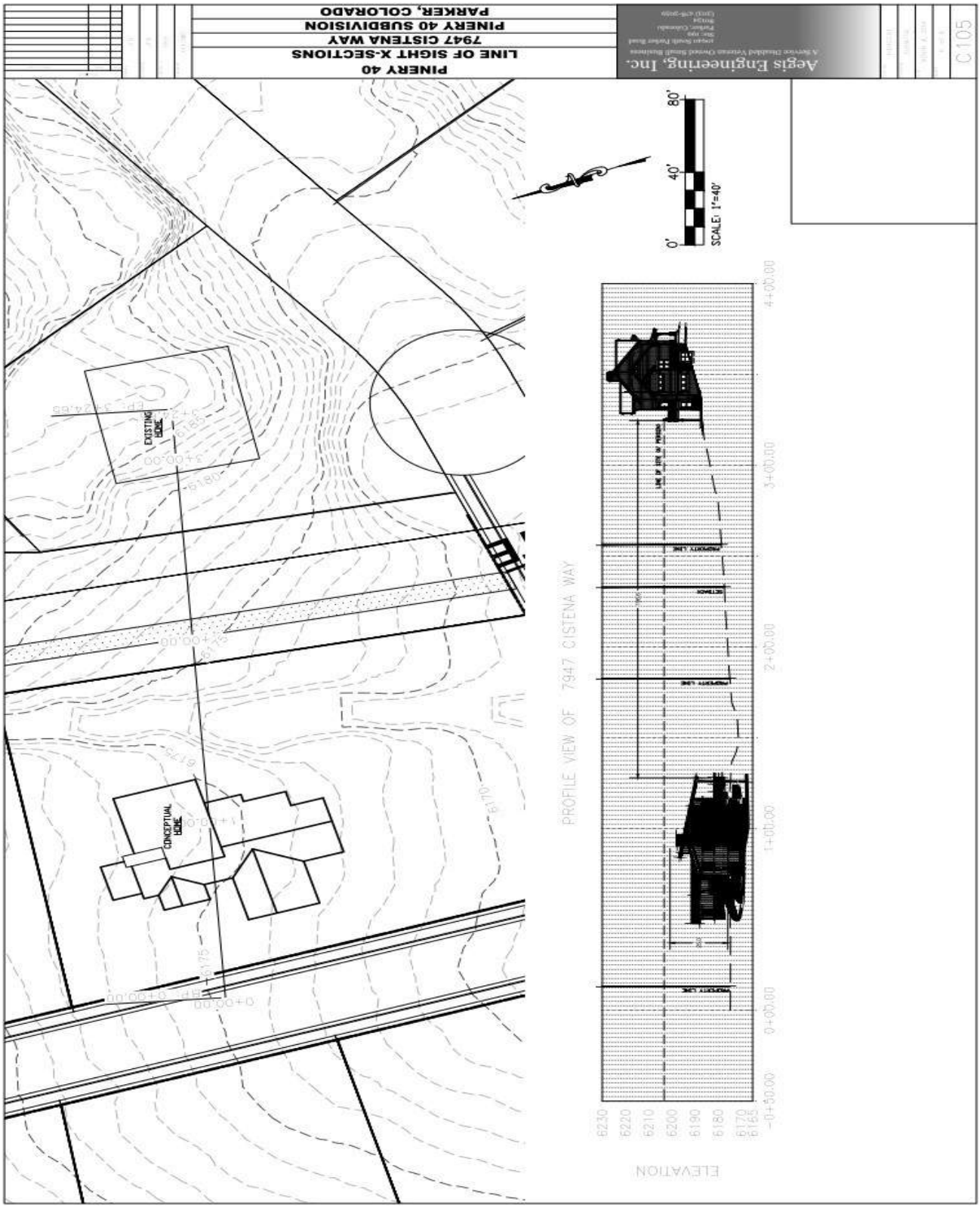
CROSS SECTION B



CROSS SECTION C



CROSS SECTION D



CROSS SECTION E

[1520.04] Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

Community Benefits of the Proposed Amendment
This amendment presents a strong case for enhancing the Pinery community by aligning land use with existing residential developments while introducing valuable amenities like a private Equestrian Amenity and additional open space and trails.

Developing Shire Meadows under its current zoning would result in a stark contrast in land use. The introduction of 2-1/2 acre ranchettes—complete with homes, barns, sheds, equipment, and livestock—would stand in sharp juxtaposition to the urban-style single-family homes on 1/3 to 3/4-acre lots that surround the property on three sides. Such a discrepancy may lead to conflicts between the two lifestyles, creating challenges for residents in both subdivisions.

Challenges of Equestrian Land Use
Since the approval of the 5th Amendment, more than 500 acres of Equestrian Estate Lots have been repurposed, leaving only 46 acres for equestrian use. While 2-1/2 acre lots may seem sufficient for equestrians, they are, in reality, too small to provide the room or facilities needed for an enjoyable and practical equestrian lifestyle.

This property's exclusion from the single-family residential zoning proposed in the 5th Amendment might have seemed appropriate at the time but now appears to be an oversight when considered under current land-use standards.

Although adjoining residents were likely informed that Shire Meadows would be developed with 2-1/2 acre lots, they may not have fully understood the implications of this type of development. Potential concerns include odors and insects resulting from livestock.

Compatibility and Community Harmony
Development of Shire Meadows is inevitable—whether as 15 Equestrian Estate Lots or 44 single-family residential lots. However, the proposed amendment offers a more compatible land use that fosters peace and harmony among neighborhoods. By integrating seamlessly with the surrounding residential developments, this proposal enhances the overall quality of life for current and future residents alike.

Addressing Concerns and Community Investments
Some residents have expressed concerns that the property owners are motivated solely by financial gain. However, it is important to note that anticipated revenue from the lot sales will contribute to significant community improvements. These include:

- Maintaining the Western theme of Equestrian living within an urban development.
- Building new pedestrian and equestrian trails and pocket parks.
- Enhancing landscaping with trees and providing additional open space.

Beyond these community enhancements, the development will also improve the local street network by increasing connectivity and creating jobs and income for the construction and home-building industries.

The proposed amendment balances the need for development with the interests of the Pinery community, ensuring a harmonious and sustainable future for the area.

[1520.05] For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

Shire Meadows Subdivision is located with the Pinery Water and Sanitation District. The Pinery Water and Sanitation District has stated that it has sufficient water to supply Shire Meadows Subdivision with potable water and has sufficient capacity to treat sanitary sewer for Shire Meadows Subdivision. A water Development fee will be required by Pinery Water and Sanitation District for the additional lots requesting service.

Electric, Gas, and communication infrastructure currently adjoins the Shire Meadows property and may provide service upon request.

[1520.06] Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

Utility Infrastructure and Services

Water Supply:

An existing 8-inch water line, owned and operated by the Pinery Water and Sanitation District, crosses the Shire Meadows property. Water service will be available to the development upon completion of the required onsite infrastructure.

Sanitary Sewer Connections:

Three 8-inch sanitary sewer lines, also owned by the Pinery Water and Sanitation District, are located at the west, south, and east boundaries of Shire Meadows and are available for connection:

- **West Connection:** Adjacent to South Pinery Drive.
- **South Connection:** Situated on the Colorado Horse Park property.
- **East Connection:** Located within Cistena Way.

The existing topography will guide which homes connect to specific sewer outfalls. A comprehensive Utility Report will be prepared for review and approval by the Pinery Water and Sanitation District to confirm that adequate capacity exists to support the Shire Meadows development.

Stormwater Management

To address stormwater management and water quality, three onsite detention ponds are proposed along the southern property boundary. These ponds will comply with Douglas County Storm Drainage Criteria to manage developed runoff effectively.

The detention ponds will also be integrated into the community design, with pedestrian trails constructed nearby. Small park features will enhance these areas, offering recreational opportunities while serving critical stormwater functions.

Ownership and Maintenance of Open Space and Amenities

It is anticipated that the onsite open spaces, trails, and detention areas will be owned and managed by a newly established Shire Meadows Homeowners Association (HOA). This HOA is expected to enter into a contract with the High Prairie Farms Metro District for the maintenance and repair of these open space improvements, ensuring long-term upkeep and quality.

Coordination with Local Services

- **Schools:** Douglas County Schools have been engaged to evaluate whether their facilities can accommodate the additional 30 homes proposed in this amendment (45 total homes).
- **Fire and Emergency Services:** The South Metro Fire District has also been consulted to ensure sufficient resources and facilities are available to support the additional homes within the development.

This comprehensive approach ensures that the proposed Shire Meadows development will have access to adequate utilities, stormwater management, and community resources while enhancing the quality of life for future residents.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

Access and Traffic Management

Primary Access:

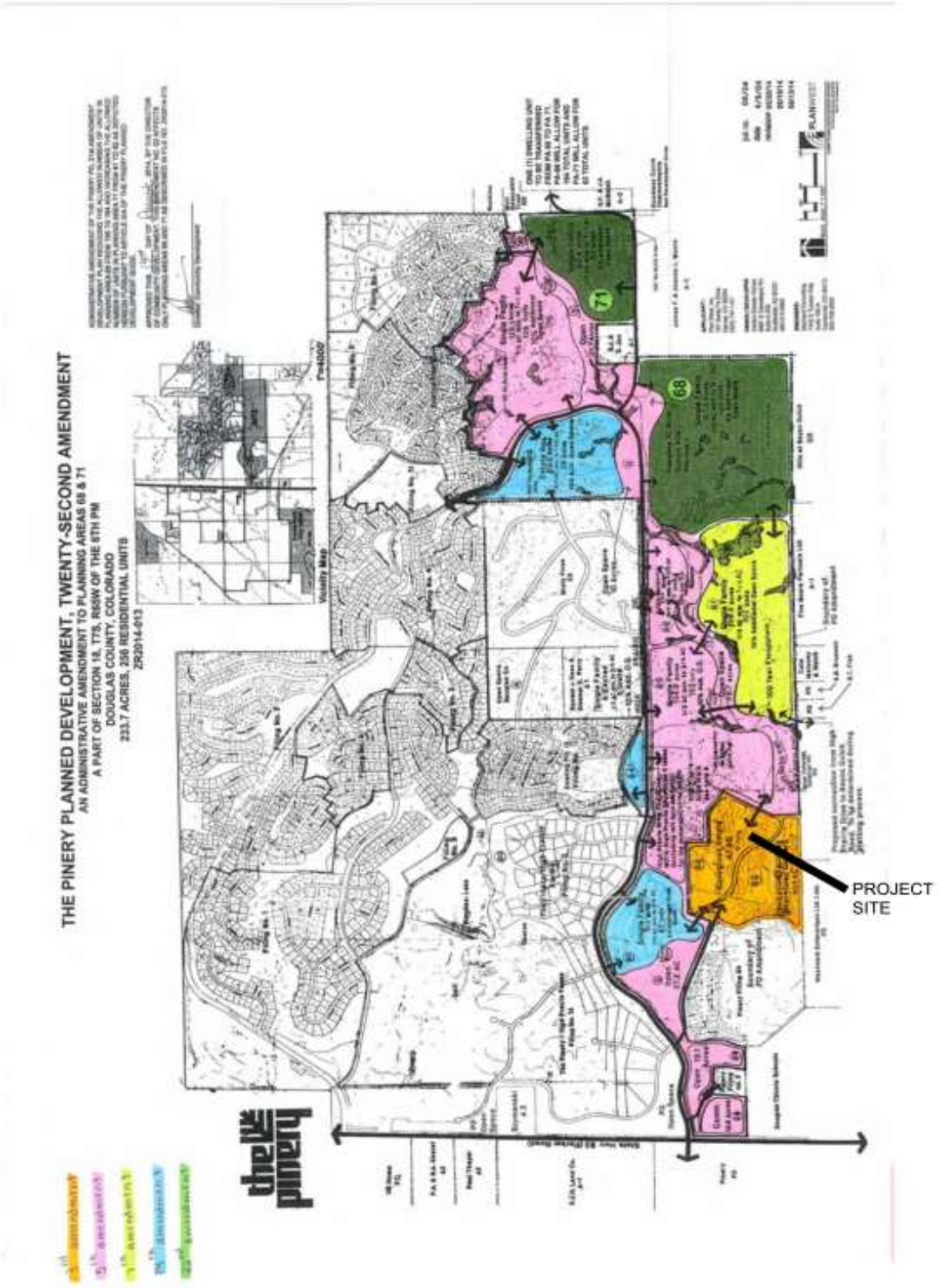
The main access point for Shire Meadows is being considered onto South Pinery Drive, which connects directly to South Pinery Parkway. To accommodate increased use, South Pinery Drive will be upgraded to Collector Street standards from Meadow View to the project site. This roadway is currently utilized by the Colorado Horse Park for event access and staff parking. A proposed T-intersection would facilitate smooth and efficient vehicular flow between Shire Meadows and the Colorado Horse Park. Approval by Douglas County and Right-Of-Way dedication by the Colorado Horse Park will be required to provide access onto S. Pinery Drive.

Secondary Access:

A secondary access point is planned at the eastern end of the Shire Meadows property, connecting to Cistena Way. To minimize traffic impact on adjoining neighborhoods, the developer will seek approval for Emergency Access Only for this connection. Although Cistena Way was originally anticipated to extend through Shire Meadows, concerns raised by residents in the adjacent subdivision about increased neighborhood traffic have led to the current proposal to limit its use.

Traffic Study Findings:

A traffic study conducted for Shire Meadows indicates that the development will not cause significant changes to the level of service at existing intersections. This ensures that traffic flow in and around the area will remain efficient and minimally disruptive to the surrounding community.



ZONING SUMMARY EXHIBIT

GOAL 2-1

**IMPROVE AND ENHANCE EXISTING INFRASTRUCTURE;
SUPPORT HEALTHY LIVING;
REDUCE VEHICLE MILES TRAVELLED;
MAINTAIN AIR QUALITY STANDARDS;
AND CONSERVE OPEN SPACE.**

1. South Pinery Drive and Cistena Way Access

a. South Pinery Drive, which was vacated during the approval of The Pinery 5th Amendment, currently serves as an access route for Pinery Filings 8A and 8B, as well as for facility parking at the Colorado Horse Park. As part of the Shire Meadows development plan, South Pinery Drive may be restored to Collector Street standards and will serve as the primary access point for the new subdivision.

b. The architects of Pinery 22 and 23 anticipated Cistena Way to serve as the primary access for Shire Meadows. Cistena Way may be connected at both the West and East ends of Shire Meadows for a continual through residential street.

New roadway connections would enhance connectivity by:

- Providing additional emergency vehicle routes.
- Facilitating access to existing homes and neighborhoods located east of Shire Meadows.
- Supporting the functionality of South Pinery Drive as a minor collector route for the community.

2. Support Healthy Living and conserve Open Space

The current design for Shire Meadows incorporates an expansion of the existing open space buffers that border The Pinery Filing No. 22 and 23A. These open space areas, which currently range from 25 to 50 feet in width, provide a natural separation between the properties. To further enhance this transition, Shire Meadows will add:

- **25-foot minimum equestrian open space buffer** along the **North property boundary**
- **50-foot minimum equestrian open space buffer** along the **South, East, and West property boundaries**

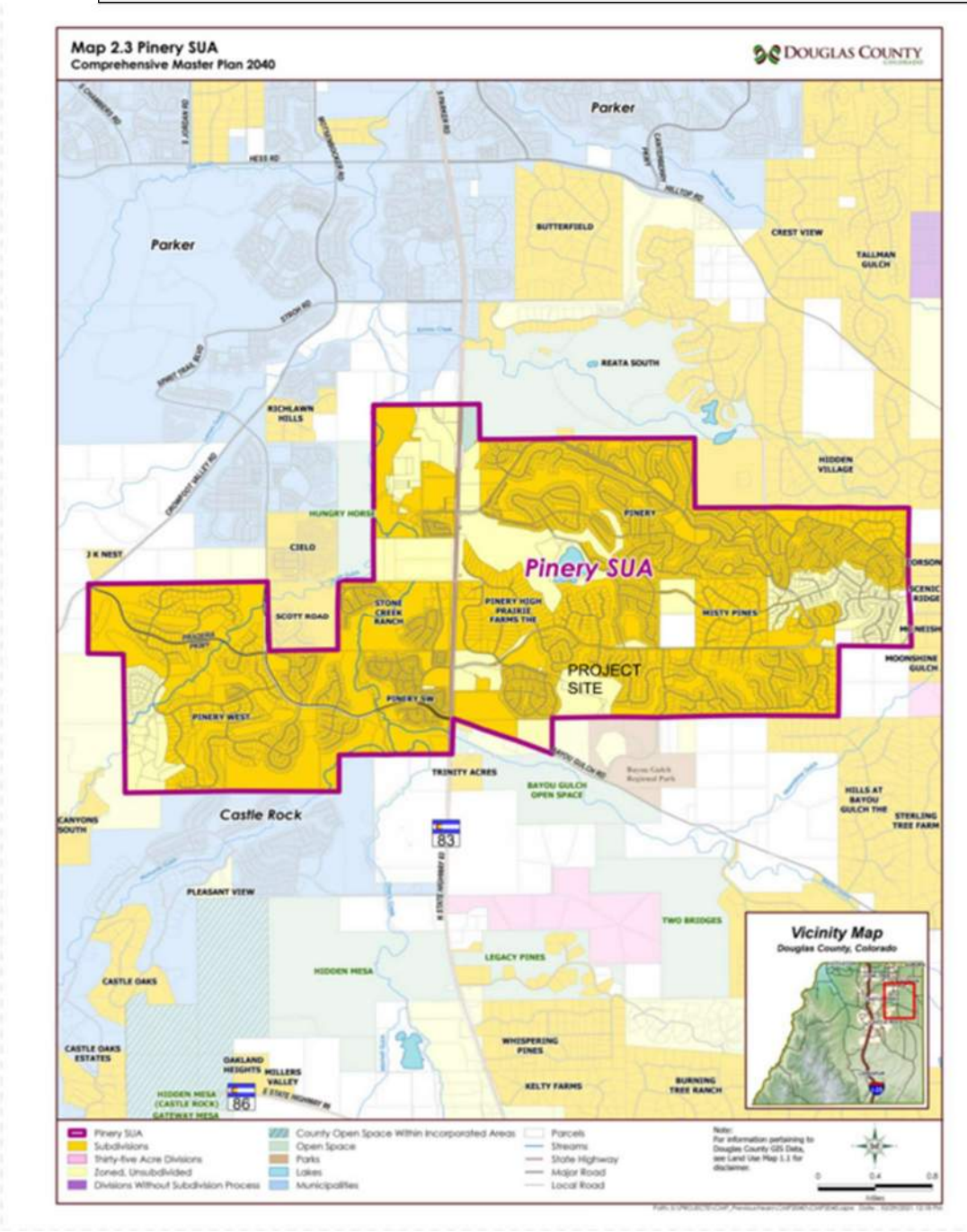
These expanded buffers will not include fencing, ensuring that the open space remains visually unobstructed and enhances the connection between the existing homes and Shire Meadows.

Additionally, the proposed open space will feature soft trails designed for equestrian and pedestrian use, fostering enjoyment and improving connectivity between Shire Meadows and nearby neighborhoods, schools, and parks. Preliminary trail designs indicate pathways from South Pinery Drive leading to Filings 22 and 23, as well as to Bayou Gulch. These trails are expected to be used by

pedestrians, equestrians and potentially by a few golf carts, contributing to a more integrated and active community.

POLICY 2-1A.1

Limit and direct urban development to the Primary Urban Area (PUA), Separated Urban Areas (SUAs), Chatfield Urban Area, and Municipal Planning Areas depicted on the CMP Land Use Map.



Shire Meadows is located on the Southern edge of the Pinery SUA. The site is located East of State Highway 83 (S. Parker Road), and South of South Pinery Parkway.

POLICY 2-1A.2

Prioritize the build-out of existing urban areas over approval of new urban development.

Since the approval of the Pinery 5th Amendment, the Shire Meadows property has remained undeveloped, while Pinery Filing No. 22 and 23, which feature 1/3 to 1/2 acre lots, are nearly 100% built out. Given that the surrounding urban areas are nearly fully developed, the current owners of Shire Meadows respectfully request the County to consider an increase in allowable density to achieve zoning continuity with the adjacent properties.

Allowing **half-acre minimum lots** within Shire Meadows would ensure that the development aligns with the existing urban fabric of the surrounding neighborhoods, minimizing disruption and preserving the integrity of the area. This approach not only maintains consistency with existing developments but also prioritizes the completion of already urbanized areas, rather than expanding into new, undeveloped lands.

OBJECTIVE 2-1B

Encourage development that supports healthy communities.

Within the Shire Meadows proposed open space, soft trails will be provided for equestrian and pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depicts equestrian and pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch. Occasionally, it is anticipated to see a few golf carts using the trails.

POLICY 2-1B.1

Encourage health-promoting design through the development review process.

Several neighborhood meetings with some of the Pinery's HOA representatives and neighbors have occurred to discuss important issues and receive suggestions to develop the Pinery 40 property with neighborhood input, needs desires and concerns.

1. Unique to urban single family developments, the current zoning within the Pinery Community allows private recreational Horse boarding and riding enjoyment within Residential Land Use. Shire Meadows has included 11.7 acres located along the Southern portion of the site for a Private Equine boarding and enjoyment as a beautiful amenity for the proposed Urban Housing development. The Equine land use will also act as a transitional buffer to the existing Colorado Horse Park located South of Shire Meadows.
2. Density for Shire Meadows has been reduced to 44 total allowable lots.
3. Shire Meadows will provide an additional 25-foot minimum open space buffer along the north property boundary and 50-foot minimum open space buffer along the south, east and west property boundaries.
4. Proposed roadways and Building Envelopes will be designed to fit on the existing topography of the land to minimize grading to minimize land scaring.

POLICY 2-1B.2
Support community efforts that
provide healthy lifestyle choices.

The Pinery is a unique and cherished community, unlike any other in Douglas County. Residents take pride in its natural landscape, characterized by a mix of pines and deciduous trees, and distinctive homes thoughtfully integrated into the terrain.

A core value of living in the Pinery is preserving its natural environment and existing topography. To honor this, we propose half-acre lots that provide ample space between homes while maintaining the area's serene character. Roadways and building envelopes will be carefully designed to follow the land's natural contours, minimizing grading and reducing land scarring.

By protecting and enhancing this special community, we aim to promote a healthy, harmonious lifestyle for current and future residents.

OBJECTIVE 2-1C

Ensure development in designated urban areas is consistent with the CMP.

Pinery 40 LLC has worked with Douglas County Staff and the Pinery Community to provide a plan in compliance the Comprehensive Master Plan.

POLICY 2-1C.1
Achieve consistency among land use and development regulations, the Capital Improvements Program, and this Plan through careful review and coordination during the development review process.

The access for the proposed development will consider South Pinery Drive and Cistena Way for vehicular access. The original design in the Pinery PUD 5th Amendment envisioned connecting Cistena Way through Shire Meadows. Pinery 40 LLC has also discussed with Douglas County staff and the Colorado Horse Park to consider the extension of South Pinery Drive south to Shire Meadows for access into the development.

This proposed access routes would allow more efficient connectivity to the neighborhood. Additionally, it will improve emergency response times and improve traffic in existing neighborhoods, enhancing safety and convenience for all residents.

POLICY 2-1C.2

Determine the actual density or intensity of development at time of subdivision or site improvement plan by considering the potential environmental and visual impacts; availability of community facilities and services; and compatibility with existing, adjacent or planned uses.

1. Density, Environmental and Visual Impacts

The surrounding subdivisions to the north, east, and west have lot sizes ranging from 1/3 to 1/2 acre, with an average density of 1.32 dwelling units per acre. For Shire Meadows, we propose a minimum lot size of 1/2 acre, ensuring sufficient space between homes and a reduced density of 0.97 dwelling units per acre. This represents a 27.3% reduction in density compared to the nearby Timbers Subdivisions.

Another key element of preserving the community's character is maintaining consistency in the style and architecture of homes. The goal is to create a seamless transition where one would not easily recognize moving from one subdivision to another. To achieve this, the architectural standards for Shire Meadows will align with those currently used in Pinery Subdivision Filings 22 and 23.

2. Availability of community facilities and services

The proposed open space in Shire Meadows will feature soft trails designed for equestrian and pedestrian enjoyment and connectivity to nearby neighborhoods, schools, and parks. Preliminary trail plans include pedestrian access from South Pinery Drive to Filings 22 and 23, as well as to Bayou Gulch Park.

The conceptual site plan also includes three onsite pocket parks to offer outdoor activities and recreational opportunities for the community. Specific amenities, such as tot lots and picnic areas, will be finalized and approved during the Preliminary Plat application process.

Shire Meadows Subdivision falls within the Pinery Water and Sanitation District, which has confirmed sufficient capacity to provide potable water and treat sanitary sewer needs for the development. A water development fee will be required for the additional lots requesting service.

Utility infrastructure for electricity, gas, and communications is already in place adjoining the Shire Meadows property and can provide service upon request.

Both Douglas County Schools and South Metro Fire District have reviewed the Shire Meadows zoning amendment application. Douglas County Schools confirmed they have sufficient facilities to accommodate the additional 30 homes proposed in this amendment (45 total homes). Similarly, South Metro Fire District has confirmed their capacity to serve the development effectively.

3. Compatibility

The intent of the Shire Meadows rezoning is to replace the current land use with one that aligns harmoniously with the surrounding residential developments. The architectural and development guidelines for Shire Meadows will closely match those of the adjoining Pinery Subdivision Filings 22 and 23. Development will be guided by the standards set forth in The Pinery PD 5th Amendment Planned Development Guide.

Shire Meadows will adopt the same development standards for building setbacks and building height as the neighboring subdivisions, with the exception of additional height restrictions proposed along the north and east property lines and a larger minimum lot size. These measures ensure consistency while enhancing compatibility with the surrounding area.

A seamless transition will be achieved so that anyone driving through Shire Meadows will not perceive they've moved from one subdivision to another. With its cohesive architectural design and preserved natural landscape, Shire Meadows will fulfill the vision of a community that embodies the essence of beautiful estate living.

POLICY 2-1C.3

Support the rezoning of urban zoned lands to be consistent with the Plan's goals, objectives, policies, and Land Use Map.

The original Pinery PUD was approved for 2,249 residential housing units. However, the Pinery Development 3rd Amendment significantly reduced this density, decreasing the allowable units to 414. This amendment allocated over 550 acres for 2-1/2-acre Equestrian Estate lots, known as High Prairie Farms. These lots were designed to complement the Equestrian Center (Colorado Horse Park), enabling homeowners to own and board horses in support of the Center.

In 1994, the approval of the Pinery Development 5th Amendment restored much of the original higher-density housing, replacing over 500 acres of Equestrian Estate lots with smaller residential lots ranging from 1/3 to 3/4 acre—what is now commonly referred to as the Timbers.

Since the approval of the 5th amendment, the trend for land use within the Pinery Community has been to return to higher density single family detached homes. The Pinery 40 property was not included in the rezoning for smaller custom home lots. Mrs. Helen Krebel, owner of both the Colorado Horse Park and the Pinery 40 property, opted not to participate in the 5th Amendment rezoning, as she remained committed to supporting Equestrian Land Use near the Horse Park. Consequently, the land use designation for the Pinery 40 property remains as Equestrian Estate lots under the 5th Amendment.

Today, the Pinery 40 property remains undeveloped and remains the last parcel of land zoned for 2.5 acre equestrian lots leaving a gap between Pinery Filing No. 22 and Filing No. 23A. There is no continuity or compatibility in this segment of the existing housing developments. Mrs. Krebel, owner of the Colorado Horse Park, envisioned an equestrian park consisting of over 500 acres of equestrian lots with extensive internal trails, not a cluster of 15 equestrian residential lots surrounded by urban housing developments.

The architects of the 3rd Amendment had anticipated Cistena Way would extend as a through residential street across the Pinery 40 property. After the approval of the 5th Amendment, Mrs. Krebel applied independently to rezone the Pinery 40 property. Her conceptual site plan included 57 lots ranging from 1/3 to 1/2 acre. However, this rezoning application was abandoned when she sold the Horse Park and relocated to the East Coast, as documented in Case No. PS2020-211.

In conclusion, Shire Meadows reflects an infill land use that aligns with the vision of the architects and property owners at the time of the Pinery 5th Amendment and Shire Meadows will retain the communities desire to maintain a western ideology to own and maintain horses on the property.

Open channel minor tributaries across Shire Meadow for conveyance of Historic offsite flow to Bayou Gulch. The tributaries will not be disturbed, except for roadway crossings and utilities, in order to maintain migration of wildlife.

OBJECTIVE 2-2A

Balance development with preservation of environmental and visual resources.

Equestrian and Pedestrian Open Space Buffers will be provided around the perimeter of Shire Meadows and natural drainage tributaries will remain undisturbed in order to maintain migration of wildlife as well as providing pedestrian trails for recreation and enjoyment of the natural habitat.

POLICY 2-2A.1

New development located in proximity to moderate to high value wildlife habitat should include a study and inventory of habitats, movement corridors, and habitat linkages.

Shire Meadows, being an infill development, will be designed to maintain the character of the existing Pinery Community which includes maintaining the existing minor tributaries and open space buffers as the migratory linkage for wildlife through Shire Meadows. No housing will be proposed near Bayou Gulch to disturb wildlife living within Bayou Gulch.

POLICY 2-2A.2

New development should support, through the provision of significant open space, the conservation of habitats, movement corridors, and habitat linkages as indicated in the study.

The Pinery Filings No. 22 and 23A (Timbers subdivision) currently have a meandering buffer of open space bordering Shire Meadows. The existing open space buffer is typically 25 to 50 feet in width to provide adequate separation between the properties. Shire Meadows will provide an additional 25-foot minimum open space buffer along the north property boundary and 50-foot minimum open space buffer along the south, east and west property boundaries. The total open space, including Private Recreational Use for Shire Meadows is 16.3-acres (35.0 %).

POLICY 2-2A.3

Any new development should include a comprehensive trail study that considers wildlife, habitat, wetlands, and local and regional connections for all users. Studies should account for off-site conditions and impacts.

Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

GOAL 2-3

PROVIDE CONNECTED PARKS, TRAILS, AND RECREATIONAL FACILITIES APPROPRIATE TO THE SCALE OF THE DEVELOPMENT.

OBJECTIVE 2-3A

Demonstrate the provision of neighborhood and community parks, trails, and recreational facilities.

Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

POLICY 2-3A.1

Ensure new development proposals provide parks and trails that are accessible to all, including young children, teenagers, the disabled, and older adults.

Three onsite pocket parks are proposed on the conceptual site plan to provide activities and outdoor enjoyment for the neighborhood. Specific amenities such as tot lots and picnic areas will be designed and approved during the Preliminary and Final Plat application process. It is anticipated that each park will be accessible for all age groups and meet ADA accessibility requirements.

Some parts of the proposed Pedestrian/Hiking trails may not be accessible for some age groups and those with disabilities. Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

POLICY 2-3A.2

Strongly encourage multi-use trails to connect urban residential development to parks, open spaces, schools, recreational facilities, neighborhood and community activity centers, to other neighborhoods, and to a network of public trails. Ensure that amenities such as benches, tables, restrooms, and drinking fountains are provided where appropriate.

Within the proposed open space, soft trails will be provided for Equestrian and pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depict equestrian and pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch.

POLICY 2-3A.3

Encourage the construction of recreation centers in new residential development or contributions toward the expansion of the existing facilities, to lessen the burden on existing public facilities.

Shire Meadows proposes an 11.7 acre private equestrian center located at the south-central portion of the site. A private hay barn, Horse stables, and coral are anticipated within the private recreational land use, but will require approval of a Site Development Plan by Douglas County, Colorado.

POLICY 2-3A.4

Ensure that tot lots, pocket parks, and other recreational facilities are provided in urban developments.

Three onsite parks are proposed on the conceptual site plan to provide activities and outdoor enjoyment for the neighborhood. Specific amenities such as tot lots and picnic areas will be designed and approved during the Preliminary and Final Plat application process.

GOAL 2-4

ESTABLISH PUBLIC SPACES OR GATHERING PLACES IN NEW AND EXISTING NEIGHBORHOODS.

Shire Meadows proposes an 11.7 acre private equestrian center located at the south-central portion of the site. A private hay barn, Horse stables, and coral are anticipated within the private recreational land use. It is anticipated that one or all of the three onsite pocket parks may also be utilized as a gathering space for new residents.

OBJECTIVE 2-4A

Locate gathering places and activity centers to serve as the heart of a community, to provide a sense of identity, and a place for services.

Each of the 3 pocket parks are within close vicinity of the proposed homes, and trails and street sidewalks will provide pedestrian access to each park.

POLICY 2-4A.1

Consider existing or planned, adjoining development when designing neighborhood centers.

Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

POLICY 2-4A.2

Plan neighborhood centers as a focal point and a gathering space for residents, including, but not limited to, the following uses:

- Elementary school
- Neighborhood park
- Small single- and mixed-use retail and residential development
- Recreation center or other public or neighborhood facility
- Open space
- Linked trails and pedestrian paths

POLICY 2-4A.3

Link neighborhood centers to residential development through a system of trails and sidewalks.

Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

POLICY 2-4A.4

Plan neighborhood centers that are easily accessible, centrally located, and visible to the community.

Shire Meadows proposes an 11.7 acre private equestrian center located at the south-central portion of the site. A private hay barn, Horse stables, and coral are anticipated within the private recreational land use. Three onsite parks are proposed on the conceptual site plan to provide additional activities and outdoor enjoyment for the neighborhood. Specific amenities such as tot lots and picnic areas will be designed and approved during the Preliminary and Final Plat application process. It is anticipated that each park will be accessible for all age groups and meet ADA accessibility requirements.

POLICY 2-4A.5

Design neighborhood centers to reflect and enhance surrounding development by using high-quality design that considers compatible scale, form, color, materials, and other architectural characteristics.

Neighborhood Meeting areas may be located at the Private Equestrian facility or at each of the 3 proposed pocket parks. Both the Equestrian Center and pocket parks will be designed to maintain the character of the Pinery Community. A private hay barn, Horse stables, and coral are anticipated within the private recreational land use, but will require approval of a Site Development Plan by Douglas County, Colorado.

POLICY 2-4A.6

Design neighborhood centers to be pedestrian oriented and supportive of a wide range of transportation choices.

On street parking will serve as alternate transportation to each of the proposed pocket parks and Private Equestrian center.

GOAL 2-5

DESIGN DEVELOPMENT TO COMPLEMENT BOTH THE NATURAL AND HISTORIC LANDSCAPE.

Shire Meadows will maintain the character of the existing Pinery Community by minimizing any impact to the natural landscape with pines and deciduous trees. One of the key values for living in the Pinery Subdivision is the preservation of the existing natural terrain. The guidelines for Shire Meadows will utilize the architectural and development guidelines currently in place for the adjoining Pinery Subdivision Filings 22 and 23.

OBJECTIVE 2-5A

Minimize the impact of development on natural and historic resources.

No impact of development is anticipated on natural and historic resources.

POLICY 2-5A.1

Locate development away from environmentally and visually-sensitive lands, including, but not limited to, primary ridges, bluffs, and horizon lines.

Bayou Gulch is located at the Southeast corner of Shire Medows. Pinery 40 LLC shall comply with all of the Douglas County drainage standards and requirements for construction near Bayou Gulch. No other sensitive lands are present on Shire Meadows.

POLICY 2-5A.2

Protect the integrity of urban areas by protecting, where appropriate, views to and from significant natural features.

Existing homes adjoining the North property lines in Planning Areas 61 and 65 identified on the Rezoning Map currently enjoy un-obstructed views to the South. Shire Meadows generally slopes from North to South at slopes ranging from 5 to 20%. The highest roof peak elevation was determined which would allow unobstructed views from the main floor of the neighboring lots in PA 61 and 65. To protect the views of neighbors adjoining to the North and East, the highest roof peak for all proposed homes in PA 63A-1 shall be less than 25 feet in height above the average rear lot line elevation.

POLICY 2-5A.3

Design drainageways to reflect or complement the natural landscape, incorporate and enhance natural vegetation, minimize hard improvements, and provide wildlife habitat and recreational amenities.

Three onsite detention ponds will be proposed near the South property boundary to provide detention and water quality for developed runoff in accordance with Douglas County Storm Drainage Criteria.

POLICY 2-5A.4

Use creative design and planning approaches to mitigate environmental and visual impacts on the natural terrain, such as bluff lines, open spaces, hogbacks, major drainageways, or other adjacent topographical features.

Existing minor tributaries from upstream basins located on the property will remain undisturbed for drainage conveyance and wildlife migration. Soft trails may be incorporated for health and enjoyment of the wildlife and open space.

POLICY 2-5A.5

Encourage compact development patterns that conserve natural resources.

Open space and parks located on Shire Meadows will primarily utilize the existing natural vegetation ground cover requiring low watering. Native trees and shrubs may be considered and designed with the Preliminary and Final Plat application. It is anticipated that new landscape will be watered with drip irrigation.

POLICY 2-5A.6

Encourage new development to incorporate, conserve, and re-use historic structures and cultural resources.

No historic structures or cultural resources are known to exist on Shire Meadows.

POLICY 2-5A.7

Minimize impacts of new development adjacent to state parks through the establishment of appropriate land uses, provision of open space, visual buffering and screening, and other techniques. Achieve compatibility between residential and nonresidential land uses, in terms of land use and design.

Shire Meadows is not located adjacent to any State Parks.

The Colorado Horse Park is an existing Equestrian Center located along the southern boundary of Shire Meadows. Horse corrals exist along the entire southern border. Parking and Administrative buildings are situated on the South side of the existing Corals. The main venue for the equestrian competitions are located southwest of the Administrative area.

A 50 foot minimum open space buffer will be provided along the entire Southern perimeter along the existing horse park. The buffer will serve as a reasonable and adequate space between the live stock and proposed single family residences. The existing park main venue is also sufficiently separated from the proposed single family residences.

OBJECTIVE 2-6A

Locate new residential development adjacent to compatible land uses.

POLICY 2-6A.1

Locate residential development away from areas that exceed an outside noise level of 65 DNL.

The main venue for the equestrian competitions are located southwest of the Administrative area approximately 700 feet from Shire Meadow South property line. Noise levels of 65 are not anticipated from the horse venues.

POLICY 2-6A.2

Mitigate noise using setbacks, berms, and building materials. High sound walls located adjacent to the street pavement or sidewalks without landscaping or berming, that limits important views, is inconsistent with this Plan.

Noise impacts from Shire Meadows or surrounding properties are not anticipated to impact this development.

POLICY 2-6A.3

Locate residential development away from intensive industrial uses that emit noise, dust, fumes, odors, refuse, smoke, vapor, light, and vibration, including wastewater treatment plants, environmentally hazardous areas, or other land uses that pose a threat to public health and safety.

No industrial uses are located near the Shire Meadow Development.

OBJECTIVE 2-6B

Use design techniques and land use elements to provide compatibility between residential and nonresidential uses and create a sense of community identity.

Pocket parks and soft trails are anticipated along the southern open space buffer between Shire Meadows and the Colorado Horse Park. A private hay barn, Horse stables, and coral are anticipated within the private recreational land use, but will require approval of a Site Development Plan by Douglas County, Colorado.

POLICY 2-6B.1

Use natural landscape features to define development boundaries where appropriate.

An existing White PVC 3-rail fence is located on the North property line of the Colorado Horse Park to separate properties and prevent trass passing.

POLICY 2-6B.2

Blend the existing character of adjoining developments with the design of new developments.

The Pinery Filing No. 22 and 23A currently have a meandering buffer of open space bordering Shire Meadows. The existing open space buffer is typically 25 to 50 feet in width to provide good separation between the properties. Shire meadows will provide an additional 25 foot minimum equestrian open space buffer along the North property boundary and 50 foot minimum equestrian open space buffer along the South, East and West property boundary. No fencing within the buffer is anticipated in order to enhance the open space buffer between the existing homes and Shire Meadows. Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depict pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch.

POLICY 2-6B.3

Support the establishment and enhancement of community separators by creating open space buffers, utilizing natural landforms and tree plantings to screen views and provide wildlife habitat.

Natural landscape and topography will be the main goal in keeping the character of the Pinery Community. Additional tree and landscape are anticipated within the three pocket parks for aesthetic enjoyment.

OBJECTIVE 2-6C

Design urban streets to provide an aesthetically-pleasing environment while maintaining conveyance, convenience, and public safety.

Proposed roadways and Building Envelopes will be designed to fit on the existing topography of the land to minimize grading to minimize land scaring to keep Natural landscape and topography in place for aesthetic enjoyment.

POLICY 2-6C.1

Establish a street hierarchy that provides a sense of order and scale with a pattern that allows for users to find their way.

Traffic Mitigation and Safety Measures for Shire Meadows

1. **Reducing Traffic Through Existing Neighborhoods**
   To address concerns about increased traffic, our design team has proposes two alternatives for access to Shire Meadows.

   a. South Pinery Drive, which was vacated during the approval of The Pinery 5th Amendment, currently serves as access for Pinery Filings 8A and 8B, as well as parking for the Colorado Horse Park. Our plan will consider restoring South Pinery Drive as a collector street, making it the primary access point for Shire Meadows. This redesign may improve traffic flow, provide additional routes for emergency vehicles, and enhance access for existing homes and neighborhoods east of Shire Meadows.

   b. Connecting Cistena Way as a through street. Having two points of access into the site will split traffic to and from the site as well as providing additional emergency access to the site.

2. **Eliminating Cut-Through Traffic**
   A key concern from nearby neighborhoods was the potential for increased traffic caused by parents using Shire Meadows as a shortcut to transport children to school. To mitigate this, South Metro Fire District supports the installation of a gate at the eastern project boundary on Cistena Way to prevent public cut-through traffic to Fox Sparrow Road. While Douglas County has not yet endorsed the gate, the developer will continue to work with the County to explore solutions that limit public access eastward on Cistena Way.

3. **Speed Reduction Measures**

   - **Eyebrows and Tee Intersections**:
     Eyebrows will be incorporated into the roadway design to naturally reduce speeds by requiring vehicles to navigate 90-degree turns. This design also improves visibility, ensuring drivers can better see children playing in the neighborhood.

   - **Tee Intersections**:
     Tee intersections will be strategically placed to require vehicles to come to a complete stop before proceeding, further enhancing safety and reducing speeding within the community.

These measures are designed to prioritize traffic mitigation, safety, and harmony with existing neighborhoods while supporting the needs of Shire Meadows residents.

POLICY 2-6C.2

Encourage neighborhood connectivity. Connect local and collector streets, where appropriate, and minimize the use of cul-de-sacs.

Road and/or trail connectivity are proposed at the East and West end of the site onto Cistena Way and onto the existing Equestrian trail easement located on the North side of South Pinery Drive. Connectivity between Shire Meadows and the Pinery Filing No. 22 & 23 may be limited to pedestrian access.

POLICY 2-6C.3

Provide landscaped medians within arterial streets, where possible, to break up street expanse and provide safety islands where pedestrians can pause when crossing the streets.

No Arterial Roads are proposed as part of Shire Meadows.

POLICY 2-6C.4

Create interesting streetscapes along arterials and collectors using plantings, lighting, special paving, etc.

South Pinery Drive may be extended to Shire Meadows as a Minor Collector. Tree lawn and landscape will be provided on both sides of the proposed roadway.

OBJECTIVE 2-6D

Integrate site and architectural variety, and provide housing choices in neighborhood design.

Custom Homes are anticipated on Shire Meadows.

POLICY 2-6D.1

Encourage diversity in residential design through variation in color, facade treatment, and lot size.

The architectural standards for Shire Meadows Subdivision will utilize the current architectural standards used for Pinery Subdivision Filings 22 and 23.

Lot sizes in Shire Meadow will be ½ acre minimum of different shapes. Topography shall be considered on each lot for building envelopes.

POLICY 2-6D.2

Design a varied and interesting streetscape that includes the use of street trees.

Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

POLICY 2-6D.3

Provide transition, through appropriate design techniques, from residential development to open space and adjacent nonurban areas.

Open space buffers will be provided at all proposed entrances at either Cistena Way or S. Pinery Drive.

POLICY 2-6D.4

Encourage house design that places the garage behind the front entrance plane of the building.

Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

POLICY 2-6D.5

Encourage mixed residential densities to create a diversity of housing types, sizes, and price ranges.

Shire Meadow will contain a maximum of 44 Custom Homes to maintain the character of the Pinery Community. Sizes may vary, and homes are expected to start at $1,500,000.00.

OBJECTIVE 2-6E

Ensure nonresidential development is compatible with surrounding land uses and the natural environment.

Natural landscape and topography will be the main goal in keeping the character of the Pinery Community. Additional tree and landscape are anticipated within the three pocket parks for aesthetic enjoyment.

POLICY 2-6E.1

Locate nonresidential development in the PUA, SUAs, Chatfield Urban Area, and the municipalities. Concentrate this development in nodes, clusters, or centers. Strip or isolated development is inconsistent with this Plan.

Three Detention ponds are proposed at the South end of the project site, and are intended to also be utilized as pocket parks.

POLICY 2-6E.2

Encourage uses such as office, institutional, and open space as a transition area between residential and major commercial or industrial areas.

An Open Space buffer will be utilized between Shire Meadows and the Colorado Horse Park.

POLICY 2-6E.3

Locate and design intensive nonresidential land uses to minimize conflicts with residential developments, agricultural uses, wildlife areas, and environmentally or visually-sensitive areas.

No nonresidential development is anticipated with Shire Meadows

OBJECTIVE 2-6F

Ensure residential and nonresidential building design, scale, and orientation are compatible with the natural and built environment.

Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

POLICY 2-6F.1

Design large structures to visually break up building mass.

Custom Homes will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community. Architectural Design shall be reviewed and approved for compatibility.

POLICY 2-6F.2

Encourage the use of high-quality materials in the construction of buildings.

Shire Meadows Subdivision will utilize the current architectural standards used for Pinery Subdivision Filings 22 and 23.

POLICY 2-6F.3

Design nonresidential development to emphasize human scale and create pedestrian and transit connections, where appropriate.

On street parking will serve as alternate transportation to each of the proposed pocket parks.

POLICY 2-6F.4

Use landscaping to complement and soften nonresidential development, and provide buffering, screening, and shade.

Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

OBJECTIVE 2-6G

Design lighting as an integral element of development.

Custom Homes lighting will be designed to maintain the character of the Pinery Community.

POLICY 2-6G.1

Design lighting to minimize off-site illumination into residential and public-use areas, in conformance with the Douglas County Zoning Resolution.

All public use area lighting shall conform with the Douglas County zoning Resolution.

POLICY 2-6G.2

Encourage the use of light fixtures that adhere to dark-sky practices in residential and nonresidential development.

All light fixture in Shire Meadows shall be downcast or covered.

GOAL 2-7

FOSTER A BALANCED COMMUNITY AND ROBUST ECONOMY.

The purpose of this amendment is to provide continuity in land use along the southern edge of the Pinery Filing 22 and 23. The new custom homes proposed with Shire Meadows is expected to increase property values of existing homes in the Pinery Community.

OBJECTIVE 2-7A

Promote development patterns and community design that meet the needs of residents.

Development of the Pinery Community East of State Highway 83 is nearing completion. Viewing the trail map for the pinery, there could be a need for additional trail connections for residents to enjoy. Shire Meadow has proposed a suitable trail plan on its' conceptual site plan with new connections to schools, parks and public streets. It would be positive steps to continue providing more trail connectivity in the future to connect additional neighborhoods in the community.

POLICY 2-7A.1

Encourage a variety of housing that fits different lifestyles and needs.

Custom Homes are anticipated for Shire Meadows which encourages unique design catered to the individual buyer.

POLICY 2-7A.2

Incorporate mixed-use development in new and existing communities.

Custom Homes are anticipated on Shire Meadows as an infill development in an urban development setting. It is anticipated that some of the residents in Shire Meadows still in the work force may work from home.

POLICY 2-7A.3

Encourage redevelopment in appropriate areas of the PUA.

The Pinery Community is near complete. Many of the homes in the Pinery are over 25 years old. Much of the redevelopment of the Pinery is limited to remodeling and additions of existing homes. The Colorado Horse Park was approved for an additional use for Equine veterinary services which may result in some expansion or redevelopment of portions of the facility in the future.

POLICY 2-7A.4

Encourage building and site design that provides safety and security.

Shire Meadows proposes new efficient roadway connections that may provide quicker response time for emergency vehicles for the community.

POLICY 2-7A.5

Promote community gardens, farmers markets and produce stands, where appropriate, within urban areas.

No community gardens, farmers markets or produce stands are anticipated with Shire Meadows.

OBJECTIVE 2-7B

Promote the availability of community services.

Shire Meadows provides new efficient roadway connections that may provide additional access for community use.

POLICY 2-7B.1

Encourage the use of private activity bonds (PABs), in partnership with municipalities, to create opportunity for diverse housing development.

Custom Homes are anticipated on Shire Meadows as an infill development in an urban development setting with home prices starting at $1,500,000.00. It is not anticipated that diverse housing would be supported in this area of the Pinery Community.

POLICY 2-7B.2

Support the Douglas County Housing Partnership's efforts to provide attainable housing.

Shire Meadow will provide much needed housing in Douglas County, and would support the County's efforts to provide attainable housing.

POLICY 2-7B.3

Create opportunities for residents to access transportation and community services.

Currently, public transportation is available on South Pinery Parkway. South Pinery Drive will be improved to Collector Street which provides a direct connection with South Pinery Parkway and access to public transportation.

POLICY 2-7B.4

Establish partnerships to provide enhanced access to community services.

New roadway connections and easier access to South Pinery Parkway is anticipated to provide better access to State Highway 83, and all services along the State Highway corridor.

OBJECTIVE 2-7C

Promote economic development and employment opportunities.

It is anticipated that Shire Meadows will inject over 50,000,000.00 into the construction industry with the construction of infrastructure and homes.

POLICY 2-7C.1

Establish economic development partnerships that enable residents and businesses the opportunity to prosper.

POLICY 2-7C.2

Foster relationships with businesses to encourage their retention and expansion.

POLICY 2-7C.3

Provide incentives to foster a vibrant business environment.

POLICY 2-7B.4

Support workforce development efforts to meet the needs of area residents and businesses.

Shire Meadows will bring 44 new families to support existing and proposed businesses in the Parker region.

GOAL 2-8

CONSERVE RESOURCES.

OBJECTIVE 2-8A

Minimize energy use in residential
and nonresidential development.

POLICY 2-8A.1

Encourage energy- and resource-efficient design in development and building construction.

Custom Home Builders are encouraged to use high quality construction materials and current energy efficient devices for reduced energy consumption and energy cost.

POLICY 2-8A.2

Provide opportunities for solar energy utilization through subdivision and building design.

Solar Energy is currently used in the Pinery community and would be supported in Shire Meadows.

POLICY 2-8A.3

Support the development and use of renewable energy resources.

Safe renewable Energy would be supported in Shire Meadows.

POLICY 2-8A.4

Encourage development patterns that conserve energy resources.

Energy Conservation would be supported in Shire Meadows.

POLICY 2-8A.5

Encourage on-site recycling centers
and the recycling of building materials.

Energy would be supported in Shire Meadows.

GOAL 2-9

ENSURE DEVELOPMENT OCCURS CONCURRENTLY WITH ESSENTIAL SERVICES AND INFRASTRUCTURE.

Home construction will run concurrent with infrastructure.

OBJECTIVE 2-9A

Encourage urban development in areas with existing
and planned capacity in services and infrastructure.

All utilities and infrastructure is available onsite or adjacent to Shire Meadows, and have sufficient capacity to serve the development.

Water and sanitary sewer is available onsite or adjacent to the site.

Dry utilities exist adjacent to the site.

POLICY 2-9A.1

Evaluate the capacity of existing services
and facilities to support development.

Will serve letters from the Pinery Water and Sanitation District have been obtained.

The traffic study for Shire Meadows state that existing roadways have sufficient capacity for the development and no significant change in the level of service is anticipated.

POLICY 2-9A.2

Ensure that new development mitigates impacts to existing services and infrastructure.

The development of Shire Meadows will provide additional access for the community and will have no significant impact on utility services.

SEPARATED URBAN AREAS (SUAS)

Douglas County's 1986 Master Plan identified isolated urban developments known as Separated Urban Areas (SUAs), including Roxborough, Castle Pines Village, and The Pinery. These areas, located outside the Primary Urban Area, were zoned for urban development as early as the 1970s.

Earlier master plans acknowledged SUAs as distinct planning regions, establishing overarching policies for these unique areas. The differences in character, location, and service levels have led to varied development patterns and challenges for each SUA. This plan recognizes these distinctions while proposing shared land-use objectives alongside tailored policies for each individual SUA.

While expansion of SUAs is generally discouraged, exceptions may be made under specific circumstances that provide compelling public benefits. These include:

- Supporting the fiscal health of special districts to reduce overall indebtedness and tax burdens on residents.
- Facilitating the transfer of development credits that benefit the County, such as enhancing community-separation buffers or eliminating inappropriate zoning.

This approach balances the preservation of SUAs' unique qualities with strategic considerations for limited, beneficial growth.

The Pinery SUA

Physical Characteristics

The Pinery SUA is characterized by three distinct natural areas:

1. The eastern portion, located at the edge of the "Black Forest," is defined by significant stands of Ponderosa Pine.
2. The central area encompasses the Cherry Creek valley.
3. The western area features shrubland, grassland, and undulating terrain that rises to the bluffs of the High Plateau region.

Development Issues

Key development issues in the Pinery SUA focus on the lands surrounding and adjacent to the area. Any approval for additional dwelling units on neighboring lands must carefully consider the goal of maintaining community separation around The Pinery.

Residents have raised several concerns, including:

- Preserving the community's character.
- Enhancing the community-separation buffer.
- Protecting views of the bluffs and the Rocky Mountains.
- Conserving wildlife habitat.

- Ensuring new development remains compatible with the original character of The Pinery.

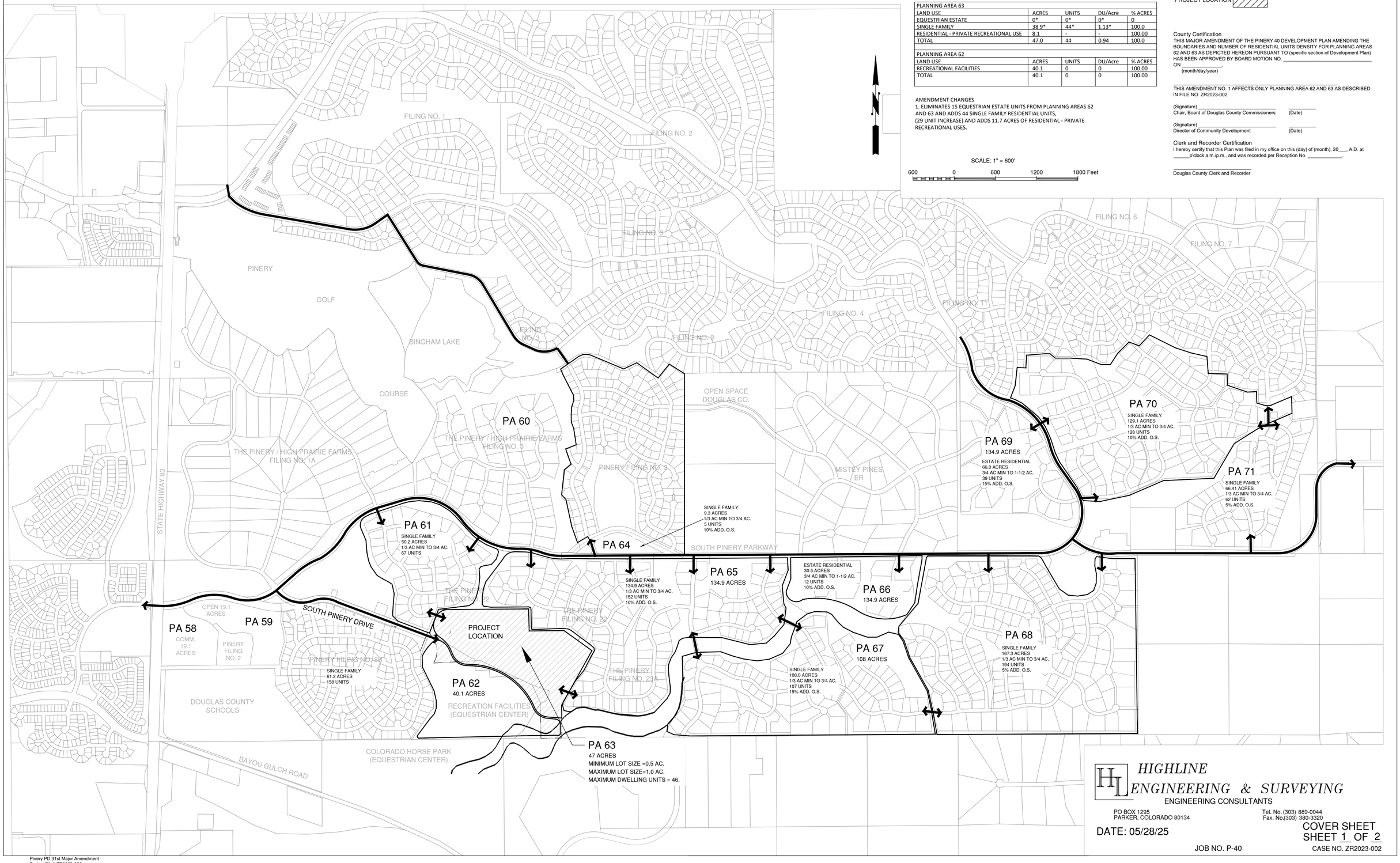
Additionally, the Pinery Water and Wastewater District has expressed concerns regarding wellhead protection for its alluvial wells near Cherry Creek. To address these concerns, a groundwater protection zone has been established, and future development in this area should be sensitive to potential impacts on water quality.

POLICY 2-15B.10 (PINERY SUA)

Support efforts of the Pinery Water and Wastewater District to continue providing a safe and reliable water supply, particularly with respect to the protection of alluvial groundwater.

THE PINERY PLANNED DEVELOPMENT, 31ST AMENDMENT
A MAJOR AMENDMENT TO BOUNDARIES FOR PLANNING AREAS 62 AND 63

PORTIONS OF SECTION 14, TOWNSHIP 07 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN, DOUGLAS COUNTY, CO
47 ACRES - 44 RESIDENTIAL LOTS
ZR2023-002



PLANNING AREA 63				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
EQUESTRIAN ESTATE	0*	0*	0*	0
SINGLE FAMILY	38.9*	44*	1.13*	100.0
RESIDENTIAL - PRIVATE RECREATIONAL USE	8.1	-	-	100.00
TOTAL	47.0	44	0.94	100.0

PLANNING AREA 62				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RECREATIONAL FACILITIES	40.1	0	0	100.00
TOTAL	40.1	0	0	100.00

AMENDMENT CHANGES
1. ELIMINATES 15 EQUESTRIAN ESTATE UNITS FROM PLANNING AREAS 62 AND 63 AND ADDS 44 SINGLE FAMILY RESIDENTIAL UNITS, (29 UNIT INCREASE) AND ADDS 11.7 ACRES OF RESIDENTIAL - PRIVATE RECREATIONAL USES.

SCALE: 1" = 600'

600 0 600 1200 1800 Feet

LEGEND
PROPERTY LINE
PLANNING AREA BOUNDERY
PROJECT LOCATION

County Certification
THIS MAJOR AMENDMENT OF THE PINERY 40 DEVELOPMENT PLAN AMENDING THE BOUNDARIES AND NUMBER OF RESIDENTIAL UNITS DENSITY FOR PLANNING AREAS 62 AND 63 AS DEPICTED HEREON PURSUANT TO (specific section of Development Plan) HAS BEEN APPROVED BY BOARD MOTION NO. _____ ON _____.
(month/day/year)

THIS AMENDMENT NO. 1 AFFECTS ONLY PLANNING AREA 62 AND 63 AS DESCRIBED IN FILE NO. ZR2023-002.

(Signature) _____ _____
Chair, Board of Douglas County Commissioners (Date)

(Signature) _____ _____
Director of Community Development (Date)

Clerk and Recorder Certification
I hereby certify that this Plan was filed in my office on this (day) of (month), 20___, A.D. at _____o'clock a.m./p.m., and was recorded per Reception No. _____.

_____
Douglas County Clerk and Recorder

HIGHLINE ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS
PO BOX 1295
PARKER, COLORADO 80134
Tel. No.(303) 889-0044
Fax. No.(303) 380-3320

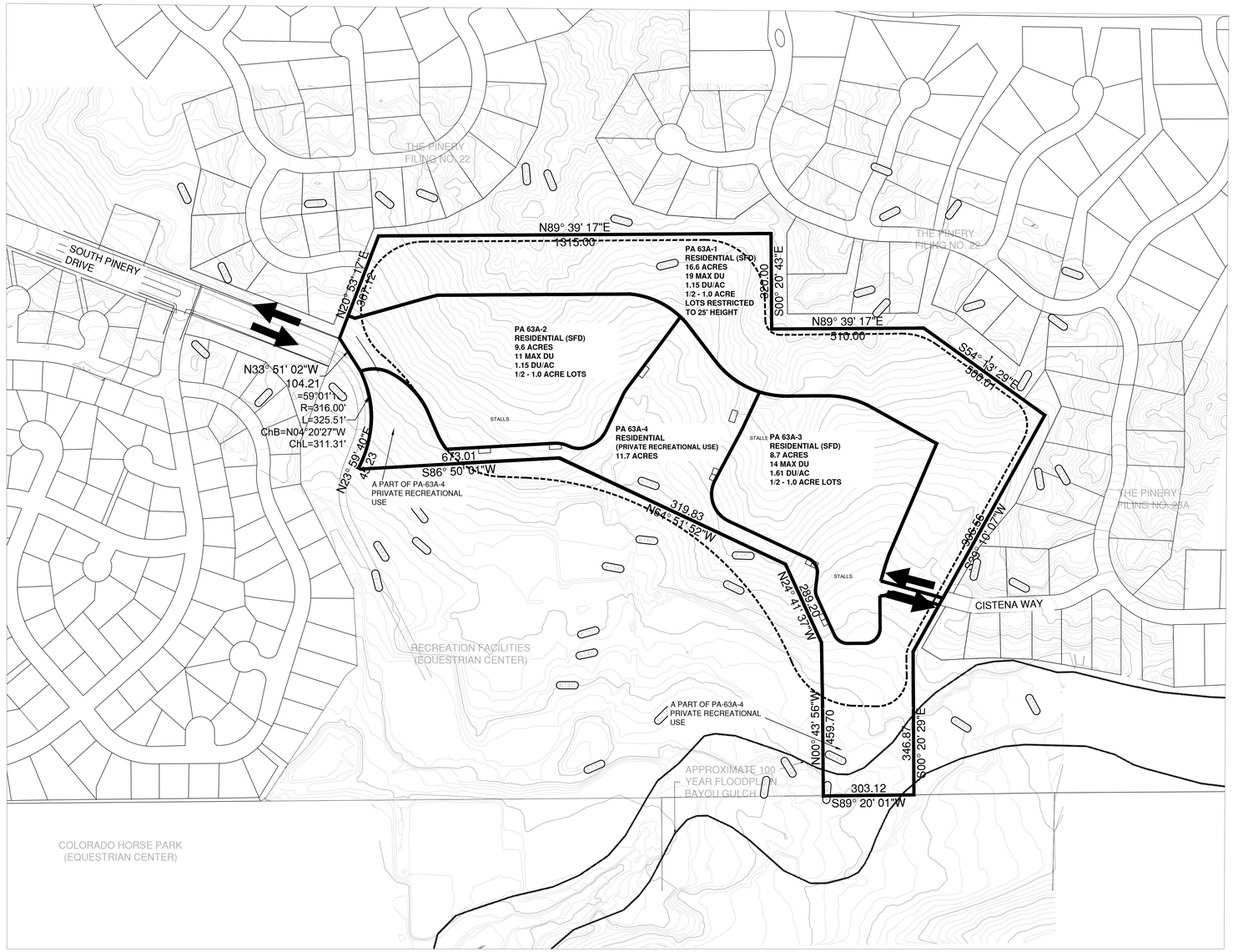
DATE: 05/28/25

COVER SHEET
SHEET 1 OF 2

JOB NO. P-40 CASE NO. ZR2023-002

THE PINERY PLANNED DEVELOPMENT, 31ST AMENDMENT
A MAJOR AMENDMENT TO BOUNDARIES FOR PLANNING AREAS 62 AND 63

PORTIONS OF SECTION 14, TOWNSHIP 07 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN, DOUGLAS COUNTY, CO
47 ACRES - 44 RESIDENTIAL LOTS
ZR2023-002



LEGAL DESCRIPTION OF PARCEL

A PARCEL OF PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO BEAR N 89°20 02 E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N 89°20 02 E ALONG SAID SOUTH LINE A DISTANCE OF 1323.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;
THENCE N 89°19 56 E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 547.40 FEET TO THE POINT OF BEGINNING;

THENCE N 89°19 57 E, CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 303.60 FEET TO THE SOUTHWEST CORNER OF THE PINERY FILING NO. 23A, RECORDED AT RECEPTION NO. 977535 IN THE RECORDS OF THE DOUGLAS COUNTY RECORDER;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PINERY FILING NO. 23A THE FOLLOWING THREE (3) COURSES:
1. N 00°20 43 W, A DISTANCE OF 479.96 FEET;
2.N 29°10 07 E, A DISTANCE OF 906.56 FEET;
3. N 54°13 29 W, A DISTANCE OF 90.73 FEET TO A POINT ON THE SOUTH LINE OF THE PINERY FILING NO. 22, RECORDED AT RECEPTION NO. 9858473 IN THE RECORDS OF THE DOUGLAS COUNTY RECORDER;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PINERY FILING NO. 22 THE FOLLOWING FIVE (5) COURSES:
1. N 54°13 29 W, A DISTANCE OF 409.28 FEET;
2. S89°39 17 W, A DISTANCE OF 510.00 FEET;
3. N 00°20 43 W, A DISTANCE OF 320.00 FEET;
4. S 89°39 17 W, A DISTANCE OF 1315.00 FEET;
5. S 20°53 17 W, A DISTANCE OF 370.00 FEET;

THENCE S 33°51 02 E, A DISTANCE OF 104.21 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 59°01 10 , A RADIUS OF 316.00 FEET, FOR AN ARC LENGTH OF 325.51 FEET;
THENCE S 25°10 08 W, A DISTANCE OF 25.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 05°19 22 , A RADIUS OF 215.00 FEET, FOR AN ARC LENGTH OF 19.97 FEET;
THENCE N 86°50 01 E, A DISTANCE OF 675.34 FEET;
THENCE S 64°52 44 E, A DISTANCE OF 839.26 FEET;
THENCE S 24°26 09 E, A DISTANCE OF 286.29 FEET;
THENCE S 00°40 29 E, A DISTANCE OF 513.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING,
CONTAINING 2,028,746 SQUARE FEET OR 46.57 ACRES MORE OR LESS.

PLANNING AREA 63A-1				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - SINGLE FAMILY	12.2	19	1.48	73.5
PARKS/OPEN SPACE/REC. FACILITIES	4.4	0	0	26.5
TOTAL	16.6	19	1.15	100.0
PLANNING AREA 63A-2				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - SINGLE FAMILY	9.6	11	1.15	100.0
PLANNING AREA 63A-3				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - SINGLE FAMILY	8.7	14	1.61	100.0
PLANNING AREA 63A-4				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - PRIVATE RECREATIONAL USE	11.7	-	-	100.00
COMPOSITE LAND USE SUMMARY				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - SINGLE FAMILY	30.5	44	1.44	65.4
RESIDENTIAL - PRIVATE RECREATIONAL USE	11.7	0	0	25.1
PARKS/OPEN SPACE/REC. FACILITIES	4.4	0	0	9.5
TOTAL	46.6	44	0.94	100.00

200 0 200 400 600 Feet

SCALE: 1" = 200'

LEGEND

PROPOSED PLANNING AREA BOUNDERY
EXISTING PLANNING AREA BOUNDERY
EXISTING CONTOUR (6140)

HIGHLINE ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS
PO BOX 1295
PARKER, COLORADO 80134
Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

DATE: 05/28/25

ZONE MAP
SHEET 2 OF 2

JOB NO. P-40

CASE NO. ZR2023-002

The Pinery Planned Development Guide 31st Amendment

For detached single family dwelling units within Planning Area 63A-1, 63A-2, 63A-3 and a portion of 62 as listed below and shown on the PD Plan Exhibit.

Article I Preamble and Statement of Commitments

A. Preamble

This 31st Amendment to the Pinery Planned Development affects Planning Area 62 and 63, consisting of 47 acres, of the Pinery 5th Amendment, and sets forth land uses and development standards for the development of The Pinery 31st Amended PD Plan area.

While preparing this 31st Plan Amendment to The Pinery PD Master Plan and revisions to the 5th Amendment Development Guide, Pinery 40 had numerous meetings and consultations with adjacent property owners, representatives of adjacent homeowners associations. This Guide has been modified several times to incorporate and address specific issues and concerns raised at those meetings. In order to facilitate this planned development, Pinery 40 has made commitments which shall be, after the approval of this Development Guide and PD Plan, binding upon Pinery 40, its successors and assigns, with respect to the land within The Pinery PD Plan which it owns, as set forth in the Development Guide.

B. Statement of Commitments

1. Height restrictions of this 31st Amendment to the Pinery Planned Development for Planning Area 63A-1 are established to protect the view-lines of the adjoining residences.
2. Adopt and comply with the existing residential development standards contained within the 5th Amendment to the PD Master Plan for continuity and harmonious residential living.
3. The Pinery Development Home Owners Association will be created for ownership and maintenance of PA 63A-4 and private open space within PA 63-A-1, 63-A-2 and 63-A-3 prior to approval of the Final Plat.

Article V – Land Use Regulations

C-1. Single Family Planning Area

Detached Single Family Dwelling Units for Planning Area 63A-1, 63A-2, 63A-3, and 63A-4 as listed below and shown on the PD Plan Exhibit for the Pinery Planned Development 31st Amendment.

a. Private Open Space Accessory Uses:
Commonly associated accessory uses, incidental to the principal use and located on the same site as the principal use including, but not limited to pedestrian and equestrian trails, pocket parks and tot lots.

A trail system and equestrian easements shall be required to provide pedestrian and equine access and connectivity to nearby neighborhoods, schools and parks.

C-1.1 Planning Area 63A-1

1. Conventional Development Standards
a. Building Setbacks. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

	Dwelling Unit	Accessory Building
Building Front	30 feet	20 feet
*Building Sides	10 feet	10 feet
Building Rear	25 feet	10 feet

*Note: Building side setback adjacent to drainageways shall be 20 feet from the side lot line adjacent to the drainageway.

b. Lot Area. The minimum lot area shall be 21,780 square feet.
c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height as defined in the Douglas County Zoning Resolution. To protect the views of neighbors adjoining to the North and East, the highest roof peak for all proposed homes in PA 63A-1 shall not exceed 25 feet in height based on the average elevation of the rear lot line at existing grade.
d. Buffer Width. The minimum external tract width adjacent to PA 61 and 65 shall be 25 feet.

C-1.2 Planning Area 63A-2 and Planning Area 63-A-3

1. Conventional Development Standards
a. Building Setbacks. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

	Dwelling Unit	Accessory Building
Building Front	30 feet	20 feet
*Building Sides	10 feet	10 feet
Building Rear	25 feet	10 feet

*Note: Building side setback adjacent to drainageways shall be 20 feet.

b. Lot Area. The minimum lot area (net) shall be 21,780 square feet.
c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height as defined in the Douglas County Zoning Resolution.
d. Buffer Width. The minimum external tract width adjacent to PA 62 shall be 50 feet.

A. Residential Planning Areas – Private Recreational Use

(Development Standards for Planning Area 63A-4)

1. Intent- To provide for Private Recreational use within residential development and associated uses.
2. Uses Permitted by Right - unless specifically stated elsewhere in this article, the following uses are permitted by right in the Residential Planning Areas for Private Recreational Use:

a. Commonly associated accessory uses, incidental to the principal use or building and located on the same site as the principal use or building including, but not limited to, Corrals, Loafing Sheds, stalls, storage sheds and paddocks.

b. Private and/or common open space.

c. Common horse boarding stables and/or corral facilities, barns, community center, caretakers residence, corrals, paddocks and stables shall be for use by occupants or owners within the Pinery 40 development only. Parks and open space recreational areas including, but not limited to: equestrian riding, hiking, jogging and biking trails shall be for use by occupants or owners within the Pinery Community.
The Planning Department may require some level of site improvement plan review for uses in this paragraph.

d. Parks, playgrounds and other recreational areas. Development standards shall follow the Pinery Planned Development Guide 5th Amendment: Section I. Parks, Open Space and Recreational Facilities Planning Areas, July 2015.

e. Horses shall be the only livestock in the Private Recreational Use Area.

f. The Maximum number of Horses on the Private Recreational Use Area shall be 20. No horses shall be boarded on single family residential lots.

g. The Pinery 40 Development Homeowners Association shall be responsible for maintenance and repair of all structures and fencing located on the Private Recreation Area. A management plan shall be prepared for the Private Recreation Area and submitted to Douglas County with the Site Improvement Plan. The management plan shall provide setback for manure piles, devegetation standards, guidelines and procedures to manage vegetation, grazing, and removal of manure to maintain a clean aesthetic environment.

h. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Planning Director. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the County according to the procedures for "Uses Not Itemized" contained within the Douglas County Zoning Resolution, and as hereafter amended.

3. Conventional Development Standards
a. Building Setbacks. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

	Buildings	Accessory Building +
Building Front	30 feet	20 feet
*Building Sides	10 feet	10 feet
Building Rear	50 feet	10 feet
Loafing Sheds and Dual Stalls - Front	25 feet (from exterior property boundary)	
Loafing Sheds and Dual Stalls - Sides	5 feet	
Loafing Sheds and Dual Stalls - Rear	0 feet (from Residential lot line)	

*Note: Building side setback adjacent to drainageways shall be 20 feet.

b. Loafing Shed and Dual Stall placement
Loafing Sheds and Dual Stalls may be placed on Planning Area 63A-4 adjacent to Planning Area 63A-2 and Planning Area 63-A-3. Up to two (2) horses may be boarded in individual stalls separated by a common wall centered on the common lot corner of the rear property line of single family lots in Planning Area 63A-2 and Planning Area 63-A-3. Loafing Sheds and Dual stalls shall not exceed 1250 square feet in size, and shall be owned and maintained by the Pinery Development Home Owners Association.

c. Building Height. No buildings or structures shall exceed twenty-five (35) feet in height as defined in the Douglas County Zoning Resolution.
No Loafing Shed or Dual Stall shall exceed twenty-five (25) feet in height as defined in the Douglas County Zoning Resolution.

I. Parks, Open Space and Recreational Facilities Planning Areas

(Development Standards for Planning Area 62)
Development standards shall follow The Pinery Planned Development Guide 5th Amendment: Section I. Parks, Open Space and Recreational Facilities Planning Areas, as amended.

Sheldon and Nancy Irish
7978 Cistena Way
Parker, CO 80134
February 8, 2025

TO: Douglas County Board of County Commissioners
Attn: Commissioners Abe Laydon, George Teal, and Kevin Van Winkle
100 Third Street
Castle Rock, CO 80104
Email: bocc@douglas.co.us

CC: Mike Pesicka | Principal Planner, Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104
Email: mpesicka@douglas.co.us

Subject: Community Feedback on the January 28, 2025, BOCC Land Use Public Meeting – Pinery 40 Rezoning Request, Project ZR 2023-002

Dear Commissioners,

We are writing to provide our feedback on the January 28, 2025, BOCC Land Use Public Meeting regarding Project ZR 2023-002 (Pinery 40 LLC). At this meeting, numerous community members, including six HOA presidents, presented strong opposition to the proposed major amendment that would triple housing density from 15 to 45 lots. This change would permanently destroy the existing Equestrian Estate Residential (ER) zoning, which mandates a minimum of 2.3-acre lots to support horse ownership and boarding under DCZR Special Uses 2405 and 2406.

While the meeting itself was conducted in an orderly manner, we were deeply concerned when, after what appeared to be a unanimous 3-0 decision to deny the amendment, Mr. David Simonson—an unannounced spokesman for Pinery 40 LLC—was allowed to stand and engage in direct negotiations with the Board. As a result, rather than a firm denial, the decision was TABLED, allowing Pinery 40 LLC another opportunity to introduce an "equestrian focus"—something they had refused to consider for more than two years.

Pinery 40 LLC's Repeated Efforts to Eliminate Equestrian Zoning

For over two years, Pinery 40 LLC has consistently rejected the idea of preserving equestrian zoning, making the following assertions:

- **May 10, 2023 (Public Meeting #1):** The developer claimed equestrian living was "incompatible" and "unsafe" on their 47 acres. The community strongly opposed this view, emphasizing that equestrian 2.5-acre lot zoning is both compatible and marketable.
- **September 19, 2023 (Referral Period Comments):** Pinery 40 LLC continued pursuing plans to eliminate equestrian zoning, despite clear community opposition.

- **August 12, 2024 (Public Meeting #2):** The project still contained no equestrian zoning considerations, and the developer again asserted—without evidence—that equestrian zoning was unsafe and incompatible.
- **August 19, 2024 (Planning Commission Hearing):** The Planning Commission voted **6-0 to recommend denial**, stating that equestrian living is a fundamental part of Douglas County, not just an "amenity."
- **November 21, 2024 (Public Meeting – "Neighborhood Pledge Agreement"):**
    - The so-called "pledge agreement" was nothing more than a show; it did not address equestrian zoning.
    - The developer asked the attendees if they would accept a compromise density between 15 and 45 lots. **100% of attendees rejected this idea and supported retaining the current 15-lot equestrian zoning.**

BOCC's Initial Decision & Sudden Reversal

At the **January 28, 2025, BOCC hearing**, the Board initially signaled a **3-0 denial** based on the project's failure to meet the first three of nine major amendment approval requirements (**DCZR 1520.01, .02, & .03**). However, rather than following through with a denial, the Board tabled the decision, allowing the developer to suddenly introduce equestrian elements—something they had actively opposed for over two years.

The Core Issue: Why Reward a Developer Who Rejected Equestrian Zoning?

The developer has **never provided a credible reason** for refusing to proceed with the existing **15-lot equestrian zoning** as required under DCZR Special Uses 2405 and 2406.

We urge you to recognize that the developer's last-minute pivot to an "equestrian focus" is **not genuine**. It is simply a strategy to salvage their higher-density plan after facing unanimous opposition from the Planning Commission and our community. Any attempt by Pinery 40 LLC to introduce minimal equestrian elements **without preserving the 2.3-acre minimum zoning requirement and preserving an equestrian community** should be rejected.

Final Request

Douglas County has a proud equestrian heritage, and its zoning regulations reflect that. **We urge you to retain the current equestrian estate zoning, uphold Special Use Sections 2405 and 2406** and **deny** any attempt to circumvent these standards. Please protect Douglas County's equestrian culture from a developer whose only goal has been to maximize density and profits.

Sincerely,

Sheldon & Nancy Irish

February 7, 2025

Douglas County Board of Commissioners
100 Third Street
Castle Rock, Colorado 80104

Reference: Project #ZR2023-002, Rezoning Proposal of 46 acre plat adjacent to Colorado Horse Park by Pinery 40, LLC.

Dear Commissioners Laydon, Teal, and Van Winkle,

I am once more writing you to urge you to reject the rezoning request referenced above. But, first I want to thank you for the courtesy shown the Timbers residents at the hearing on January 28, 2025. I realize how exhausting these hearings can be, and for the 6 hours or so you gave us; thank you. I believe we were almost as tired as you all may have been.

Commissioners, I believe you know any decision to change the zoning of this property is irreversible. If approved, it will not only destroy our community's way of life (a standard of life that we moved here for and have enjoyed for almost 30 years) but it will prevent horse estates from ever returning to the beautiful community where horses are part of our and Colorado's heritage. I believe this is not lost on you. Your statement to the applicant at the end of the hearing about having no community support, unanimous opposition, and the vote against this likely being 3-0 is a clear indication that the applicant did not meet the county's criteria for approval.

While the hearing on the 28th was productive in revealing the real facts supporting rejection of the rezoning application, I think the last minute interruption by the realtor, Mr. Simonson, was not only wrong and inappropriate, but it took the meeting off course and allowed him an almost 40 minute filibuster, thus preventing you to vote. I have seen many filibusters in the U.S. Senate and this was classic.

Additionally, I appreciated the empathy shown the applicant when he made his last minute statements. However, none of what was said about his small construction company, his financial risk incurred in buying these 46 acres, or his disability are pertinent or relative to this process. I have met the developer and find him very engaging , however to be clear, there are certain aspects of life that we the community cannot make right for this developer. The developer knew the zoning and rules when he purchased this 46 acres yet he bought it and immediately told the community in December, 2022 that he was building 131 homes on the 46 acres. I can only conclude he thought this a slam dunk because of the then ongoing efforts of Governor Polis to enact his land reform legislation. Thankfully, Douglas County and 95 other municipalities/counties fought this awful legislation, and it died in the Senate. If it had not, we would almost immediately have lost our community to the high density housing the applicant normally builds as well as our treasured horse estate zoning.

And, while I am very empathetic to the applicant's disability, there are many of us in the Timbers who are wounded combat veterans who do not stand before you asking for your sympathy. I want to reiterate that while empathetic, we are not blind to his last minute tactics or those of his realtor, Mr. Simsonson, who refused to let you vote.

Again, thank you for your courtesy during the hearing on January 28, 2025. I urge you to reject the Pinery 40, LLC rezoning request.

Honorable William H. Pickle
8018 Cistena Way
Parker, Colorado 80134
bp@wpickle.com
(202) 679-6789

Cc: Michael Pesicka

Jenna Preston
7998 Cistena Way
Parker, CO 80134

February 11, 2025

Commissioners Layton, Teal & Van Winkle,

I am not confident you will take the time to read this letter or answer my enclosed questions, but I decided to write after using the past two weeks to process the disappointing outcome of the January 28th BOCC hearing regarding the Pinery Planned Development 31st – Major PD Amendment, Project # ZR2023-002 Major Rezoning request on the 47 acres adjacent to the Colorado Horse Park [CHP] in Parker. I felt the need to give context to why the recommendation to "table" a vote and allow time for a "townhall" as a next step left the community feeling frustrated and concerned that the BOCC did not fully understand how negatively the developer (referred to in this letter as "Pinery 40 LLC") has actually treated and interacted with this community over the past 2 years.

Recall, our Planning Commission hearing was held on August 19, 2024. The Planning Commissioners voted 6-0 to reject the Major Rezoning request, demonstrating a thoughtful understanding on how Major Rezoning amendment criteria 1520.01, 1520.02, and 1520.03 were not met. You expressed the same concerns.

Timeline of Pinery 40 LLC's claim to be "good neighbors"

Pinery 40 LLC held three neighborhood meetings claiming to be "good neighbors." I attended all three. In retrospect, I believe their only goal was to be able to stand in front of you and say they offered "neighborhood meetings," but they were not forthcoming with you on how they scheduled or ran those meetings.

- **Meeting #1 - May 10, 2023** – Pinery 40 LLC presented their plan to build 53 non-equestrian homes on the 47 acres. **NOT 63 homes** like they stated during the hearing! Our community expressed several concerns that evening. The meeting ended abruptly after a real estate agent (Jayne Cordes), not a resident of our community, who sold the property to Mr. Russell "Rusty" Hall, James Marine & Chris Meeks, took the microphone from me and proceeded to talk about how horses around humans are dangerous because she knew someone who became a "quadriplegic" by a horse. Jayne did this at the request of her friend Rusty Hall.

- **Meeting #2 – August 12, 2024** (15 months later!). Pinery 40 LLC sent a neighborhood meeting invitation only ONE WEEK before the Planning Commission hearing on Aug 19th. They informed us of their intent to proceed with a rezoning request for 45 houses (a decrease of only 8 homes since May 2023). They maintained their stance that horses would be "incompatible" and "violent" on these acres. **This is how they show they are being good neighbors? Equestrian friendly?**

- **Meeting #3 – November 21, 2024.** Pinery 40 LLC asked you, the BOCC for TWO hearing continuances on the grounds that they wanted to schedule a "neighborhood meeting." Many residents (myself included) still took time out of our lives to be present at the Sept 24th and Nov 19th BOCC hearings in case the continuance requests were denied and we could proceed with our hearing.

  It took Pinery 40 LLC THREE MONTHS to schedule a "neighbor meeting!" Again, they gave us one week's notice. The invite stated, "*The purpose of this meeting is for the applicant to share information about the proposal, take feedback, and answer any questions you might have."* (see copy of their letter in your packet). Instead, Pinery 40 LLC only presented what they called a "Neighborhood Agreement" and maintained their goal to building 45 houses, still eliminating equestrian properties. We sat there stunned, confused and frustrated. A letter was sent to Mr. Mike Pesicka that night expressing our reaction (see our letter in your packet dated Nov 21, 2024).

To answer Commissioner Van Winkle's hearing question, Pinery 40 LLC made NO CHANGES since the August 19, 2024 Planning Commission 6-0 vote. The developer maintained their plan to build 45 non-equestrian properties. They maintained reference to horses being "violent," and horse properties being "incompatible" with people and pets. They dismissed our concerns, letters, and those of the equestrian community (e.g., Dr. Tischer, equine businesses, etc.). They accused us of possibly using social media to send "false and misleading information" without ANY evidence to date. In my opinion, Pinery 40 LLC is only 'checking boxes,' trying to appear in good faith, but their goal and intent has not changed. They want quantity over the intent of 15 Equestrian Estates on this unique Parker land, that they bought knowing what it was zone for.

Questions for our Douglas County Commissioners:

You heard from 20+ residents for 3 hours on Jan 28, 2025 which included HOA presidents representing hundreds of households nearby and impacted by this rezoning, you listened to Dr. Tischer the owner of the CHP & equine veterinarian hospital on how much funding equestrian services bring to DOCO and his opposition to the rezoning, you have a packet of 1000+ pages filled with nearly 200 letters opposing the rezoning, written by residents, equine businesses, riders, etc., you received names of 1300 petition signatures (almost 700 from DOCO) all opposing the rezoning!

1. ***What proof of support has Pinery 40 LLC provided from the community, equine businesses, the CHP for their major rezoning request?*** Answer: one letter.

2. The developer repeatedly referenced how "incompatible," smelly and cruel it would be to keep a horse on 2.5 acres, that it was just a "romanticized" vision from long ago. ***After 2 years and 4 hours into our hearing, why were they suddenly open to discussing the option of putting a horse on a one-acre property.*** Answer: they don't really care about horses, they only care about building a quantity of houses and satisfying their investors, in my opinion.

3. ***Why were the developers who stated they heard 100 residents complained about animal smells at another location, not asked to provide any evidence of this?***

4. ***Why were the developers allowed to make claims they there is no market for 2.5 acre Equestrian properties in Parker and provide no proof of this claim?*** Our speakers provided concrete stats on what we all know. 2.5 acre Equestrian estates will sell quickly and for a big profit! Likely more than the proposed 45 homes. ***Where in the Amendment criteria does it reference revenue, real estate markets and profit as criteria for authorizing rezoning?***

5. ***Why was the disability references and emotional state of James Marine, the engineer and part property owner of these 47 acres a consideration for not taking a vote on Jan 28th?*** As I mentioned in my 3-minute speech, I am a licensed clinical psychologist who works full-time with the military and I am proudly married to an Air Force veteran. I live near neighbors who have served to include a Vietnam Vet Purple Heart recipient currently on dialysis. I was appalled by Mr. Marine's attempt to use his military disability as a means to service himself. His greed and self-centered comments, dismissed the voice of his fellow veterans, DOCO residents, and the intent of these 47 acres, in my opinion. Mr. Marine has a home in Parker, is part owner of a $2,500,000.00 property, has a career as an engineer, disability benefits funded by taxpayers, and apparently a goose hunting property, which he disclosed at the hearing. Mr. Marine has expressed he wants to move back into the Timbers community and onto these 47 acres. ***Commissioners, where in the Major Rezoning Amendment is the disability, emotions, and wants of the engineer and property owner requesting rezoning, criteria for approving rezoning?*** In fact, in my opinion, this comes close to violating Amendment Approval Criteria ZR-1520.04 "Whether the sole purpose of the amendment is to confer a special benefit upon an individual."

Additionally, Mr. Marine was the Pinery 40 LLC representative who stood up at the hearing to disgrace the deceased Helen Krieble, the creator the CHP, referencing financial stress and trying to erase Helen's intent for this property. I found this moment incredibly disrespectful, desperate, and questionable. Helen died three years ago. She is respected by the CO equestrian community. She was a developer, a philanthropist, mother, and as several of our residents spoke about, she deliberately took steps to protect these 47 acres with the intent of seeing 15 equestrian estates on 2.5 acres adjacent to her beloved CHP. **This is how Pinery 40 LLC demonstrates being a "good neighbor?"**

On Jan 28th, individual public speeches were held to the 3-minute speaking limit, yet a real estate agent (David Simonson) from Highlands Ranch was allowed to stand at the podium for 30 mins (10 times the amount allow for individuals). He was even given the last word (4:43 – 5:13 on the hearing video).

6. ***Why wasn't David Simonson, who repeatedly stated "I am not speaking on their [developers] behalf," asked to state his affiliation to this rezoning?*** A realtor was given permission to talk and talk after public comment was closed. He was allowed to refer to our community negatively using phrases such as "…*they* [the community] *enjoy it as vacant land that doesn't belong to any of these people here* …[the developer is] *doing everything for people who simply don't want change…"* **Is this how Mr. Hall and the Pinery 40 LLC show they are "good neighbors?"**

Commissioners, I left the Jan 28th BOCC hearing after 8pm exhausted and convinced you cared more about statements and emotions from real estate agents, developers, investors, and engineers than the residents of our community who came out to oppose this rezoning, the CHP, Helen's Krieble's intent for that land, or following the Major Rezoning Amendment criteria hearing process. I left feeling the Major Rezoning approval criteria process was in jeopardy, if rezoning is authorized for ANYTHING ABOVE the current zoning for 15 Equestrian Properties. Even allowing 16 homes would desecrate the commitment and overall intent of this planned development (1520.01) and not be consistent with the intent, efficient development and preservation of the entire planned development (1520.02). Pinery 40 LLC will go on to build developments such as Chateau Valley and Founder's Vista (nearly 1000 homes) in Castle Rock. They aimed for quantity and profit, not history, community engagement, and intent for THIS land.

As I pleaded in my Jan 28th speech, honor those who elected you, honor this land as it was intended. **REJECT THIS REZONING. Say "NO" to Pinery Planned Development 31st – Major PD Amendment, Project # ZR2023-002.** Instead, be there for the ribbon cutting on the future site of 15 new Equestrian Properties adjacent to Parker's International CHP that will be there forever. To quote Dr. Tischer, "*the decision is not anti-development, it's smart development."*

Respectfully

Dr. Jenna Preston

James J.L. Ahern
7940 Towhee Rd.
Parker, CO 80134
(303) 854-4822

March 17, 2025

Douglas County Colorado
Department of Community Development
100 Third Street, Suite 220
Castle Rock, CO 80104

RE: Homeowner Position Statement Concerning Request for Major Amendment to the Pinery Planned Development, 31st Amendment; File No. ZR2023-002.

Dear Members of the Board of County Commissioners,

I write to express my strong opposition to the request for Major Amendment to the Pinery Planned Development to increase dwelling units for future development of up to 45 residential lots. As a resident who is directly affected by this potential change, I believe the current zoning plan, which provides for 15 equestrian lots on the parcel, is far better suited to the character, values, and needs of our community. I respectfully urge you to reject the major rezoning proposal and stand by the existing plan that promotes the integrity and harmony of our neighborhood.

The existing plan for 15 equestrian lots is consistent with the values that attracted me and my wife to purchase our home in this community. The rural and open feel of our neighborhood, characterized by spacious properties and a focus on equestrian living, is fundamental to the lifestyle that we cherish. A shift to a more intense development, as proposed by the rezoning, will irreparably alter the character of our community and will create an environment that no longer aligns with the desires and expectations of current homeowners.

As a homeowner who is directly adjacent to the 47-acre parcel of land, we would bear the brunt of the negative consequences associated with the proposed rezoning. This includes, but is not limited to, increased traffic and congestion, loss of privacy and peaceful enjoyment, environmental impacts, and decreased property values.

The proposed major rezoning will result in significant increase in traffic, particularly on residential roads that were not designed to handle the level of activity that a higher-density development will bring. This increase in traffic will not only disrupt the peaceful atmosphere of the area but also pose safety concerns for families and pedestrians.

Furthermore, a denser development and additional residents will diminish the privacy and serenity that we, as homeowners, currently enjoy. A transition from large equestrian lots to a more densely packed development will have an overwhelming negative effect on the quality of life for adjacent residents.

It must be noted that the 47-acre parcel that will be developed into a residential community currently provides important open space and green areas that contribute to the local ecosystem. The rezoning proposal risks disrupting local wildlife habitats, increasing stormwater runoff, and reducing the natural beauty of the area. A less environmentally conscious development may lead to long-term ecological consequences that affect the entire neighborhood.

A shift to more congested and higher-density zoning will almost certainly lead to a decrease in property values for homeowners living adjacent to the parcel. The development of multiple residential structures will drastically reduce the appeal of our properties, which currently benefit from the quiet, rural ambiance that defines our community.

The 15 equestrian lots, as currently planned, not only respect the existing character of the neighborhood but also support the equine and rural lifestyle that is central to our community's identity. The proposed rezoning fails to consider the specific needs and desires of homeowners who have invested in this community with the understanding that the land will remain dedicated to low-density, equestrian-friendly uses. The existing zoning plan of 15 equestrian lots promotes responsible land use that maintains open space for equestrian activities, supporting both local businesses and the overall well-being of residents who enjoy this lifestyle.

I respectfully ask the Board to consider the negative impacts that the proposed rezoning will have on the homeowners who reside directly adjacent to the 47-acre parcel. I urge you to prioritize the preservation of the current zoning plan, which best fits the needs of our community and promotes a balanced, sustainable, and harmonious living environment. I ask that you reject the rezoning proposal in favor of maintaining the character of our neighborhood, which has been built upon open spaces, equestrian opportunities, and a peaceful, rural lifestyle.

Thank you for your attention to this critical matter. As a thoughtful and responsible Board, I trust that you will carefully consider the concerns of the homeowners who are most directly impacted and act in the best interest of our community.

Sincerely,

James J.L. Ahern

James J.L. Ahern, Esq.

April 10, 2025

Douglas County Planning Commission

Re: Project #ZR2023-002 on Major Rezoning on the 47 acres adjacent to Timbers Filing #22 and the CO Horse Park [CHP].

I am writing to you to express our strong desire that you vote AGAINST the major rezoning efforts for Project #ZR2023-002. We are one of the original residents of the Timbers Filing #22 and reside on Nuthatch Road. In 1998, when we were choosing a development site to build on, we did a lot of research regarding the surrounding areas. We looked at the schools, the surrounding neighborhoods that existed and the current zoning that was planned for areas around us because it was important to us to find a location that was safe from retail and being surrounded by dense housing. Having grown up in rural Colorado, being next to the Colorado Horse Park near us was very appealing and having the potential of future, more rural, equestrian estates was not only acceptable, but desired.

We have lived in Parker for over 30 years, and we have seen the continued growth this area has experienced. Some good and convenient, and some not so good. This morning, it took me 25 minutes to get from South Pinery Pkwy, to Main Street. No joke! Also, currently, when we attempt to exit our street onto S. Pinery Pkwy, it is becoming more and more dangerous with the current amount of traffic coming up the hill. It is also especially terrible and dangerous at peak travel times when when school is in session.

We understand that there are times when rezoning is appropriate. Roads need to be built, public necessities need to provided. Dense housing is not a necessity! We honestly see this as a money grab by a greedy housing developer! We are asking that the Planning Commission VOTE NO on rezoning and maintain the current planned zoning for 15 equestrian estates each on 2 ½ acres lots. Vote to keep our neighborhood as it was planned when we built our house!

Thank you for your consideration.

Tom & LouAnn Curran
5527 Nuthatch Road
Parker, CO 80134
720-984-4669

DOUGLAS COUNTY
COLORADO

Planned Development Major Amendment
Staff Report

DATE: JANUARY 16, 2025

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT SK for TQ

CC: MIKE PESICKA, PRINCIPAL PLANNER
CURTIS J. WEITKUNAT, AICP, LONG RANGE PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES

SUBJECT: **PINERY PLANNED DEVELOPMENT, 31st AMENDMENT**

PROJECT FILE: ZR2023-002

OWNER:
PINERY 40 LLC
9928 BLUESTAR DRIVE
PARKER, CO 80138

REPRESENTATIVE:
RUSSELL B. HALL, MANAGER, PINERY 40 LLC
P.O. BOX 1295
PARKER, CO 80134

PLANNING COMMISSION HEARING:	**AUGUST 19, 2024 @ 6:00 PM**
BOARD OF COUNTY COMMISSIONERS: CONTINUED	**SEPTEMBER 24, 2024 @ 2:30 PM**
BOARD OF COUNTY COMMISSIONERS: CONTINUED	**NOVEMBER 19, 2024 @ 2:30 PM**
BOARD OF COUNTY COMMISSIONERS: CONTINUED	**DECEMBER 10, 2024 @ 2:30 PM**
BOARD OF COUNTY COMMISSIONERS	**JANUARY 28, 2025 @ 2:30 PM**

I. EXECUTIVE SUMMARY

The applicant requests a Major Amendment to the Pinery Planned Development (Pinery PD). The request proposes a revision of the Pinery PD map to amend the boundaries of Planning Areas (PA) 62 (Recreational) and 63 (Equestrian Estate Residential), and associated language in the Pinery PD Development Guide to add 30 new single family residential lots to the maximum allowed in PA-63. Currently, up to 15 lots are allowed in the planning area. Planning Area 63 could be developed with a maximum of 45 residential units. Access is proposed from S. Pinery Drive as well as Cistena Way.

The proposed 31st Amendment affects the area within the Pinery PD that is generally located east of S. Pinery Drive, south of S. Pinery Parkway and north of Bayou Gulch Road.

The Planning Commission heard the application at its August 19, 2024, public hearing and recommended denial of the request by a vote of 6 to 0.

II. REQUEST

A. Request

The applicant requests a Major Amendment to the Pinery Planned Development (Pinery PD). The Pinery PD 31st Amendment proposes a revision of the Pinery PD map to amend the boundaries of PAs 62 (Recreational) and 63 (Equestrian Estate Residential), add 30 units to PA 63 where 15 are currently allowed (also increasing the total number of residential units in The Pinery), divide PA-63 into two new planning areas (PA63A-1 and PA 63A-2), and include new language in the Pinery PD Development Guide to add specific setback and building height development standards for PA-63-1. The changes to the PD development guide includes a minimum lot size of ½-acre (21,780 square feet) that is specific to the new planning areas Existing recreational areas within PA-62 will remain as open space/buffer and recreational uses.

B. Process

A Major PD Amendment is processed pursuant to Sections 1519 through 1523 of the *DCZR.* Per Section 1522.08 of the *DCZR*, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies, and other guidelines."

C. Location

The 31st Amendment is located within the eastern half of the Pinery PD, east of S. Pinery Drive, south of S. Pinery Parkway, and immediately north of the Colorado Horse Park. A CMP vicinity map, zoning map, and aerial map are attached to the staff report and show the general location of the project area.

D. Project Description

The amendment to the Pinery PD would add 30 new single family residential lots to the maximum allowed in PA-63. Up to 15 lots on approximately 47 acres were established in the planning area with the 3rd Amendment. The proposed amendment would establish a maximum gross density of approximately 1 unit per acre with a minimum lot size of one half-acre (21,780 square feet) to allow for separation and buffering from the adjacent lots. The PD also includes tracts surrounding the project area that will allow for trails and add to the overall open space in the Pinery PD.

III. CONTEXT

A. Background

The Pinery PD was rezoned from Agricultural One (A-1) to PD in 1972. At the time of rezoning, development guides were not required, and the area was developed under

the Suburban Residential (SR) development standards. A development guide was adopted in 1985. The 2nd Amendment to the Pinery PD, located east of State Highway 83 and comprised of approximately 1,482 acres, was approved in 1987.

The 3rd Amendment to the Pinery PD approved 15 single-family estate equestrian units for PA-63 in 1989 at 1 dwelling unit per 2.5 acres. Smaller, half-acre lots now border the property to the north, east, and west as part of the 5th Amendment to the PD which was approved in 1995.

B. Adjacent Land Uses and Zoning

The affected planning areas are adjacent to the Timbers HOA (Filing 22 to the north, and Filings 23-A and B to the east), The Pinery Filing 8B to the west, and north of the Colorado Horse Park which amended its uses in April of 2023 to allow for an equine veterinarian clinic to be established on the site

	Zoning	Land Use
North	Pinery PD	Residential
South	Pinery PD	Equestrian facility and equine vet clinic
East	Pinery PD	Residential
West	Pinery PD	Residential

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The 31st Amendment project area consists of rolling terrain that generally slopes downhill from north to south; and includes grasses, shrubs, and some pine trees. The site was previously part of the Colorado Horse Park, and some of the fences for the large corrals in this area still exist today. No physical characteristics of the land would preclude development of the property. There are several gullies on the property, and at the request of the Colorado Geological Survey, the development guide proposes larger setbacks from these areas to protect building foundations and reduce slope erosion.

Douglas County Historic Preservation (DCHP), in its response letter dated September 14, 2023, indicated that the site has not been surveyed for cultural resources so there is the potential for buried archaeological resources related to prehistoric activities and potentially the discovery of subsurface cultural deposits during ground moving activities. DCHP is requesting the submittal of a Class III cultural resources survey with future phases of development. Submittal of a Class III cultural resource survey is included as a condition of approval in the staff report.

B. Access

The 31st Amendment project area is accessible from S. Pinery Drive on the west and from Cistena Way on the east and west boundaries of the project area. The final plats for the Pinery Filings 8 and 22 anticipated connections to Cistena Way, and cul-de-sac bulbs were platted in anticipation of future development in PA-63. The applicant has made the requested revisions to the traffic study and Engineering Services has no further comments and has determined that the existing roadway network is adequate to serve the project. Access through the project site is proposed from S. Pinery Drive on the west and at the eastern connection with Cistena Way.

The applicant has proposed a gate at the eastern connection with Cistena Way. Engineering Services does not support a gate on Cistena Way at this time and requires additional review at the time of preliminary plan and final plat applications. South Metro Fire has stated that it does not object to the installation of a gate as long as it meets fire access requirements.

C. Drainage and Erosion

All on-site storm sewer shall be designed, constructed, and installed by the developer in conformance with County criteria at the time of platting. The applicant will be required to meet all applicable engineering requirements for grading and drainage as part of future subdivision processes. The applicant is proposing some off-site drainage facilities on the Colorado Horse Park property, but the property's owner has not agreed to locating drainage facilities on its property. Through the subdivision review process, the applicant will need to coordinate with the Colorado Horse Park owner to locate the off-site drainage facilities and easements or construct the improvements on-site.

Mile High Flood District (MHFD) requested the following:

- A new stream assessment of Timbers Creek to understand the stability of the channel with the proposed conditions.
- Clarifications in the drainage report regarding the location of proposed detention ponds, site layout, and improvements to an existing pond on the horse park property.
- Submittal of UD-Detention spreadsheets for all three detention ponds to help MHFD understand where the detention ponds are going to outfall.

The applicant has acknowledged comments from MHFD and further details regarding drainage will be provided with a Phase III drainage report at the time of subdivision

D. Floodplain

No FEMA 100-year floodplain is impacted by the 31st Amendment proposal. Future residences will be located outside of the Timbers Creek floodplain which is located in the far southeast corner of the project site.

E. Wildlife

The *Douglas County Comprehensive Master Plan* Wildlife Resources map identifies the 31st Amendment area as having low habitat value. There will not be development within existing open space areas.

V. PROVISION OF SERVICES

A. Schools

School land dedication requirements for existing, approved development in the Pinery have been satisfied by the developers of the Pinery PD. In a letter dated September 6, 2023, DCSD requested cash-in-lieu of land dedication for the additional units at the time of subdivision. DCSD also commented that "…bus stop operations and logistics be considered in the gate location and design approval process. DCSD priorities pedestrian and driver safety first and foremost when creating bus stop locations. Stop locations must be easily accessible for bus drivers and passengers and should provide ample room for safe and efficient loading and unloading. As a policy, DCSD does not transport on private property and/or in any gated communities."

The applicant has stated that they are proposing an emergency vehicle gate at the east entrance onto Cistena Way and understands and accepts that some busing services may not be provided. As stated previously, Engineering Services does not support the proposed gate at this time and will require additional evaluation at the time of preliminary plan and final plat.

B. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). In a letter dated August 29, 2023, South Metro indicated that they have no objection to the proposed Major PD Amendment. South Metro also provided a will-serve letter dated May 11, 2023, stating that the subject property is within their service boundaries for fire prevention, fire suppression, emergency medical, and special team response services.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection services to the subdivision. No responses were received from the Sheriff's Office, E911, or the DCSO Office of Emergency Management.

D. Water

Water service is provided by the Pinery Water and Wastewater District (PWWD). PWWD indicated it takes no exception to the proposed PD Amendment, and provided a will serve letter dated January 11, 2023, indicating its willingness and ability to serve the proposed development. The PWWD will require the application to submit construction drawings with future applications. The applicant will also be required to comply with *DCZR* Section 18A, Water Supply Overlay District, during subdivision.

In its response letter dated August 30, 2023, the Division of Water Resources (DWR) indicated that based upon the submitted information, the proposed water supply from PWWD is adequate and currently physically available, based on current estimate aquifer conditions. It is also DWR's opinion that the water supply can be provided without causing injury based on their determination that the amount of water that is legally available on an annual basis is greater than the annual amount of water required to supply existing water commitments.

The County's water consultant reviewed the application, and in its review letter dated September 19, 2023, stated that there is a sufficient water supply to serve the proposed development.

E. Sanitation

Sanitary service is also provided by PWWD. As described above, the applicant has obtained a PWWD will serve letter dated January 11, 2023. The will-serve letter also indicates that sanitary sewer service will be provided to the proposed development.

F. Utilities

Utility service providers are AT&T, Black Hills Energy, CenturyLink (telephone), Comcast (cable), CORE (electric) and Xcel Energy (gas). AT&T and CORE had no comments on the application. Black Hills Energy, CenturyLink, and Comcast did not respond to the referral request. Xcel Energy indicated that it that is has no apparent conflicts.

G. Parks, Trails, and Open Space

Open space and park areas have already been set aside by the Pinery PD and additional land is being set aside as buffer areas adjacent to existing development via the 31st Amendment. Staff did not receive a referral response from Douglas County Open Space and Natural Resources. Parks, Trails, and Building Grounds stated that the applicant will need to comply with Section 10 of the Subdivision Resolution regarding park land dedication for the additional lots.

The applicant is proposing buffer areas with soft surface trails adjacent to existing buffer areas. In its response letters of September 15, 2023 and July 17, 2023, the High Prairie Farms Metro District (HPFMD) stated concerns with who will own and maintain the common open areas. At this time the applicant is proposing that an HOA will maintain common open space areas and trails but is open to further discussion with HPFMD about ownership and maintenance.

VI. PUBLIC NOTICE AND INPUT

Notifications of an application in process were mailed to the owners of all properties abutting the boundaries of the proposed 31st Amendment area. *DCZR* Section 1523 requires mailed, published, and posted notice of the public hearing.

Of the homeowner's associations (HOA) notified during the process, The Pinery HOA, the Timbers HOA 23 A and B, and the Timbers 22 HOA responded to the referral request. Their comments and concerns are included as an attachment to the staff report. In its referral letter dated September 15, 2023, The Pinery HOA identified several areas of concern including but not limited to traffic, overlot grading, lot sizes, density, protection of view sheds, building height, and architectural character.

The applicant has revised the application so that proposed lot sizes are similar to the adjacent residential developments. The applicant has proposed changes to the Pinery PD development guide to include a maximum 25-foot building height for lots bordering the northern boundary of the project site and has stated in the project narrative that they will be similar to the architectural design of homes in the adjoining Timbers development. The High Prairie Farms HOA, Misty Pines HOA, and Pinery 8B HOA did not respond to the referral request.

Staff received a significant number of responses from abutting and nearby property owners throughout the review process of this application. Correspondence received prior to the mailing of the Courtesy Notices is included as an attachment to the staff report and labeled as Initial Public Comments, and correspondence received after mailing of the Courtesy Notice and labeled as Courtesy Notice Responses is also included as an attachment to the staff report. Additional public responses have been received after the Planning Commission hearing and are included as an attachment to the staff report.

All referral agency comments are outlined in the Referral Response Report attached to this staff report.

The applicant initially proposed 130 lots for the project area and after three meetings with neighbors reduced the total to 45 lots. The reduction in the proposed number of units is based on feedback from those meetings and establishes similar lot sizes and buffers to the adjacent residential development. Notes from those meetings are included as an attachment to the staff report. The applicant held an additional neighborhood meeting on November 21, 2024, notes and other associated documents from that meeting are included as an attachment to the staff report.

VII. PLANNING COMMISSION HEARING

The Planning Commission heard the proposal at a public hearing on August 19, 2024. The Planning Commission noted that they believed the request did not meet the approval criteria and unanimously recommended denial of the request by a vote of 6 to 0. Members of the public testified, in-person and on-line, at the Planning Commission hearing against the application. Concerns raised against the request included but were not limited to increased density from the currently approved 15 lots, traffic impacts, and incompatibility with adjacent single-family development.

VIII. STAFF ANALYSIS

Section 1520 of the *DCZR* establishes criteria to be considered in the review of a Major PD Amendment. Following is an analysis of the application in light of these criteria.

1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

Staff Comment: The 31st amendment proposes a revision of the Pinery PD map to amend the boundaries of Planning Areas (PA) 62 (Recreational) and 63 (Equestrian Estate Residential), add 30 lots to PA-63, create two new planning areas (PA 63A-1 and PA 63A-2) within the boundaries of PA-63, and add development standards specific to the proposed amendment.

The proposed amendment remains consistent with the development standards, commitments, and overall intent of the Pinery PD. There are no significant changes to allowed uses or development criteria. The original intent for PA-63 was for 2.5-acre equestrian estate lots which have not been developed. Since that time, the surrounding properties, which at one time were also planned as 2.5 acre lots, have been platted with 1/3 to 1-acre lots. The Colorado Horse Park property to the south has remained unchanged but is now an equine veterinarian clinic. The applicant is proposing a minimum lot size of a half-acre which is similar to surrounding development.

The Pinery PD 3rd Amendment was approved under the 1986 Douglas County Master Plan (the "1986 Plan"), as part of a Secondary Planned Urbanization Area (PUA), in 1989. The 1986 Plan included policies that encouraged the build out of existing Secondary PUAs to maximize the use of previous investments in roads, water and sewer facilities, and infrastructure.

The objectives and policies of the 2040 CMP are similar to those of the 1986 Master Plan. The 2040 CMP encourages the build out of existing urban areas thereby limiting expansion of the Pinery SUA and encourages urban development in areas with existing and planned capacity in services and infrastructure.

Consistent with Objective 2-1A and Policy 2-1A.2, the proposed PD Amendment is located within the existing SUA and does not expand the SUA boundary. Policy 2-5A.2 encourages the protection, where appropriate, views to and from significant natural features. The proposal includes a provision that will limit building heights to 25-feet along the north boundary of the property to help protect existing views to the south of the foothills and Pikes Peak.

Per Policy 2-6B.2, development in the urban area should blend the existing character of adjoining developments with the design of new developments. The proposed PD Amendment is for half-acre lots which match or exceed the lot sizes of adjacent residential subdivision. The PD encourages architectural design to be similar to neighboring

residential homes, proposes a meandering, curvilinear road layout similar to the road network in The Pinery.

Objective 2-9A encourages urban development in areas with existing and planned capacity in services and infrastructure. The proposed amendment has received will-serve letters from the water and sewer provider, fire district, and school district. After review of the required traffic study, there will be a nominal increase in traffic generated by the 45 lots will little impact on levels-of-service.

Development issues identified within the SUA relate to lands surrounding and adjacent to The Pinery. Approval of any additional dwelling units on adjacent lands must consider the goal of maintaining community separation surrounding The Pinery. The proposed PD Amendment is on property within the existing boundaries of the SUA, thus the SUA is not expanded, and community separators will be maintained.

1520.02 Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

Staff Comment: The proposal increases the overall number of units within the Pinery PD by 30 and is proposing a minimum lot size of half-acre which is similar to existing residential development to the north, east, and west. The proposal includes buffer areas around PA-63A-1 and PA 63A-2 to complement existing buffers adjacent to the site which will provide a separator between the existing residences and the new lots. The proposal does not impact existing open space.

1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

Staff Comment: The amendment does not encroach upon existing trails or contiguous open space. The site is proposed to be developed with lots that match adjacent development and provide buffer areas to transition between future and existing residences. Development is proposed to be located within a residential planning area.

1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

Staff Comment: The amendment does not as its sole purpose confer a benefit upon an individual since multiple new residents may locate in the community. Development of the property will provide financial benefit to the High Prairie Farms Metro District and the Pinery Water and Wastewater District, and the future roadway improvements will be utilized by County residents and provide additional connectivity in the Pinery.

1520.05 For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A. The amendment will increase the intensity of allowed residential land uses, so this criterion is applicable.

1803A.01 The applicant has demonstrated that the water rights can be used for the proposed uses.
Staff comment: PWWD will provide water and sewer service to any new development in the 31st Amendment project area. PWWD water supplies are sufficient to serve the proposed development.

1803A.02 The reliability of a renewable right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.
Staff comment: Water supplies for the PWWD service area are sufficient to serve the proposed development, and the development will not exceed PWWD's current and future supply.

1803A.03 The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortage will not be due to variations in the hydrologic cycle.
Staff comment: A Water Plan is not required for review of proposed water service by a District as part of a major PD amendment.

1803A.04 The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.
Staff comment: A Water Plan is not required for review of proposed water service by a District as part of a major PD amendment.

1520.06 Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: The amendment does not significantly impact public facilities and services. Xcel Energy and CORE will provide utility service to the project area. A will serve letter has been obtained from PWWD for water and sanitary service. South Metro Fire will provide emergency and firefighting service to the project area. The Douglas County Sheriff's Office will serve residents of the proposed development. The Douglas County School District will also serve the area.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

Staff Comment: *The proposed PD Amendment will have minimal traffic and roadway level-of-service impacts as stated in the traffic report. The proposed amendment includes access through the site from S. Pinery Drive to an eastern connection with Cistena Way. Connections with Cistena Way were planned for when adjacent subdivisions were approved, and connections would also occur if the site were developed with only 15 lots.*

IX. STAFF ASSESSMENT

Staff has evaluated the Major PD Amendment request in accordance with Section 15 of the *DCZR*. With this amendment future roadway and traffic improvements will be required during review of preliminary plan and final plat applications. Should the Board find that the approval standards for the Major PD Amendment are met; the following proposed condition should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Pinery Planned Development, 31st Amendment document shall be made to the satisfaction of Douglas County.

2. A Class III Cultural Resource Survey shall be provided with the submittal of a preliminary plan application for the site.

3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

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DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

Planning Services

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY

PROJECT FILE #:

PROJECT NAME: PINERY 40

PROJECT TYPE: RESIDENTIAL

MARKETING NAME: SHIRE MEADOWS

SITE ADDRESS: NONE

OWNER(S):

Name(s): PINERY 40 LLC

Address: 9928 BLUESTAR DRIVE, PARKER, CO 80138

Phone: 303-549-8989

Email: dhaber76@gmail.com

AUTHORIZED REPRESENTATIVE *(requires notarized letter of authorization if other than owner)*

Name: RUSSELL B. HALL Manager Pinery 40 LLC

Address: PO BOX 1295, PARKER, CO 80134

Phone: 303-889-0044

Email: highlineeng@aol.com

PLANNING FEES:

ENGINEERING FEES:

TOTAL FEES:

RELATED PROJECTS:

LEGAL DESCRIPTION:

Subdivision Name: UNPLATTED

Filing #: _____ Lot #: _____ Block #: _____ Section #: 14 Township: 7S Range: 66W

STATE PARCEL NUMBER(S): 2349-144-00-013, 2349-144-00-012, 2349-144-00-014

ZONING:

Present Zoning: PD - RESIDENTIAL Proposed Zoning: PD - RESIDENTIAL Gross Acreage: 47 AC

Gross Site Density (DU per AC): 1.3 # of Lots or Units Proposed: 60

SERVICE PROVIDERS:

Fire District: SMFD Metro District: HIGH PRAIRIE FARMS Gas: XCEL

Water: PINERY W&S Sewer: PINERY W&S Electric: IREA

Roads: ☒ Public ☐ Private (please explain): _____

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.***

Russell B Hall
Applicant Signature

2/15/23
Date

SHIRE MEADOWS NARRATIVE

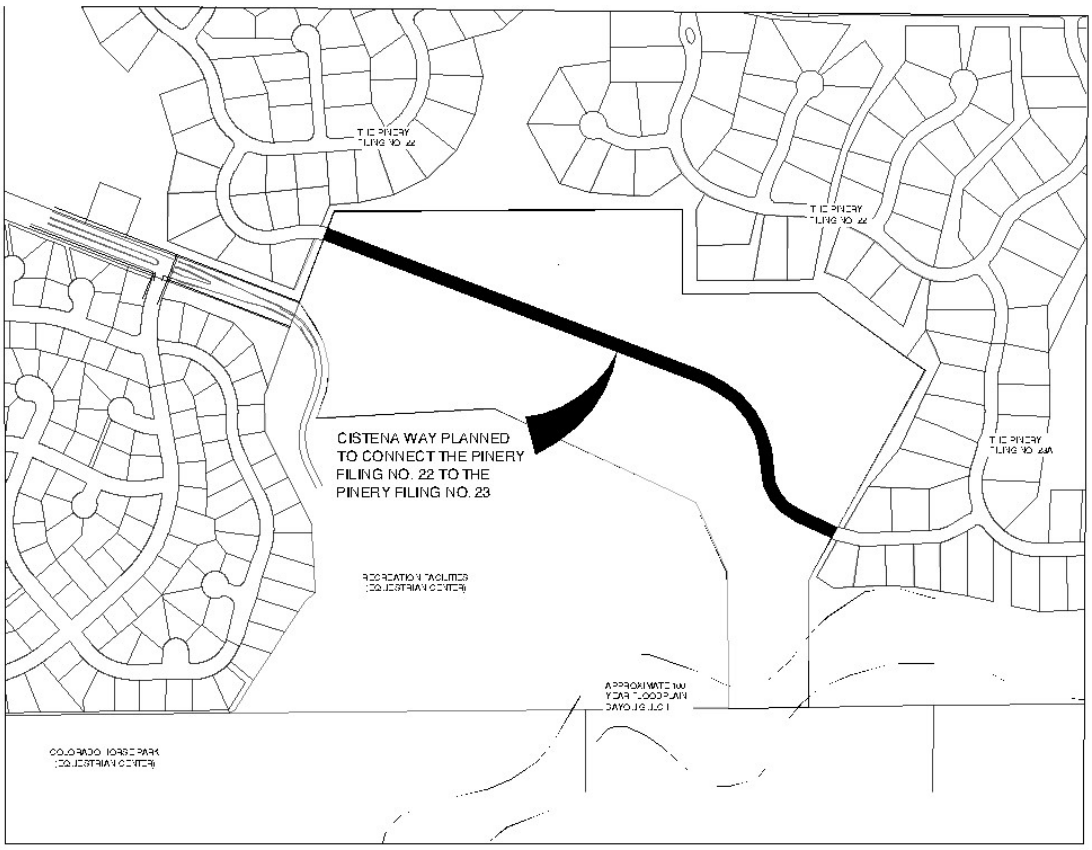
INTRODUCTION

Shire Meadows consists of 47 acres being Planning Area 63 of the Pinery 5th Amendment, which allows for Fifteen 2-1/2 acre equestrian estate lots. The land use shown on the Pinery 3rd Amendment for Shire Meadows also allowed Fifteen 2-1/2 acre equestrian estate lots. No changes are noted for the land use for Shire Meadows from the 3rd Amendment to the 5th Amendment. This 31st Amendment to the Pinery Planned Development proposes an increase in allowable density for 45 one-half acre single family detached lots. (An increase of 30 lots).

Shire Meadows is located East of State Highway 83 (S. Parker Road), and South of South Pinery Parkway. The property currently contains fenced unused paddocks which appear to have been dormant for some time according to nearby residents.

The Pinery Development 3rd Amendment was approved to decrease density from 2,249 units to 414 units. The 3rd Amendment contained over 550 acres planned for 2-1/2 acre Equestrian Estate lots known as High Prairie Farms. It was anticipated that Equestrian Estate Lots would complement the Equestrian Center, allowing homeowners the right to own and board horses that would support the Equestrian Center (Colorado Horse Park). The approval of the Pinery Development 5th Amendment in 1994 resulted in restoring much of the higher allowable density which eliminated over 500 acres of Equestrian Estate Lots in exchange for 1/3-3/4 acre residential lots which is commonly known as the Timbers today.

The Shire Meadows property was not rezoned to the smaller custom home lot product because Shire Meadows was owned by the Owner of the Colorado Horse Park, and did not participate in the 5th Amendment rezoning. It is apparent that the planner's and designers of Pinery Filing No. 22 and 23 anticipated connecting Cistena Way through Shire Meadows because both ends of the roadways dead end at opposite ends of Shire Meadows today.



In viewing the exhibit above, it can be concluded that Shire Meadows is an infill area to be filled in with a residential design to join with the surrounding properties. Visualizing Shire Meadows with 2-1/2 acre lots, having homes, barns, horses, and equipment between the existing Urban residential developments may be considered a buffer between residences and the Horse Park. In actuality, an Equestrian Estate lot development is a conflicting land use with urban development, being a remnant of the Pinery 3rd Amendment. Since the approval of the Pinery 5th Amendment, the Shire Meadows property has remained dormant with no development activity while the Pinery Filing no 22 and 23 are nearly 100 percent complete. This lack of activity may be a good indication of what type of product homeowners are seeking in the Pinery and Douglas County. Over the last few decades, ownership of the Colorado Horse Park has changed, and currently is a facility for veterinary and private horse show venues. Services and connectivity with the existing Horse Park are no longer available to the future homeowners in PA 63.

Since the Pinery 3rd Amendment was approved in 1989, the Pinery 5th, 7th, 14th and 22nd Amendments have been approved for 1/3 to 1-1/2 acre custom home lots. Presently, Shire Meadows is an undeveloped void or chasm between The Pinery Filing No. 22 and Filing No. 23A. The current owners of Shire Meadows request the County to consider increasing the allowable density for contiguity in zoning with the surrounding properties. One-Half acre minimum lots on Pinery property will blend with the surrounding housing developments and will have no significant impact on the adjoining neighborhood. Additional open space will be provided along the adjoining subdivisions and a restriction to limit the

height elevation of proposed homes along the Northern and Eastern property line will be in place to protect the views of existing adjacent homeowners. (See Attached Zoning Summary Exhibit).

The Colorado Horse Park is an existing Equestrian Center located along the southern boundary of Shire Meadows. Horse corrals exist along the entire southern border. Parking and Administrative buildings are situated on the South side of the existing Corals. The main venue for the equestrian competitions are located southwest of the Administrative area.
A 50 foot minimum open space buffer will be provided along the entire Southern perimeter along the existing horse park. The buffer will serve as a reasonable and adequate space between the live stock and proposed single family residences. The existing park main venue is also sufficiently separated from the proposed single family residences. (See Arial photo below)



1520 MAJOR AMENDMENT - APPROVAL CRITERIA

The following criteria shall be considered by the Board for approval of the major amendment:

[1520.01] Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

Shire Meadows Subdivision borders Pinery Subdivision Filings 22 and 23 to the North, East and West sides. Horse properties in Douglas County is an exciting concept, and was probably romanticized in the 1980's. The 3rd Amendment to the Pinery Development supported bordering horses by creating nearly 550 acres of equestrian estates allowing for horses. This idea of living in Colorado on land capable of supporting livestock is still a popular concept for many people. The Shire Meadow property, under its current zoning, is a left over remnant which was forgotten or overlooked in the center of the Pinery Development. Equestrian land use is not compatible with the surrounding properties.

The intent for the rezone of Shire Meadows is to replace the land use with one that is compatible with the surrounding residential developments. The guidelines for Shire Meadows will match the architectural and development guidelines currently in place for the adjoining Pinery Subdivision Filings 22 and 23. The Planned Development Guide for The Pinery PD 5th Amendment will be adopted for development of Shire Meadows. Shire Meadows will utilize the same development standards for Building setbacks, and building height, (with the exception of height restrictions proposed along the North and East property line and a larger minimum lot size), shall match the development standards for the surrounding subdivisions. A person driving through Shire Meadows will not be aware that they have left one subdivision and entered a new subdivision. From the architecture to the open undisturbed landscape, Shire Meadows will achieve the intent of beautiful estate living.

[1520.02] Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

Intent and Preservation

The Pinery is a special community unlike any found anywhere in Douglas County today. Residents enjoy the natural landscape with pines and deciduous trees, having unique homes tucked inside. One of the key values for living in the Pinery Subdivision is the preservation of the existing natural terrain. One-half acre lots will be proposed to provide adequate space between homes. Proposed roadways and Building Envelopes will be designed to fit on the existing topography of the land to minimize grading to minimize land scaring.

The second important preservation of the community is to maintain the same types of homes and architecture such that a person would not realize he had traveled from one subdivision to another. The architectural standards for Shire Meadows Subdivision will be prepared to be match the current architectural standards used for Pinery Subdivision Filings 22 and 23.

Efficient Development

Before this application was made for the County to consider, meetings were held with the surrounding HOA boards to discuss ways we could propose a development that would have the least impact to the existing neighborhoods.

Traffic Mitigation

The first concern addressed was an increase in traffic to adjoining neighborhoods once Cistena Way is constructed through Shire Meadows. Our design team came up with an alternative roadway design to alleviate the increase in traffic concern. South Pinery Drive was vacated at the time The Pinery 5th Amendment was approved. Currently, South Pinery drive is constructed only to serve as access for the Pinery Filing No. 8A, 8B and the facility parking for the Colorado Horse Park. Our current design will utilize South Pinery Drive the primary point of access for Shire Meadows. South Pinery Drive will be restored as a collector street and provide additional emergency vehicle routes and additional access to existing homes and neighborhoods East of Shire Meadows.

Preventing Shortcut Traffic

The second traffic concern raised by the existing adjoining neighborhoods was an increase in traffic due to parents taking short cuts through Shire Meadows to transport their children to school. The South Metro Fire District is in support of allowing a gate proposed at the East project boundary at Cistena Way to prohibit the public from using Shire Meadows as a short-cut to Fox Sparow Road. The Developer will work with Douglas County, currently not in support of the gate, to limit public access East onto Cistena Way.

Infill Development

Shire Meadows is a proposed infill development. Currently, Cistena Way contains dead end streets at the East and West End of Shire Meadows leaving a void space between Filing No. 22 and 23A. Shire Meadows will fill the void with custom homes to complete the development area.

[1520.03] Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

Open Space Buffers and Connectivity

The Pinery Filing No. 22 and 23A currently have a meandering buffer of open space bordering Shire Meadows. The existing open space buffer is typically 25 to 50 feet in width to provide good separation between the properties. Shire meadows will provide an additional 25 foot minimum open space buffer along the North property boundary and 50 foot minimum open space buffer along the South, East and West property boundary. No fencing within the buffer is anticipated in order to enhance the open space buffer between the existing homes and Shire Meadows. Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depict pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch. Occasionally, it is anticipated to see a few golf carts using the trails.

Traffic and Access

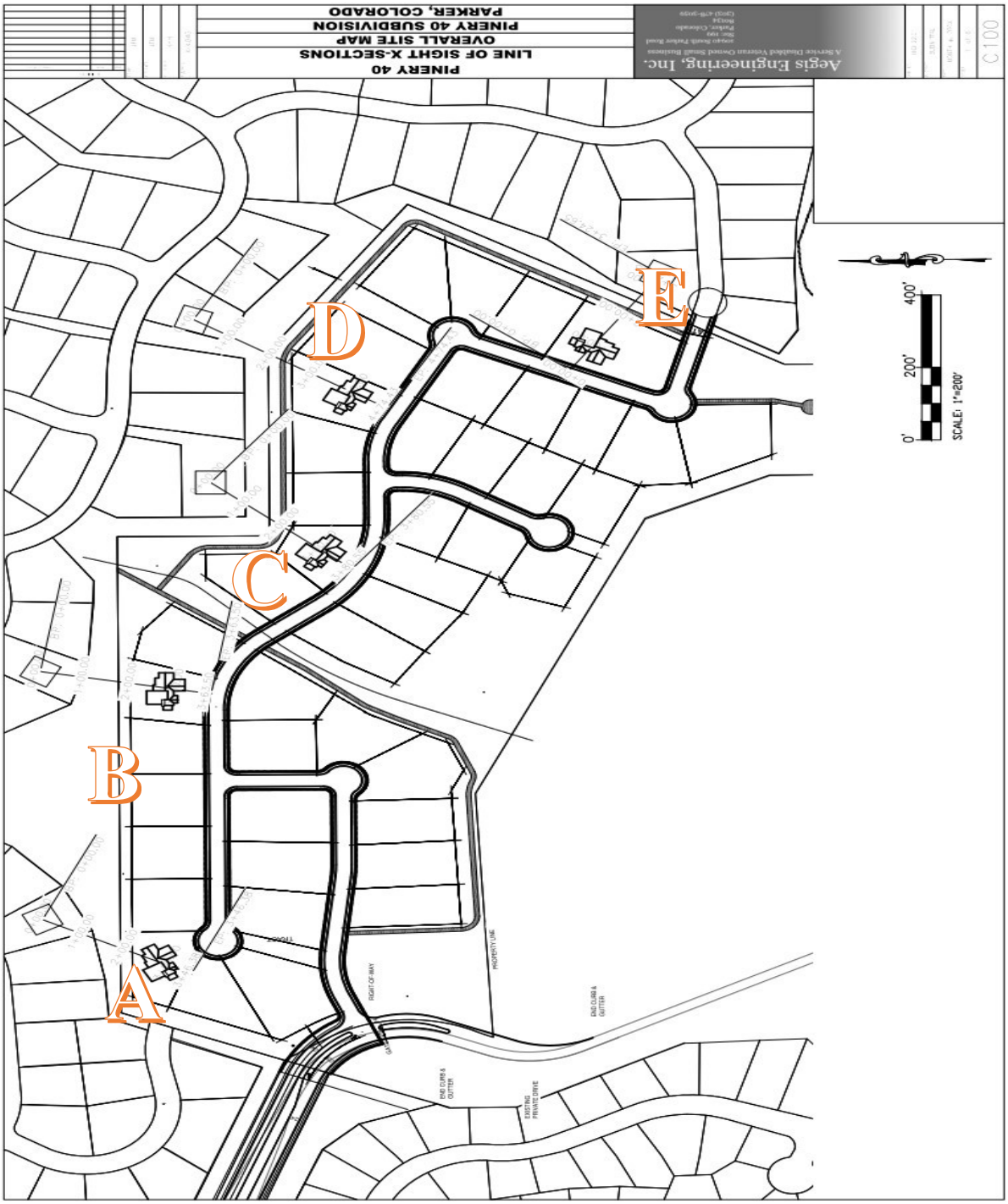
Concerns about additional traffic have been raised from adjoining Home Owners Associations. The main access road proposed for Shire Meadows is South Pinery Drive to minimize traffic impact into existing neighborhoods. The traffic study for Shire Meadows indicates that less than 10 percent of the traffic will travel East along Cistena Way through the Pinery Filing 23A, and the level of service for the existing intersection will continue to operate at A and B levels.

View Preservation

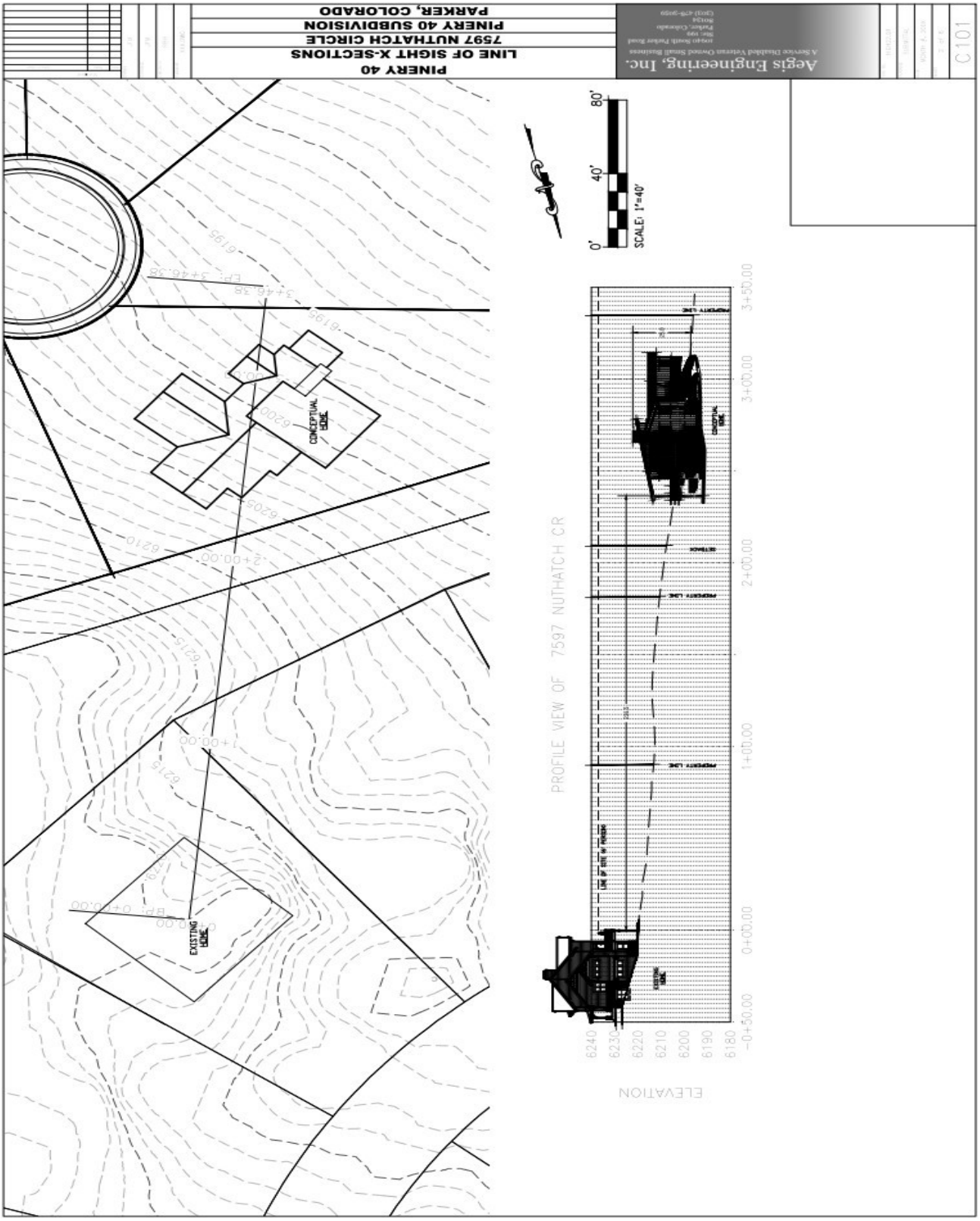
Existing homes adjoining the North property lines in Planning Areas 61 and 65 currently enjoy un-obstructed views to the South. Shire Meadows generally slopes from North to South at slopes ranging from 5 to 20%. The highest roof peak elevation was determined which would allow unobstructed views from the main floor of the neighboring lots in PA 61 and 65. To protect the views of neighbors adjoining to the North and East, the highest roof peak for all proposed homes in PA 63A-1 shall be less than 25 feet in height above the average rear lot line elevation.

Cross-Section with View Line

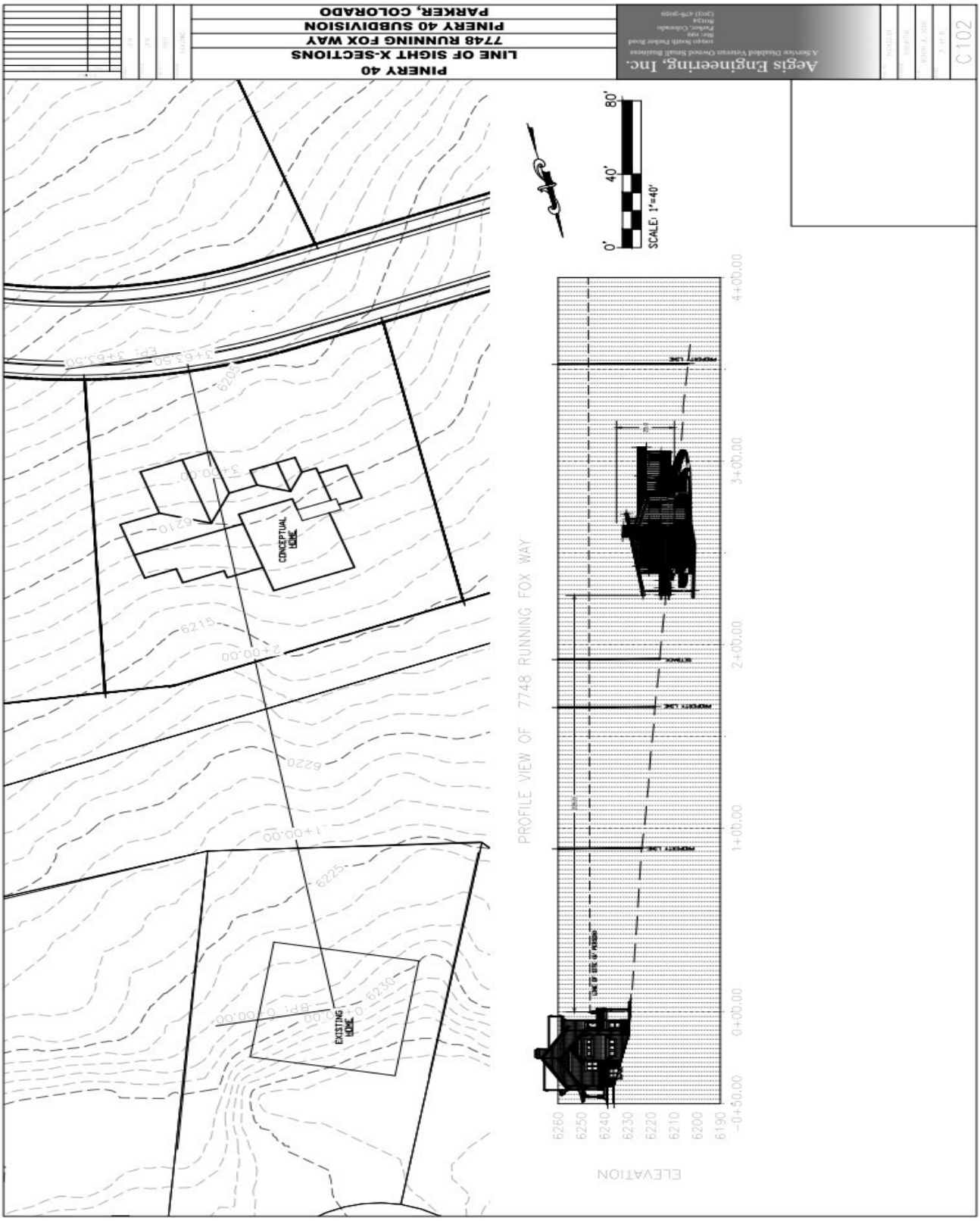
The following Five cross-sections were prepared to depict the view lines protected from existing homes resulting from height limitations proposed for new homes along the North and East property lines:



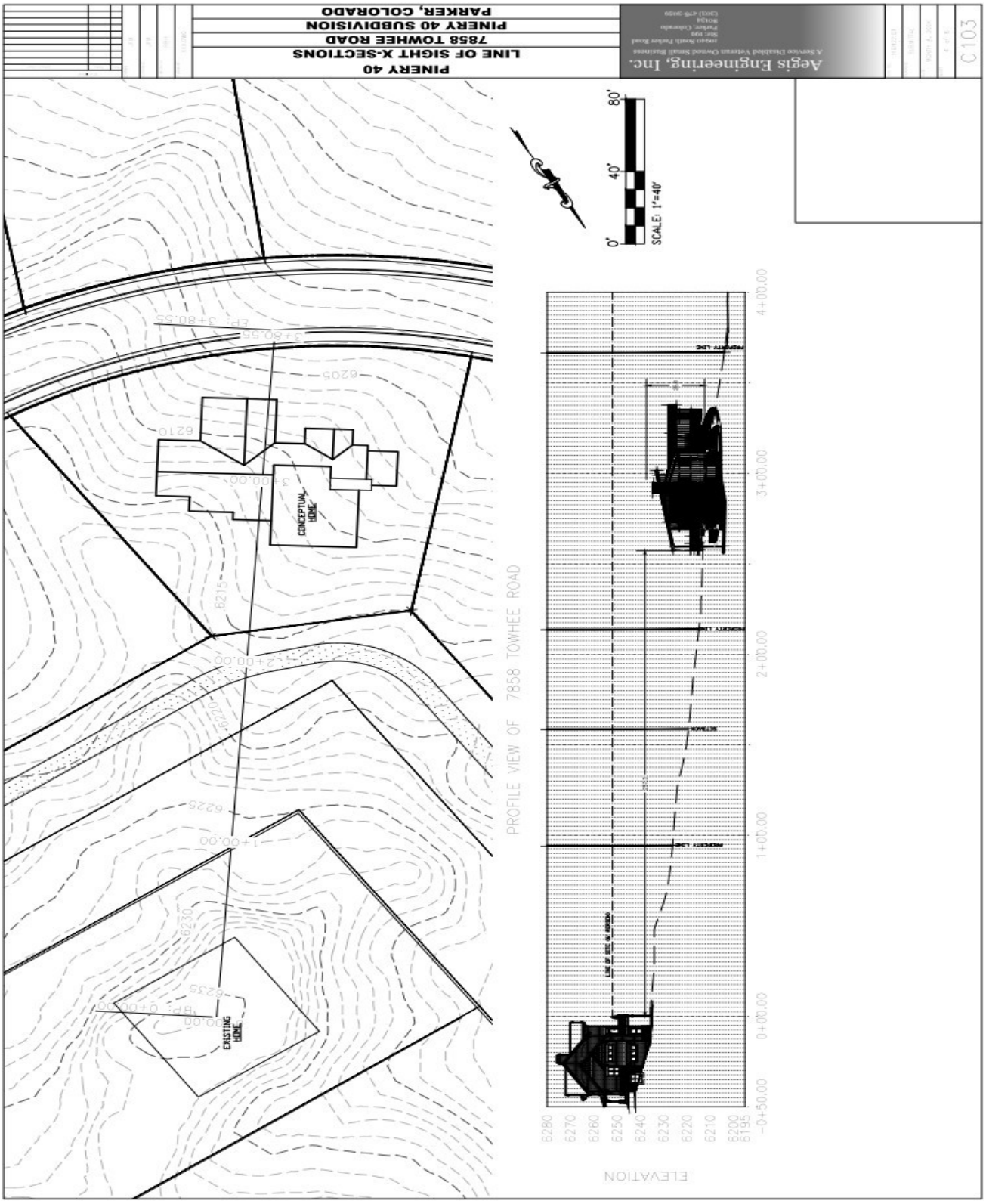
PLAN VIEW OF CROSS SECTION LOCATIONS



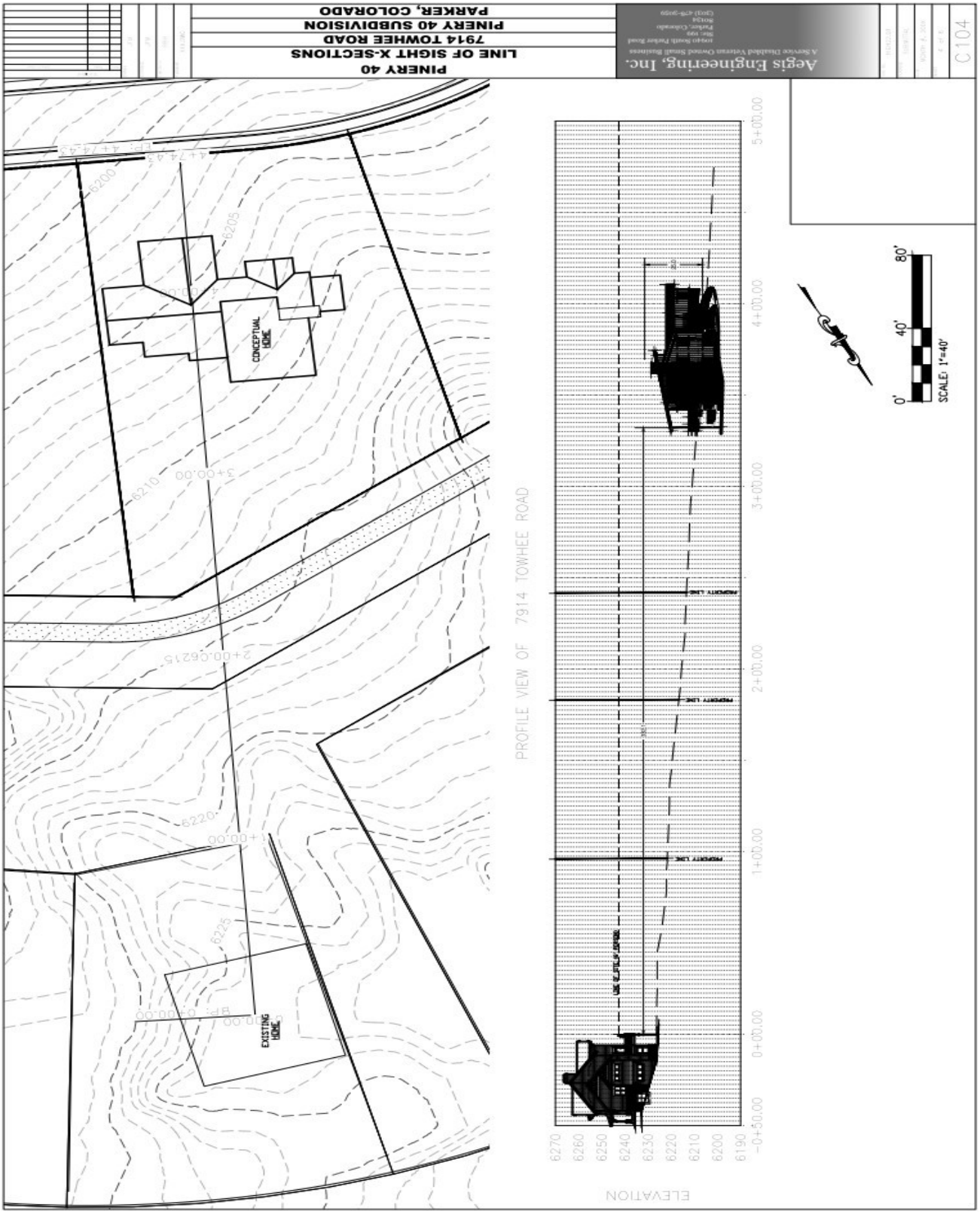
CROSS SECTION A



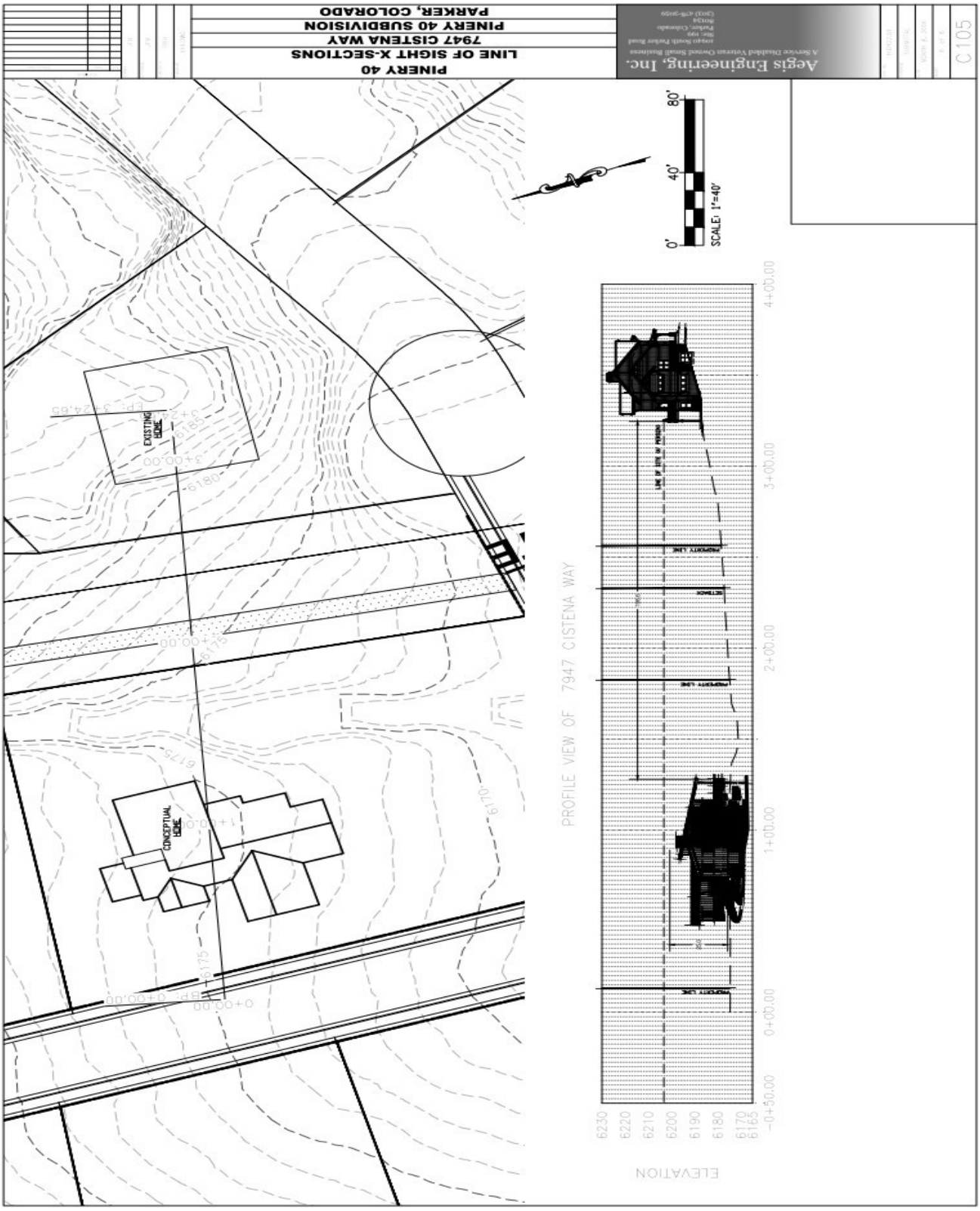
CROSS SECTION B



CROSS SECTION C



CROSS SECTION D



CROSS SECTION E

[1520.04] Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

Community Benefits of the Proposed Amendment
This amendment will benefit the Pinery community by having a land use that both blends in with the existing residential development, and complements and improves the community with additional open space and trails. The purpose of this amendment is to provide continuity in land use along the southern edge of the Pinery Filing 22 and 23. A noticeable change in land use will be observed if the Shire Meadows is developed under the current zoning. Consider 2-1/2 acre ranchettes with Homes, barns, sheds, equipment and livestock surrounded on 3 sides with urban style detached single family homes having 1/3 to 3/4 acre lots. The two living life styles may not be compatible for residents in either subdivision.

Challenges of Equestrian Land Use
Since the 5th Amendment was approved, over 500 acres of Equestrian Estate Lots were eliminated, leaving only 46 acres to remain for equestrians to ride freely for enjoyment and exercise. Equestrians and many people in general understand that 2-1/2 acres is a small habitat for horses without the room or facilities for which equestrians may enjoy. As stated above, we have identified some of the reasons why this property was left out of the single family zoning land use proposed in the 5th Amendment, but it seems like an oversight in land planning for today's standards.

Although many adjoining residents were told that the Shire Meadows property was planned to be developed with 2-1/2 acre lots, the residents were probably unaware of the incompatibility Ranchettes with livestock would produce. Did the adjoining residents consider odors and insects resulting from the livestock. It is also plausible that equestrians may travel on the existing trails intended for pedestrians if Equestrian Estate lots are developed. Most equestrians have experienced the frightening and sometimes violent situations that occur when horses confront people, children or pets in a confined space.

Compatibility and Community Harmony
Development of Shire Meadow is inevitable. Whether it be 15 Equestrian Estate Lots or 45 Residential lots. We believe that a more compatible land use will benefit the adjoining property owners and the Pinery Community in general having peace and harmony among the neighborhoods.

Addressing Concerns and Community Investments
A few of the residents of the Pinery Community has commented that the Owners of the Shire Meadow property only seek monetary gain resulting from this Zoning Amendment application. It should be noted that some of the additional revenue from the anticipated lot sale will be spent reconstructing South Pinery Drive including a new round-a-bout, additional pedestrian trails, pocket parks, tree landscape, and providing additional open space. In addition to the improvements for the residents, Shire Meadows will improve the existing street network with more connectivity, and provide jobs and income for the construction and home building industry.

[1520.05] For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

Shire Meadows Subdivision is located with the Pinery Water and Sanitation District. The Pinery Water and Sanitation District has stated that it has sufficient water to supply Shire Meadows Subdivision with potable water and has sufficient capacity to treat sanitary sewer for Shire Meadows Subdivision. A water Development fee will be required by Pinery Water and Sanitation District for the additional lots requesting service.

Electric, Gas, and communication infrastructure currently adjoins the Shire Meadows property and may provide service upon request.

[1520.06] Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

Utility Infrastructure and Services

Water Supply:

An 8-inch water line owned by the Pinery Water and Sanitation District is currently constructed across the Shire Meadows property, and service may be provided upon completion of onsite infrastructure.

Sanitary Sewer Connections:

Three existing 8-inch sanitary sewer line owned by the Pinery Water and Sanitation District are located at the West, South and East ends of Shire Meadows available for connection service. The West connection is located next to South Pinery Drive, The South connection is located on the Colorado Horse Park property, and the East connection is located in Cistena Way. It is anticipated that existing topography will determine which homes connect to which existing sanitary sewer outfall. A Utility report will be prepared for review and approval by the Pinery Water and Sanitation District to ensure adequate capacity for Shire Meadows.

Stormwater Management

Three onsite detention ponds will be proposed near the South property boundary to provide detention and water quality for developed runoff in accordance with Douglas County Storm Drainage Criteria. The proposed pedestrian trails are planned to be constructed near the three onsite detention ponds, which will incorporate small park design features.

Ownership and Maintenance of Open Space and Amenities

It is anticipated that the proposed onsite open space, trails and detention areas will be owned by a new home Owners Association for Shire Meadows. It is also anticipated that the Shire Meadows HOA (To Be Formed), will contract with the High Prairie Farms Metro District for maintenance and repairs of the open space improvements.

Coordination with Local Services
The Douglas County Schools have been contacted to review the Shire Meadows zoning amendment application and have sufficient facilities to serve the additional 30 homes proposed with this Amendment, (45 Total Homes).

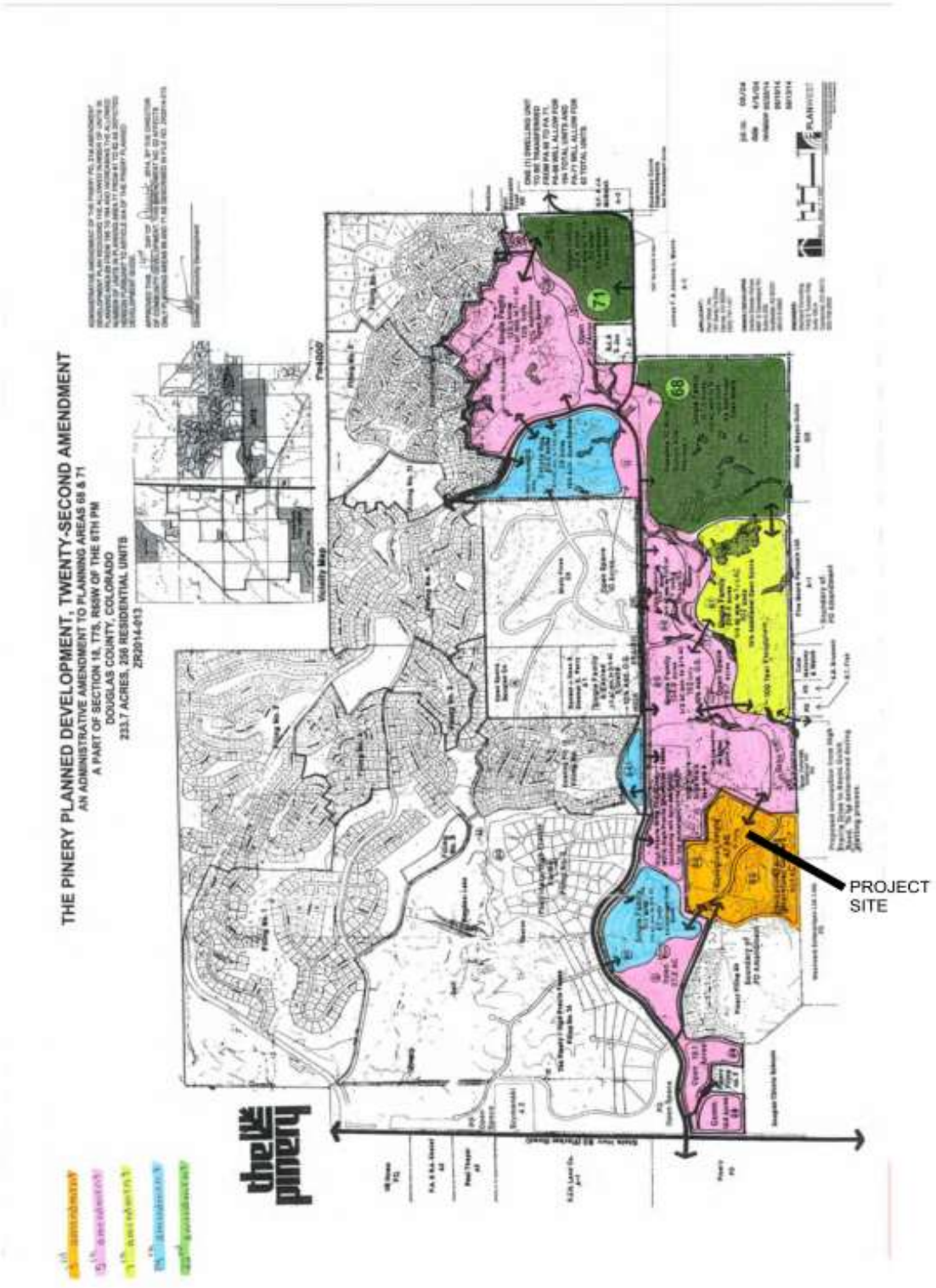
South Metro Fire District has been contacted to review the Shire Meadows zoning amendment application and have sufficient facilities to serve the additional 30 homes proposed with this Amendment, (45 Total Homes).

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

Access and Traffic Management
Primary Access:
Shire Meadows will have its primary access onto South Pinery Drive, which connects to South Pinery Parkway.
South Pinery Drive will be improved to Collector Street standards from Meadow View to the project site. The Colorado Horse Park currently utilizes this access for events and staff parking. A Tee intersection is proposed to provide smooth vehicular access to Shire Meadows and the Colorado Horse Park.

Secondary Access:
A second point of access is proposed at the east end of the Shire Meadows property onto Cistena Way. The developer will apply for Emergency Access only for Cistena Way in order to reduce easterly traffic onto the adjoining neighborhood. It was anticipated that Cistena Way would be constructed through the Shire Meadows property, but the connection at the west end of the Pinery property was not supported by the adjoining subdivision due to an increase in traffic through their neighborhood.

Traffic Study Findings:
The traffic study for Shire Meadows indicates that no significant change in the level of service at existing intersections are expected as a result of this development.



ZONING SUMMARY EXHIBIT

GOAL 2-1

IMPROVE AND ENHANCE EXISTING INFRASTRUCTURE;
SUPPORT HEALTHY LIVING;
REDUCE VEHICLE MILES TRAVELLED;
MAINTAIN AIR QUALITY STANDARDS;
AND CONSERVE OPEN SPACE.

1. Infrastructure

South Pinery Drive was vacated at the time The Pinery 5th Amendment was approved. Currently, South Pinery drive is constructed only to serve as access for the Pinery Filing No. 8A, 8B and the facility parking for the Colorado Horse Park.

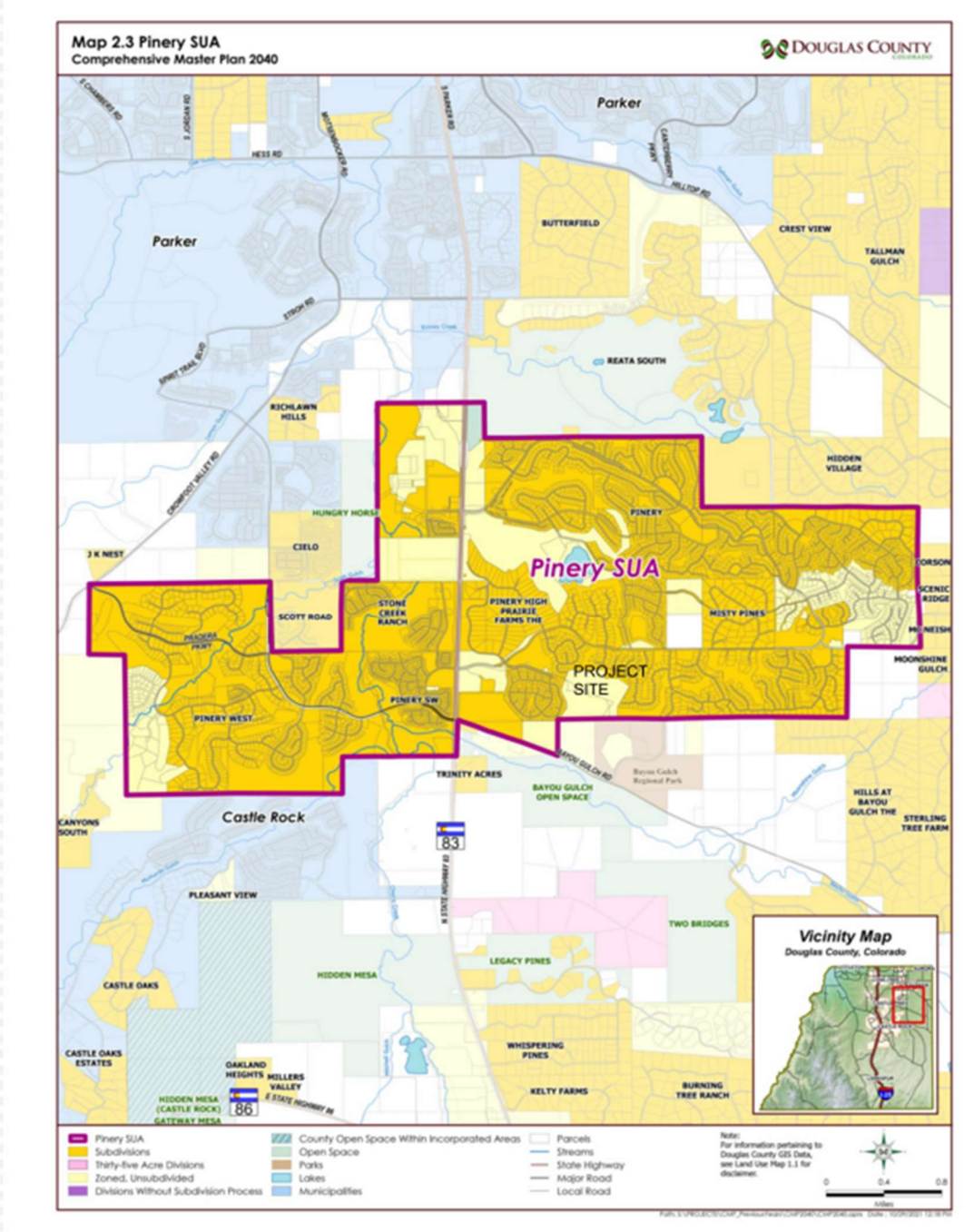
Our current design will utilize South Pinery Drive the primary point of access for Shire Meadows. South Pinery Drive will be restored as a collector street and provide additional emergency vehicle routes and additional access to existing homes and neighborhoods East of Shire Meadows.

2. Support Healthy Living and conserve Open Space

The Pinery Filing No. 22 and 23A currently have a meandering buffer of open space bordering Shire Meadows. The existing open space buffer is typically 25 to 50 feet in width to provide good separation between the properties. Shire meadows will provide an additional 25 foot minimum open space buffer along the North property boundary and 50 foot minimum open space buffer along the South, East and West property boundary. No fencing within the buffer is anticipated in order to enhance the open space buffer between the existing homes and Shire Meadows. Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depict pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch. Occasionally, it is anticipated to see a few golf carts using the trails.

POLICY 2-1A.1

Limit and direct urban development to the Primary Urban Area (PUA), Separated Urban Areas (SUAs), Chatfield Urban Area, and Municipal Planning Areas depicted on the CMP Land Use Map.



Shire Meadows is located on the Southern edge of the Pinery SUA. The site is located East of State Highway 83 (S. Parker Road), and South of South Pinery Parkway.

POLICY 2-1A.2
Prioritize the build-out of existing urban areas over approval of new urban development.

Since the approval of the Pinery 5th Amendment, the Shire Meadows property has remained dormant with no development activity while the Pinery Filing no 22 and 23 having 1/3 to ½ acre lots are nearly 100 percent completely built out. The current owners of Shire Meadows request the County to consider increasing the allowable density for contiguity in zoning with the surrounding properties. One-Half acre minimum lots on Pinery property will blend with the surrounding housing developments.

Objective 2-1B
Encourage development that supports healthy communities.
Within the Shire Meadows proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depicts pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch. Occasionally, it is anticipated to see a few golf carts using the trails.

POLICY 2-1B.1
Encourage health-promoting design through the development review process.
Several neighborhood meetings with some of the Pinery's HOA representatives and neighbors have occurred to discuss important issues and receive suggestions to develop the Pinery 40 property with neighborhood input, needs desires and concerns.

Pinery 40 LLC executed a Good Neighbor Pledge Agreement Term Sheet For the Pinery Neighborhood and Community on November 21, 2024. The Pledge agreement incorporates all the improvements requested by the community to reduce impact to the existing community and provide amenities for the entire community to share.

POLICY 2-1B.2
Support community efforts that provide healthy lifestyle choices.
The Pinery is a special community unlike any found anywhere in Douglas County today. Residents enjoy the natural landscape with pines and deciduous trees, having unique homes tucked inside the natural terrain. One of the key values for living in the Pinery Subdivision is the preservation of the existing natural terrain. One-half acre lots will be proposed to provide adequate space between homes. Proposed roadways and Building Envelopes will be designed to fit on the existing topography of the land to minimize grading to minimize land scaring.

Objective 2-1C
Ensure development in designated urban areas is consistent with the CMP.
Pinery 40 LLC has worked with Douglas County Staff and the Pinery Community to provide a plan in compliance the Comprehensive Master Plan.

POLICY 2-1C.1
Achieve consistency among land use and development regulations, the Capital Improvements Program, and this Plan through careful review and coordination during the development review process.
The primary point of access is to South Pinery Drive. Although the architect of the Pinery PUD 5th Amendment anticipated connecting Cistena Way through Shire Meadows, Pinery 40 LLC has worked with Douglas County staff to support extending South Pinery Drive south to Shire Meadows. The proposed main access will provide more efficient access to the proposed neighborhood and the community to South Pinery Parkway. The proposed main access will also provide quick response time from emergency vehicles and reduce through traffic through the existing neighborhoods.

POLICY 2-1C.2
Determine the actual density or intensity of development at time of subdivision or site improvement plan by considering the potential environmental and visual impacts; availability of community facilities and services; and compatibility with existing, adjacent or planned uses.

1. **Density, Environmental and Visual Impacts**

The surrounding adjoining subdivisions to the North, East and West have allowable lot sizes of 1/3 to ½ acre. The average density of the adjoining subdivisions is 1.32 dwelling units per acre. One-half acre minimum lots will be proposed on Shire Meadows to provide adequate space between homes, and the proposed density for Shire Meadows is 0.96 dwelling units per acre. A reduction of 27.3% in density to the Timbers Subdivisions.

The second important preservation of the community is to maintain the same types of homes and architecture such that a person would not realize he had traveled from one subdivision to another. The architectural standards for Shire Meadows Subdivision will be prepared to match the current architectural standards used for Pinery Subdivision Filings 22 and 23.

2. Availability of community facilities and services

Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depicts pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch Park.

Three onsite parks are proposed on the conceptual site plan to provide activities and outdoor enjoyment for the neighborhood. Specific amenities such as tot lots and picnic areas will be designed and approved during the Preliminary Plat application process.

Shire Meadows Subdivision is located with the Pinery Water and Sanitation District. The Pinery Water and Sanitation District has stated that it has sufficient water to supply Shire Meadows Subdivision with potable water and has sufficient capacity to treat sanitary sewer for Shire Meadows Subdivision. A water Development fee will be required by Pinery Water and Sanitation District for the additional lots requesting service.

Electric, Gas, and communication infrastructure currently adjoins the Shire Meadows property and may provide service upon request.

The Douglas County Schools have been contacted to review the Shire Meadows zoning amendment application and determined they have sufficient facilities to serve the additional 30 homes proposed with this Amendment, (45 Total Homes).

South Metro Fire District has been contacted to review the Shire Meadows zoning amendment application and have determined they have sufficient facilities to serve the additional 30 homes proposed with this Amendment, (45 Total Homes).

3. Compatibility

The intent for the rezone of Shire Meadows is to replace the current land use with one that is compatible with the surrounding residential developments. The guidelines for Shire Meadows will match the architectural and development guidelines currently in place for the adjoining Pinery Subdivision Filings 22 and 23. The Planned Development Guide for The Pinery PD 5th Amendment will be utilized as a guide for development of Shire Meadows. Shire Meadows will utilize the same development standards for Building setbacks, and building height, (with the exception of height restrictions proposed along the North and East property line and a larger minimum lot size), shall match the development standards for the surrounding subdivisions. A person driving through Shire Meadows will not be aware that they have left one subdivision and entered a new subdivision. From the architecture to the open undisturbed landscape, Shire Meadows will achieve the intent of beautiful estate living.

POLICY 2-1C.3
Support the rezoning of urban zoned lands to be consistent with the Plan's goals, objectives, policies, and Land Use Map.

The original Pinery PUD was approved for 2,249 units of Residential Housing for the Community.

The Pinery Development 3rd Amendment was approved to decrease density from 2,249 units to 414 units.
The 3rd Amendment contained over 550 acres planned for 2-1/2 acre Equestrian Estate lots known as High Prairie Farms. It was anticipated that Equestrian Estate Lots would complement the Equestrian Center, allowing homeowners the right to own and board horses that would support the Equestrian Center (Colorado Horse Park).

The approval of the Pinery Development 5th Amendment in 1994 resulted in restoring much of the higher allowable density which eliminated over 500 acres of Equestrian Estate Lots in exchange for 1/3-3/4 acre residential lots which is commonly known as the Timbers today.
The Pinery 40 property was not rezoned to the smaller custom home lot product because Mrs. Helen Krebel, Owner of the Colorado Horse Park and the Pinery 40 Property, did not participate in the 5th Amendment rezoning. The Land Use for The Pinery 40 property remains Equestrian Estate Lots as shown on the 5th Amendment.

Presently, The Pinery 40 property is an undeveloped void or chasm between the Pinery Filing No. 22 and Filing No. 23A. No continuity or compatibility currently exists along this section of the existing housing developments.

The Owner of the Colorado Horse Park elected not to participate in the Rezoning approved in the Pinery 5th Amendment because she still supported the Equestrian Land Use next to the Colorado Horse Park. But It was Mrs. Krebels vision to create an equestrian park containing over 500 acres of Equestrian lots with ample internal trails, not 15 equestrian residential lots surrounded by an urban housing development.

It is apparent that the architects of the 3rd amendment intended for Cistena Way to be constructed as a through residential street across the Pinery 40 property.

In conclusion, Shire Meadows is an infill land use intended for 1/3 to ½ acre lots as intended by the architects and property owners at the time the Pinery 5th Amendment was approved.

GOAL 2-2

SUPPORT ENVIRONMENTAL SYSTEMS COMPRISED OF WATER, WILDLIFE, WILDLIFE HABITAT, RECREATION AND SENSE OF PLACE.

Open channel minor tributaries across Shire Meadow for conveyance of Historic offsite flow to Bayou Gulch. The tributaries will not be disturbed, except for roadway crossings and utilities, in order to maintain migration of wildlife.

Objective 2-2A
Balance development with preservation of environmental and visual resources.
Undisturbed Open Space Buffers will be provided around the perimeter of Shire Meadows and natural drainage tributaries will remain undisturbed in order to maintain migration of wildlife as well as providing pedestrian trails for recreation and enjoyment of the natural habitat.

POLICY 2-2A.1
New development located in proximity to moderate to high value wildlife habitat should include a study and inventory of habitats, movement corridors, and habitat linkages.
Shire Meadows, being an infill development, will be designed to maintain the character of the existing Pinery Community which includes maintaining the existing minor tributaries and open space buffers as the migratory linkage for wildlife through Shire Meadows. No housing will be proposed near Bayou Gulch to disturb wildlife living within Bayou Gulch.
Existing minor drainage tributaries through Shire Meadows will remain undisturbed to provide wildlife migration and linkage.

POLICY 2-2A.2
New development should support, through the provision of significant open space, the conservation of habitats, movement corridors, and habitat linkages as indicated in the study.
The Pinery Filings No. 22 and 23A (Timbers subdivision) currently have a meandering buffer of open space bordering Shire Meadows. The existing open space buffer is typically 25 to 50 feet in width to provide adequate separation between the properties. Shire Meadows will provide an additional 25-foot minimum open space buffer along the north property boundary and 50-foot minimum open space buffer along the south, east and ~~w~~est property boundaries. The total open space for Shire Meadows is 14.4-acres (30.7 %).
Existing minor drainage tributaries through Shire Meadows will remain undisturbed to provide wildlife migration and linkage.

POLICY 2-2A.3
Any new development should include a comprehensive trail study that considers wildlife, habitat, wetlands, and local and regional connections for all users. Studies should account for off-site conditions and impacts.
Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

GOAL 2-3

PROVIDE CONNECTED PARKS, TRAILS, AND RECREATIONAL FACILITIES APPROPRIATE TO THE SCALE OF THE DEVELOPMENT.

Objective 2-3A
Demonstrate the provision of neighborhood and community parks, trails, and recreational facilities.

Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

POLICY 2-3A.1
Ensure new development proposals provide parks and trails that are accessible to all, including young children, teenagers, the disabled, and older adults.

Three onsite parks are proposed on the conceptual site plan to provide activities and outdoor enjoyment for the neighborhood. Specific amenities such as tot lots and picnic areas will be designed and approved during the Preliminary and Final Plat application process. It is anticipated that each park will be accessible for all age groups and meet ADA accessibility requirements.

Some parts of the proposed Pedestrian/Hiking trails may not be accessible for some age groups and those with disabilities. Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

POLICY 2-3A.2
Strongly encourage multi-use trails to connect urban residential development to parks, open spaces, schools, recreational facilities, neighborhood and community activity centers, to other neighborhoods, and to a network of public trails. Ensure that amenities such as benches, tables, restrooms, and drinking fountains are provided where appropriate.

Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depict pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch.

POLICY 2-3A.3
Encourage the construction of recreation centers in new residential development or contributions toward the expansion of the existing facilities, to lessen the burden on existing public facilities.
Shire Meadows will only have 45 home sites and it is not anticipated that it would support a new recreation center. The Pinery Country Club and South Metro Fire Station are currently used as event Centers for the Pinery Community.

POLICY 2-3A.4
Ensure that tot lots, pocket parks, and other recreational facilities are provided in urban developments.
Three onsite parks are proposed on the conceptual site plan to provide activities and outdoor enjoyment for the neighborhood. Specific amenities such as tot lots and picnic areas will be designed and approved during the Preliminary and Final Plat application process.

GOAL 2-4

ESTABLISH PUBLIC SPACES OR GATHERING PLACES IN NEW AND EXISTING NEIGHBORHOODS.

It is anticipated that one or all of the three onsite pocket parks may be utilized as a gathering space for new residents. Having only 45 residents, no clubhouse or recreation center is presently proposed as part of Shire Meadows.

Objective 2-4A
Locate gathering places and activity centers to serve as the heart of a community, to provide a sense of identity, and a place for services.
Each of the 3 pocket parks are within close vicinity of the proposed homes, and trails and street sidewalks will provide pedestrian access to each park. The Pinery Country Club and South Metro Fire Station are currently used as event Centers for the Pinery Community.

POLICY 2-4A.1
Consider existing or planned, adjoining development when designing neighborhood centers.
Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

SECTION 2 URBAN LAND USE

POLICY 2-4A.2

Plan neighborhood centers as a focal point and a gathering space for residents, including, but not limited to, the following uses:

- **Elementary school**
- **Neighborhood park**
- **Small single- and mixed-use retail and residential development**
- **Recreation center or other public or neighborhood facility**
- **Open space**
- **Linked trails and pedestrian paths**

POLICY 2-4A.3

Link neighborhood centers to residential development through a system of trails and sidewalks.

Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

POLICY 2-4A.4

Plan neighborhood centers that are easily accessible, centrally located, and visible to the community.

Three onsite parks are proposed on the conceptual site plan to provide activities and outdoor enjoyment for the neighborhood. Specific amenities such as tot lots and picnic areas will be designed and approved during the Preliminary and Final Plat application process. It is anticipated that each park will be accessible for all age groups and meet ADA accessibility requirements. The Pinery Country Club and South Metro Fire Station are currently used as event Centers for the Pinery Community.

POLICY 2-4A.5

Design neighborhood centers to reflect and enhance surrounding development by using high-quality design that considers compatible scale, form, color, materials, and other architectural characteristics.

Neighborhood Meeting areas may be located on each pf the 3 proposed pocket parks, and will be designed to maintain the character of the Pinery Community. The Pinery Country Club and South Metro Fire Station are currently used as event Centers for the Pinery Community.

POLICY 2-4A.6
Design neighborhood centers to be pedestrian oriented and supportive of a wide range of transportation choices.
On street parking will serve as alternate transportation to each of the proposed pocket parks. The Pinery Country Club and South Metro Fire Station are currently used as event Centers for the Pinery Community.

GOAL 2-5

DESIGN DEVELOPMENT TO COMPLEMENT BOTH THE NATURAL AND HISTORIC LANDSCAPE.

Shire Meadows will maintain the character of the existing Pinery Community by minimizing any impact to the natural landscape with pines and deciduous trees. One of the key values for living in the Pinery Subdivision is the preservation of the existing natural terrain. The guidelines for Shire Meadows will utilize the architectural and development guidelines currently in place for the adjoining Pinery Subdivision Filings 22 and 23.

Objective 2-5A
Minimize the impact of development on natural and historic resources.
No impact of development is anticipated on natural and historic resources.

POLICY 2-5A.1
Locate development away from environmentally and visually-sensitive lands, including, but not limited to, primary ridges, bluffs, and horizon lines.
Bayou Gulch is located at the Southeast corner of Shire Medows. Pinery 40 LLC shall comply with all of the Douglas County drainage standards and requirements for construction near Bayou Gulch. No other sensitive lands are present on Shire Meadows.

POLICY 2-5A.2
Protect the integrity of urban areas by protecting, where appropriate, views to and from significant natural features.
Existing homes adjoining the North property lines in Planning Areas 61 and 65 identified on the Rezoning Map currently enjoy un-obstructed views to the South. Shire Meadows generally slopes from North to South at slopes ranging from 5 to 20%. The highest roof peak elevation was determined which would allow unobstructed views from the main floor of the neighboring lots in PA 61 and 65. To protect the views of neighbors adjoining to the North and East, the highest roof peak for all proposed homes in PA 63A-1 shall be less than 25 feet in height above the average rear lot line elevation.

POLICY 2-5A.3
Design drainageways to reflect or complement the natural landscape, incorporate and enhance natural vegetation, minimize hard improvements, and provide wildlife habitat and recreational amenities.
Three onsite detention ponds will be proposed near the South property boundary to provide detention and water quality for developed runoff in accordance with Douglas County Storm Drainage Criteria. The existing onsite drainageways will remail undisturbed, except for roadways and utilities, for enjoyment of wildlife habitat and recreational amenities.

POLICY 2-5A.4
Use creative design and planning approaches to mitigate environmental and visual impacts on the natural terrain, such as bluff lines, open spaces, hogbacks, major drainageways, or other adjacent topographical features.
Existing minor tributaries from upstream basins located on the property will remain undisturbed for drainage conveyance and wildlife migration. Soft trails may be incorporated for health and enjoyment of the wildlife and open space.

POLICY 2-5A.5
Encourage compact development patterns that conserve natural resources.
Open space and parks located on Shire Meadows will primarily utilize the existing natural vegetation ground cover requiring low watering. Native trees and shrubs may be considered and designed with the Preliminary and Final Plat application. It is anticipated that new landscape will be watered with drip irrigation.

POLICY 2-5A.6
Encourage new development to incorporate, conserve, and re-use historic structures and cultural resources.
No historic structures or cultural resources are known to exist on Shire Meadows.

POLICY 2-5A.7
Minimize impacts of new development adjacent to state parks through the establishment of appropriate land uses, provision of open space, visual buffering and screening, and other techniques.
Achieve compatibility between residential and nonresidential land uses, in terms of land use and design.
Shire Meadows is not located adjacent to any State Parks.
The Colorado Horse Park is an existing Equestrian Center located along the southern boundary of Shire Meadows. Horse corrals exist along the entire southern border. Parking and Administrative buildings are situated on the South side of the existing Corals. The main venue for the equestrian competitions are located southwest of the Administrative area.
A 50 foot minimum open space buffer will be provided along the entire Southern perimeter along the existing horse park. The buffer will serve as a reasonable and adequate space between the live stock and proposed single family residences. The existing park main venue is also sufficiently separated from the proposed single family residences.

Objective 2-6A
Locate new residential development adjacent to compatible land uses.
Shire Meadows Subdivision borders Pinery Subdivision Filings 22 and 23 to the North, East and West sides containing 1/3 to ½ acre single family home sites.

The guidelines for Shire Meadows will match the architectural and development guidelines currently in place for the adjoining Pinery Subdivision Filings 22 and 23. The Planned Development Guide for The Pinery PD 5th Amendment will be adopted for development of Shire Meadows. Shire Meadows will utilize the same development standards for Building setbacks, and building height, (with the exception of height restrictions proposed along the North and East property line and a larger minimum lot size), shall match the development standards for the surrounding subdivisions. A person driving through Shire Meadows will not be aware that they have left one subdivision and entered a new subdivision. From the architecture to the open undisturbed landscape, Shire Meadows will achieve the intent of beautiful estate living.

GOAL 2-6

ACHIEVE COMPATIBILITY BETWEEN RESIDENTIAL AND NONRESIDENTIAL LAND USES, IN TERMS OF LAND USE AND DESIGN.

POLICY 2-6A.1
Locate residential development away from areas that exceed an outside noise level of 65 DNL.
The main venue for the equestrian competitions are located southwest of the Administrative area approximately 700 feet from Shire Meadow South property line. Noise levels of 65 are anticipated from the horse venues.

POLICY 2-6A.2
Mitigate noise using setbacks, berms, and building materials. High sound walls located adjacent to the street pavement or sidewalks without landscaping or berming, that limits important views, is inconsistent with this Plan.
No Noise impacts from Shire Meadows or surrounding properties are anticipated to impact this development.

POLICY 2-6A.3
Locate residential development away from intensive industrial uses that emit noise, dust, fumes, odors, refuse, smoke, vapor, light, and vibration, including wastewater treatment plants, environmentally hazardous areas, or other land uses that pose a threat to public health and safety.
No industrial uses are located near the Shire Meadow Development.

Objective 2-6B
Use design techniques and land use elements to provide compatibility between residential and nonresidential uses and create a sense of community identity.
Pocket parks and soft trails are anticipated along the southern open space buffer between Shire Meadows and the Colorado Horse Park.

POLICY 2-6B.1
Use natural landscape features to define development boundaries where appropriate.
An existing White PVC 3-rail fence is located on the North property line of the Colorado Horse Park to separate properties and prevent trass passing.

POLICY 2-6B.2
Blend the existing character of adjoining developments with the design of new developments.
The Pinery Filing No. 22 and 23A currently have a meandering buffer of open space bordering Shire Meadows. The existing open space buffer is typically 25 to 50 feet in width to provide good separation between the properties. Shire meadows will provide an additional 25 foot minimum open space buffer along the North property boundary and 50 foot minimum open space buffer along the South, East and West property boundary.

No fencing within the buffer is anticipated in order to enhance the open space buffer between the existing homes and Shire Meadows.

Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depict pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch.

POLICY 2-6B.3
Support the establishment and enhancement of community separators by creating open space buffers, utilizing natural landforms and tree plantings to screen views and provide wildlife habitat.
Natural landscape and topography will be the main goal in keeping the character of the Pinery Community. Additional tree and landscape are anticipated within the three pocket parks for aesthetic enjoyment.

Objective 2-6C
Design urban streets to provide an aesthetically-pleasing environment while maintaining conveyance, convenience, and public safety.
Proposed roadways and Building Envelopes will be designed to fit on the existing topography of the land to minimize grading to minimize land scaring to keep Natural landscape and topography in place for aesthetic enjoyment.

POLICY 2-6C.1
Establish a street hierarchy that provides a sense of order and scale with a pattern that allows for users to find their way.

1. In order to Reduce Traffic Through Existing Neighborhoods

Our design team came up with an alternative roadway design to alleviate the increase in traffic concern. South Pinery Drive was vacated at the time The Pinery 5th Amendment was approved. Currently, South Pinery drive is constructed only to serve as access for the Pinery Filing No. 8A, 8B and the facility parking for the Colorado Horse Park. Our current design will utilize South Pinery Drive the primary point of access for Shire Meadows. South Pinery Drive will be restored as a collector street and provide additional emergency vehicle routes and additional access to existing homes and neighborhoods East of Shire Meadows.

2. Eliminate Cut-Through Traffic

A traffic concern raised by the existing adjoining neighborhoods was an increase in traffic due to parents taking short cuts through Shire Meadows to transport their children to school. The South Metro Fire District is in support of allowing a gate proposed at the East project boundary at Cistena Way to prohibit the public from using Shire Meadows as a short-cut to Fox Sparrow Road. The Developer will work with Douglas County, currently not in support of the gate, to limit public access East onto Cistena Way.

4. Speed Reduction.

Eye Brows and Tee Intersections

Our team will incorporate Eye Brows in roadway design which will result in slower speeds when vehicles are required to manuver 90 degree turns. Eye Brows also provide additional visibility to see children playing within the neighborhood.

Tee intersections require vehicles to come to a complete stop condition before proceeding.

POLICY 2-6C.2
Encourage neighborhood connectivity. Connect local and collector streets, where appropriate, and minimize the use of cul-desacs.

One Cul de sac is proposed at the West end of Cistena Way. Connectivity between Shire Meadows and the Pinery Filing No. 22 will be limited to pedestrian access.

POLICY 2-6C.3
Provide landscaped medians within arterial streets, where possible, to break up street expanse and provide safety islands where pedestrians can pause when crossing the streets.

No Arterial Roads are proposed as part of Shire Meadows.

POLICY 2-6C.4
Create interesting streetscapes along arterials and collectors using plantings, lighting, special paving, etc.
South Pinery Drive will be extended to Shire Meadows as a Minor Collector. Tree lawn and landscape will be provided on both sides of the proposed roadway exension.

Objective 2-6D
Integrate site and architectural variety, and provide housing choices in neighborhood design.
Custom Homes are anticipated on Shire Meadows to provide architectural variety..

POLICY 2-6D.1
Encourage diversity in residential design through variation in color, facade treatment, and lot size.
The architectural standards for Shire Meadows Subdivision will utilize the current architectural standards used for Pinery Subdivision Filings 22 and 23.
Lot sizes in Shire Meadow will be ½ acre minimum of different shapes. Topography shall be considered on each lot for building envelopes.

POLICY 2-6D.2
Design a varied and interesting streetscape that includes the use of street trees.
Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

POLICY 2-6D.3
Provide transition, through appropriate design techniques, from residential development to open space and adjacent nonurban areas.
Open space buffers will be provided at both roadway entrances, Cistena Way and S. Pinery Drive.

POLICY 2-6D.4
Encourage house design that places the garage behind the front entrance plane of the building.
Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

POLICY 2-6D.5
Encourage mixed residential densities to create a diversity of housing types, sizes, and price ranges.
Shire Meadow will contain a maximum of 45 Custom Homes to maintain the character of the Pinery Community. Sizes may vary, and homes are expected to start at $1,500,000.00.

Objective 2-6E
Ensure nonresidential development is compatible with surrounding land uses and the natural environment.
No non-residential development is proposed as part of Shire Meadows. Natural landscape and topography will be the main goal in keeping the character of the Pinery Community. Additional trees and landscape are anticipated within the three pocket parks for aesthetic enjoyment.

POLICY 2-6E.1
Locate nonresidential development in the PUA, SUAs, Chatfield Urban Area, and the municipalities. Concentrate this development in nodes, clusters, or centers. Strip or isolated development is inconsistent with this Plan.
No Strip or isolated development is proposed as part of Shire Meadows. Three Detention ponds are proposed at the South end of the project site, and are intended to also be utilized as pocket parks which is consistent with the Character of the Pinery Development.

POLICY 2-6E.2
Encourage uses such as office, institutional, and open space as a transition area between residential and major commercial or industrial areas.
A 50-foot Open Space buffer will be utilized between Shire Meadows and the Colorado Horse Park. The Town of Parker commercial and retail is nearby for commercial and business necessities.

POLICY 2-6E.3
Locate and design intensive nonresidential land uses to minimize conflicts with residential developments, agricultural uses, wildlife areas, and environmentally or visually-sensitive areas.
No nonresidential development is anticipated with Shire Meadows. The Pinery Country Club exists within the Pinery community as a natural environment to support wildlife and residential development.

Objective 2-6F
Ensure residential and nonresidential building design, scale, and orientation are compatible with the natural and built environment.
Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

POLICY 2-6F.1
Design large structures to visually break up building mass.
Custom Homes will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community. Architectural Design shall be reviewed and approved for compatibility.

POLICY 2-6F.2
Encourage the use of high-quality materials in the construction of buildings.
Shire Meadows Subdivision will utilize the current architectural standards used for Pinery Subdivision Filings 22 and 23. The use of high quality materials in construction would be encouraged and supported in Shire Meadows.

POLICY 2-6F.3
Design nonresidential development to emphasize human scale and create pedestrian and transit connections, where appropriate.
On street parking will serve as alternate transportation to each of the proposed pocket parks. Currently, public transportation is available on South Pinery Parkway. South Pinery Drive will be improved to Collector Street which provides a direct connection with South Pinery Parkway and access to public transportation.

POLICY 2-6F.4
Use landscaping to complement and soften nonresidential development, and provide buffering, screening, and shade.
Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

Objective 2-6G
Design lighting as an integral element of development.
Custom Homes lighting will be designed to maintain the character of the Pinery Community.

POLICY 2-6G.1
Design lighting to minimize off-site illumination into residential and public-use areas, in conformance with the Douglas County Zoning Resolution.
All public use area lighting shall conform with the Douglas County zoning Resolution.

POLICY 2-6G.2
Encourage the use of light fixtures that adhere to dark-sky practices in residential and nonresidential development.
All light fixture in Shire Meadows shall be downcast or covered.

GOAL 2-7

FOSTER A BALANCED COMMUNITY AND ROBUST ECONOMY.

The purpose of this amendment is to provide continuity in land use along the southern edge of the Pinery Filing 22 and 23. The new custom homes proposed with Shire Meadows is expected to increase property values of existing homes in the Pinery Community.

Objective 2-7A
Promote development patterns and community design that meet the needs of residents.
Development of the Pinery Community East of State Highway 83 is nearing completion. Viewing the trail map for the pinery, there could be a need for additional trail connections for residents to enjoy. Shire Meadow has proposed a suitable trail plan on its' conceptual site layout with new connections to schools, parks and public streets. It would be positive steps to continue providing more trail connectivity in the future to connect additional neighborhoods in the community.

POLICY 2-7A.1
Encourage a variety of housing that fits different lifestyles and needs.
Custom Homes are anticipated on Shire Meadows which encourages unique design catered to the individual buyer.

POLICY 2-7A.2
Incorporate mixed-use development in new and existing communities.
Custom Homes are anticipated on Shire Meadows as an infill development in an urban development setting. It is anticipated that some of the residents in Shire Meadows still in the work force may work from home.

POLICY 2-7A.3
Encourage redevelopment in appropriate areas of the PUA.
The Pinery Community is near completion. Many of the homes in the Pinery are over 25 years old. Much of the redevelopment of the Pinery is limited to remodeling and additions of existing homes. The Colorado Horse Park was approved for an additional use for Equine veterinary services which may result in expansion or redevelopment of portions of the facility in the future.

POLICY 2-7A.4
Encourage building and site design that provides safety and security.
Shire Meadows provides new efficient roadway connections that may provide quicker response time for emergency vehicles for the community.

POLICY 2-7A.5
Promote community gardens, farmers markets and produce stands, where appropriate, within urban areas.
No community gardens, farmers markets or produce stands are anticipated with Shire Meadows.

Objective 2-7B
Promote the availability of community services.
The Pinery HOA currently posts community services and events online. Shire Meadows will cooperate with the Pinery HOA in promoting the availability of community services.

POLICY 2-7B.1
Encourage the use of private activity bonds (PABs), in partnership with municipalities, to create opportunity for diverse housing development.
Custom Homes are anticipated on Shire Meadows as an infill development in an urban development setting with home prices starting at $1,500,000.00. It is not anticipated that diverse housing would be supported in this area of the Pinery Community.

POLICY 2-7B.2
Support the Douglas County Housing Partnership's efforts to provide attainable housing.
Shire Meadow will provide much needed housing in Douglas County, and will support the County's efforts to provide attainable housing.

POLICY 2-7B.3
Create opportunities for residents to access transportation and community services.
Currently, public transportation is available on South Pinery Parkway. South Pinery Drive will be improved to Collector Street which provides a direct connection with South Pinery Parkway and access to public transportation.

POLICY 2-7B.4
Establish partnerships to provide enhanced access to community services.
New roadway connections and easier access to South Pinery Parkway is anticipated to provide better access to State Highway 83, and all services along the State Highway corridor.

Objective 2-7C
Promote economic development and employment opportunities.
It is anticipated that Shire Meadows will inject over 50,000,000.00 into the construction industry with the construction of infrastructure and homes.

POLICY 2-7C.1
Establish economic development partnerships that enable residents and businesses the opportunity to prosper.

POLICY 2-7C.2
Foster relationships with businesses to encourage their retention and expansion.
POLICY 2-7C.3
Provide incentives to foster a vibrant business environment.
POLICY 2-7B.4
Support workforce development efforts to meet the needs of area residents and businesses.
Shire Meadows will bring 45 new families to support existing and proposed businesses in the Parker region.

GOAL 2-8
CONSERVE RESOURCES.

Objective 2-8A
Minimize energy use in residential and nonresidential development.
POLICY 2-8A.1
Encourage energy- and resource-efficient design in development and building construction.
Custom Home Builders are encouraged to use high quality construction materials and current energy efficient devices for reduced energy consumption and energy cost.

POLICY 2-8A.2
Provide opportunities for solar energy utilization through subdivision and building design.
Solar Energy is currently used in the Pinery community and would be encouraged and supported in Shire Meadows.

POLICY 2-8A.3
Support the development and use of renewable energy resources.
Safe renewable Energy would be encouraged and supported in Shire Meadows.

POLICY 2-8A.4
Encourage development patterns that conserve energy resources.
Energy Conservation would be encouraged and supported in Shire Meadows.

POLICY 2-8A.5
Encourage on-site recycling centers and the recycling of building materials.
Recycling is currently provided in the Pinery Community and would be supported in Shire Meadows.

Goal 2-9
Ensure development occurs concurrently with essential services and infrastructure.
Home construction will run concurrently with infrastructure.

Objective 2-9A
Encourage urban development in areas with existing and planned capacity in services and infrastructure.
All utilities and infrastructure is available onsite or adjacent to Shire Meadows, and have sufficient capacity to serve the development.
Water and sanitary sewer is available onsite or adjacent to the site.
Dry utilities exist adjacent to the site.

POLICY 2-9A.1
Evaluate the capacity of existing services and facilities to support development.
Will serve letters from the Pinery Water and Sanitation District have been obtained.
The traffic study for Shire Meadows state that existing roadways have sufficient capacity for the development and no significant change in the level of service is anticipated.

POLICY 2-9A.2
Ensure that new development mitigates
impacts to existing services and infrastructure.
The development of Shire Meadows will provide additional access for the community and will have no significant impact on utility services.

SEPARATED URBAN AREAS

Douglas County's 1986 Master Plan recognized previously-zoned, isolated, urban developments called Separated Urban Areas (SUAs). These areas include Roxborough, Castle Pines Village and The Pinery. These developments are located outside of the Primary Urban Area and were previously zoned for urban development as early as the 1970s. Previous master plans recognized the SUAs as distinct land planning areas and established policies broadly covering these areas. The unique character, locations, and varying levels of service have resulted in different development patterns and issues for each of the SUAs. This Plan recognizes both the differences and similarities, and therefore proposes a set of common land use objectives, as well as individually crafted policies for each SUA. Expansion of these areas is generally not supported; however, in some cases limited expansion may be supported based on a compelling public benefit, such as supporting the fiscal health of special districts and lowering overall indebtedness and tax rates for residents. In addition, limited expansion may be supported when a transfer of development credits offers a benefit to the County, including enhancement of community-separation buffers or the elimination of inappropriate zoning.

The Pinery SUA

PHYSICAL CHARACTERISTICS
The Pinery SUA has three distinct natural areas:
(1) the eastern portion, at the edge of the "Black Forest" characterized by significant stands of Ponderosa Pine;
(2) the central area comprising the Cherry Creek valley; and
(3) the western area, characterized by shrubland, grassland, and undulating terrain rising to the bluffs of the High Plateau region.

DEVELOPMENT ISSUES
Primary development issues relate to lands surrounding and adjacent to The Pinery. Approval of any additional dwelling units on adjacent lands must consider the goal of maintaining community separation surrounding The Pinery.
Concerns raised by residents have included maintaining the community character, enhancing the community-separator buffer, protecting views of the bluffs and Rocky Mountains, preserving wildlife habitat, and ensuring new development is compatible with the character of the original Pinery.

The Pinery Water and Wastewater District is concerned about wellhead protection for its alluvial wells in the vicinity of Cherry Creek, and established a groundwater protection

zone where future development should be sensitive to potential impacts on water quality.

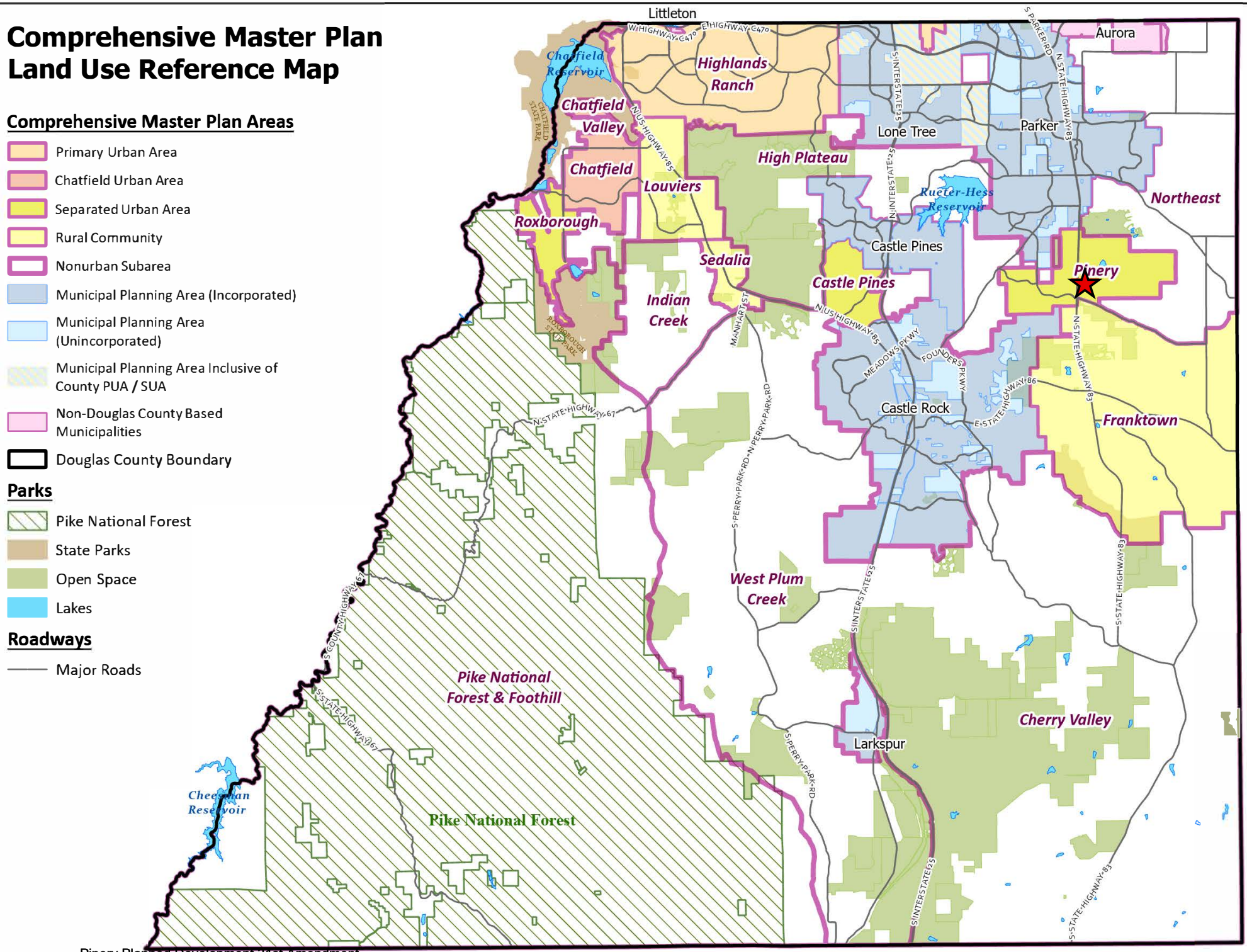
POLICY 2-15B.10 (PINERY SUA)
Support efforts of the Pinery Water and Wastewater District to continue providing a safe and reliable water supply, particularly with respect to the protection of alluvial groundwater.

SHIRE MEADOWS

Shire Meadows is a proposed infill Subdivision bordered by the Pinery Subdivision Filings 22 and 23 to the North, East and West sides. If approved for rezoning, The Shire Meadow property will maintain the character of the Pinery community with consistent architecture and open undisturbed landscape for beautiful estate living.

Shire Meadow meets all the Douglas County Rezoning Criteria and is in compliance with the Douglas County Master Plan.

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

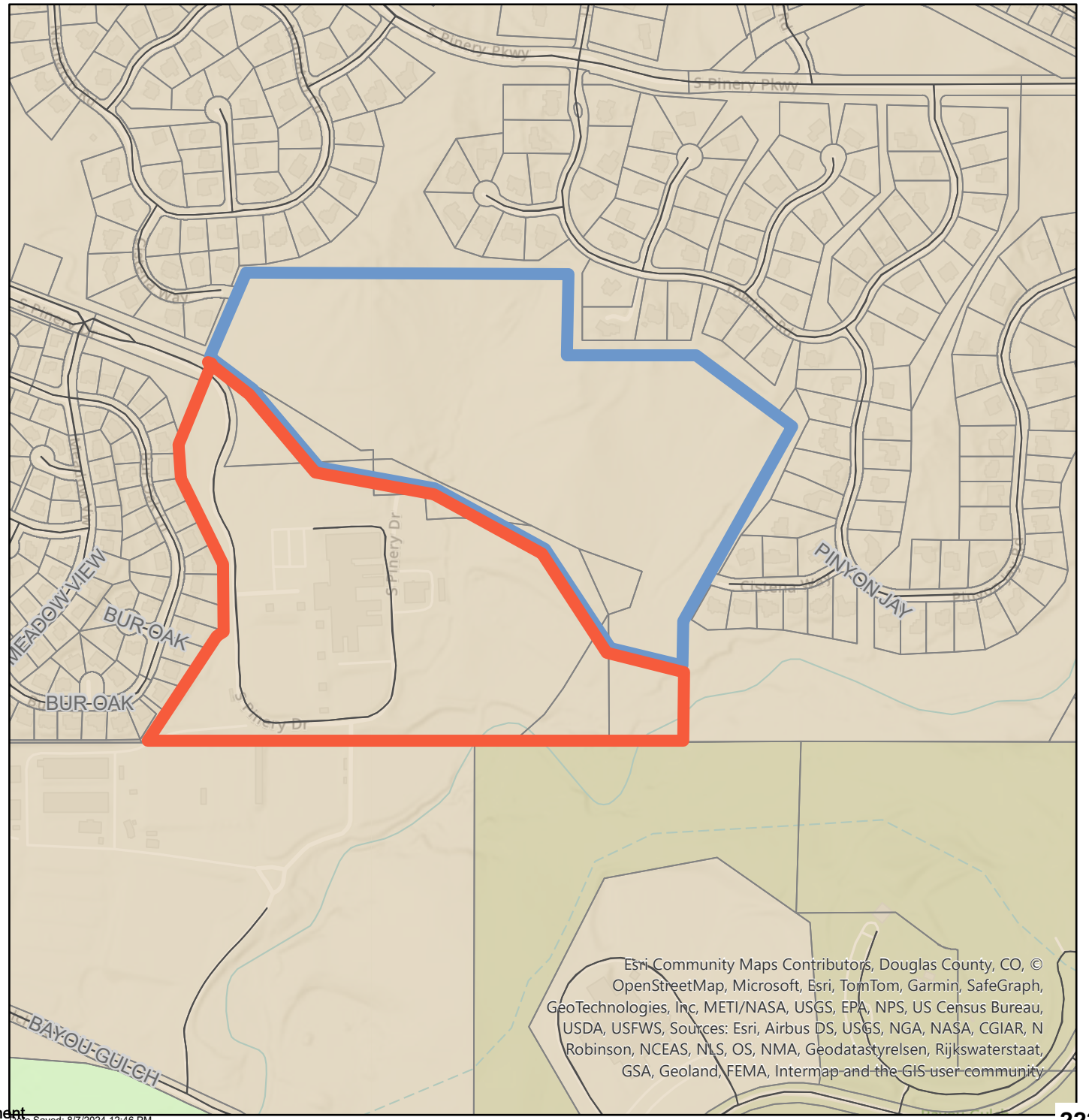
Pinery PD 31st Major Amendment

ZR2023-002
Zoning Map



LEGEND

- Roads
- Major Roads
- Parcels - PARCELS
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- PLANNING AREA 62
- PLANNING AREA 63



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Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

Pinery Planned Development 31st Major PD Amendment

ZR2023-002

Aerial Map

N

LEGEND

- Roads
- Major Roads
- 1% annual chance of flood (100 year flood).
- 2% annual chance of flood (500 year flood).
- Parcels - PARCELS



Date Saved: 7/26/2024 4:13 PM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	08/29/2023	No Comment:	No Response Required
Assessor	08/28/2023	No Comment:	No Response Required
AT&T Long Distance - ROW	09/08/2023	No Comment:	No Response Required
Black Hills Energy		No Response Received:	No Response Required
Building Services	09/06/2023	No Comment:	No Response Required
CenturyLink		No Response Received:	No Response Required
Cherry Creek Basin Water Quality Authority	09/06/2023	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for ZR2023-002, Pinery Planned Development 31st Major Amendment 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@ccbwqa.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.	Applicant's Response: -Noted.

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	08/31/2023	Received: Following is a summary of comments received from the Division of Water Resources (DWR, for details please reference their letter dated August 30, 2023. - Water Supply Demand - Please clarify the number of proposed residential units. - Per a letter from the Pinery Water and Wastewater District (PWWD), the District is willing and able to serve the proposed development. - As of 2017, the District's water requirements from existing commitments totaled 3,098 acre-feet. Projected commitments at full build out are estimated at 4,200 acre-feet. Per the 2018 Present and Future Water Sources report, the District has a total of 15,037 acre-feet per year of water rights. - Based upon the information provided, it is DWR's opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. - The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, to ensure that the notification, construction, and operation of the proposed detention facilities meet statutory and administrative requirements.	Applicant's Response: -30 additional lots are proposed for a total of 45 .

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	09/16/2023	Received: The Colorado Geological Survey had the following comments: - No unusual geologic hazards or geotechnical constraints or known or suspected to be present that would preclude approval of the proposed residential density. However: - Drainage setback. Several incised drainages traverse the site. Drainages, even after they have been filled in, tend to remain conduits for subsurface water flow. Erosion, slumping, and local failure of slopes associated with drainages can cause damage to yards and structures. One of the drainages is located within planned open space, but I am concerned about the incised drainage and shallow slope instability (slumping) within the eastern portion of proposed lot 22 as shown on the Conceptual Site Plan Exhibit (Highline Engineering & Surveying, July 15, 2023.) - To reduce the risk of wet basement(s) and overactive sump pump(s), and potential damage due to erosion and shallow slope failures along and above drainages, CGS recommends either: 1) lot reconfiguration to provide lot boundary setbacks of at least 20 feet from the crests of slopes above drainages, 2) non-buildable setbacks of at least 20 feet from the crests of slopes above drainages, or 3) delineation of building envelopes that specifically exclude drainages and the recommended 20 ft. setback.	Applicant's Response: -A note has been included in the PD Development Guide for lots adjacent to drainageways.
Comcast		No Response Received:	No Response Required
CORE Electric Cooperative	09/14/2023	No Comment:	No Response Required

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Douglas County Conservation District	09/13/2023	Received: Following is a summary of referral comments received from the Douglas County Conservation District (DCCD), for detail please reference the letter dated September 8, 2023. - DCCD recommends removing topsoil to a depth of 6 inches and reseeding with wee free hay mulch at 4,000 lbs/acre. - DCCD recommends disturbed land be mulched or revegetated within 45 days of disturbance. - DCCD recommends limiting areas of disturbance to 15 acres or less. - DCCD recommends an integrated weed management plan be reviewed and approved by the Douglas County Weed Inspector, County Extension Agent, NRCS, or a qualified weed management professional. - The channels of the major streams are not stable and undergo substantial shifts in alignment during floods. Upstream development increases the magnitude and frequency of local flooding. DCCD does not development proposals that are located in or near drainages or development that disturbs wetlands.	Applicant's Response: -Recommendations from the Conservation District will be followed for topsoil in disturbed areas, seeding, and revegetation. -Disturbed area is estimated to be 15 acres or less and actual disturbed area will be determined at subdivision. -Necessity of weed inspection will be determine at subdivision. -Minor tributaries will be owned and maintained by an HOA.

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	09/08/2023	Received: The Douglas County Health Department (DCHD) had comments regarding stormwater requirements and directed the applicant to work with the Cherry Creek Basin Water Quality Authority and the Colorado Department of Public Health and Environment. for details please reference the letter dated September 8, 2023. DCHD also recommended regarding controlling fugitive dust during construction and recommendations for controlling mosquito populations in and around proposed detention ponds.	Applicant's Response: -A final drainage study and design shall be in accordance with the Douglas County Storm Drainage and Criteria Manual at time of subdivision. -Fugitive dust and detention ponds designed to control mosquitos shall be addressed at time of subdivision.
Douglas County Historic Preservation	09/14/2023	Received: Following is a summary of comments from DC Historic Preservation, for details please reference their letter dated September 14, 2023. - It has been determined that the property has not been surveyed for cultural resources. As a result, more specific analysis to address these resources will be necessary for future phases of development including submittal of a Class III cultural resource surveyed -If buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs.	
Douglas County Parks and Trails	09/15/2023	Received: Project will need to meet the park dedication standards set forth in article 10 of the Douglas County Subdivision Resolution.	Applicant's Response: -Noted.

Douglas County School District RE 1	09/11/2023	Received: Following is a summary of comments received from the Douglas County School District (DCSD). For details please reference the letter from DCSD dated September 6, 2023. - Total school site land dedication for the proposal is 1.038 acres. This amount of land does not meet DCSDs minimum school site requirement so DCSD will ask for cash-in-lieu of land dedication. - Since 15 of the 46 proposed units have already been accounted for in previous entitlements, DCSD would propose that the cash-in-lieu is only for the additional 31 dwelling units. DCSD proposes that the total required cash-in-lieu fee be calculated in the following manner: - Total assessed value / total acreage = Assessed value per acre. - Assessed value per acre X 1.038 acres =Total cash-in-lieu fee for proposed 46 dwelling units at new density of 0.98 units/acre. - Total cash-in-lieu fee / 46 units = Per unit cash-in-lieu fee. - Per unit cash in lieu fee X 31 units = Total cash-in-lieu fee requirement. DCSD offers the following input for the BCC and County staff consideration in reviewing this proposal. 1. Bus stop operations and logistics be considered in the gate location and design approval process. Stop locations must be easily accessible for bus drivers and passengers. 2. As a policy, DCSD does not transport on private property and/or in any gated communities. Consideration of these roads as limited access or private ROW permanently prohibits the households located within the proposed residential neighborhood from receiving district transportation services that are 1)	Applicant's Response: -Agree to pay cash in lieu fee for the additional dwelling units. The request is for an additional 30 units for a total of 45 units. -Current proposal is for an emergency vehicle gate at the east entry onto Cistena Way. The gate was suggested by the neighboring community to prevent "cut-through" traffic by parents taking their kids to school. Although the current traffic study indicates that the roadway connection will generate minimal additional traffic onto eastbound Cistena Way, our goal is to provide the community with a development that will blend in with the surrounding neighborhoods with little or no impact on the community. If the gate is approved through the subdivision process, we understand and accept that some busing services may not be provided.

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
		located directly off o private ROW and 2) require transport on any private ROW. 3. Those students eligible for DCSD transportation services as required by law are an exception to the above stated policy and will receive transportation services at their residential address.	
Engineering Services	09/07/2023	Received: Following is a summary of comments received from Public Works Engineering, for details please refence their letter dated September 12, 2023. -Public Works Engineering does not support the proposed gate on Cistena Way. -Public Works Engineering had comments on the submitted traffic study including the Study Area Boundary, Exiting Traffic Conditions, and Trip Distribution. A revision of the TIS is required. -Public Works Engineering also had comments on the submitted Phase 1 drainage report including but not limited to proposed detention pond location and design, drainage channel design and conveyance, and water quality enhancement best management practices. A revision of the Phase 1 drainage study is required. In a letter dated May 21, 2024, Engineering Services stated that their comments have been addressed.	Applicant's Response: -The developed will work with Public Works Engineering to explore options for a gate or restricted access. -The TIS has been revised per comments from Public Works Engineering. -The Phase I drainage report has been revised per redline comments received from Public Works Engineering.
High Prairie Farms HOA		No Response Received:	No Response Required

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
High Prairie Farms Metro District	09/15/2023	Received: Following is a summary of comments received from the High Prairie Farms Metro District (HPFMD). For details, please reference their response letters dated July 15 and September 15, 2023, respectively. HPFMD stated they have concerns with who will own and maintain the common open areas and proposed trails, concerns with impacts to Timbers Creek, site drainage, complying with metro district design standards for lighting, signage, mailboxes, and entry way architecture.	At this time the applicant is proposing that an HOA will maintain common open space areas and trails but is open to further discussion with HPFMD about ownership and maintenance. -The applicant will need to continue to coordinate to address drainage impacts, and District design and development standards. HPFMD will received future Preliminary Plan and Final Plat application referrals.
Mile High Flood District	09/14/2023	Received: Following is a summary of comments received from Mile High Flood District (MHFD), for details please reference their letter dated September 14, 2023. -MHFD is requesting a better stream assessment of Timbers Creek to better understand the stability of the channel with the proposed conditions. -MHFD is requesting clarifications be made in the drainage report regarding the location of proposed detention ponds and site layout, improvements to an existing pond on the horse park property, and requests that UD-Detention spreadsheets for all three detention ponds to help MHFD better understand where the detention ponds are going to outfall.	Applicant's Response: -A Phase III drainage report will be submitted at the time of subdivision. -Additional information will be provided with a Phase III drainage report at the time of subdivision.
Misty Pines HOA		No Response Received:	No Response Required
Open Space and Natural Resources		No Response Received:	No Response Required
Pinery 8B HOA		No Response Received:	No Response Required
Pinery Water and Wastewater District	09/15/2023	Received: Applicant is to submit construction drawings and utility report directly to the District for review.	Applicant's Response: -Construction plans and utility report will be prepared and submitted at the time of subdivision.

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
RTD - Planning & Development Dept	09/14/2023	No Comment:	No Response Required
Sheriff's Office		No Response Received:	No Response Required
Sheriff's Office E911		No Response Received:	No Response Required
South Metro Fire Rescue	08/29/2023	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Major PD Amendment. Applicants and Contractors are encouraged to contact SMFR regarding the applicable access, water supply, and permit requirements for the proposed project.	Applicant's Response: -Noted

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
The Pinery HOA	09/15/2023	Received: Following is a summary of comments received from The Pinery HOA, for details please reference their letter dated September 15, 2023. - The proposed PD amendment's greatest impact to The Pinery HOA Filing 8 is an increase in traffic. South Pinery Drive should be brought up to current DC Roadway Design and Construction standards to meet Life-Safety requirements. - An updated traffic study is needed to properly assess the impacts of 46 dwelling units. -Structure heights throughout the property site are a concern. The applicant should provide renderings that depict structure heights across the property. The northern buffer and open space is an area that could be improved upon. - In 1995, The Pinery HOA entered in an agreement with the Timber's developer that addresses but is not limited to architectural standards, tree preservation, buffer zones for existing development, minimum lot sizes and irrigated turf. The applicant may consider this an agreement as an option to help address concerns for all involved.	Applicant's Response: -The traffic study states that no level of service impacts will occur as a result of the development. -Additional cross-sections have been added to the narrative to depict the view line with the proposed building height restriction on lots bordering the north property line in Planning Area 63-A1. -The project narrative already states that architectural standards will match the Timbers design standards. -Minimal trees exist on the property, the disturbed areas will be minimal for roadways and utilities to preserve the natural landscape.
Timbers At The Pinery Filing 23A HOA	09/14/2023	Received: Following is a summary of comments received from The Timbers at the Pinery Filing 23 A, for details please reference their letter dated September 14, 2023. - Their concerns include but are not limited to an increase in the number of units, open space and trails, erosion mitigation and costs, and wildlife concerns.	Applicant's Response: -Half acre lots will be proposed to provide adequate space between homes for wildlife. Proposed roadways and building envelopes will be designed to fit on the existing topography of the land to minimize grading and land scarring.

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Timbers At The Pinery Filing 23B HOA	09/14/2023	Received: Following is a summary of comments received from The Timbers at the Pinery Filing 23 B, for details please reference their letter dated September 14, 2023. - Their concerns include but are not limited to an increase in the number of units, open space and trails, erosion mitigation and costs, and wildlife concerns.	Applicant's Response: -The conceptual site plan depicts 30 percent open space. Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools, and parks.
Town of Castle Rock	09/05/2023	Received: Thank you for the opportunity to review and respond to the Major Amendment to Planning Area 63 of The Pinery Planned Development. The application was reviewed by various Town Departments with no concerns from the Town reviewers. Please keep us informed of any changes to the proposal. Thank you	No Response Required
Town of Parker Development Review		No Response Received:	No Response Required
Town of Parker Public Works	08/25/2023	No Comment:	No Response Required
Wildfire Mitigation		No Response Received:	No Response Required
Xcel Energy-Right of Way & Permits	08/29/2023	No Comment: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for Pinery Planned Development 31st Major Amendment and 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.	No Response Required

From: annb cwc64.com
To: Michael Pesicka
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: South Pinery Dr Parker, Colorado Douglas County eReferral #ZR2023-002
Date: Friday, September 8, 2023 2:39:43 PM

Hi Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near South Pinery Dr Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----
From: mpesicka@douglas.co.us <mpesicka@douglas.co.us>
Sent: Friday, August 25, 2023 9:31 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (Project Number ZR2023-002) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
https://apps.douglas.co.us/planning/projects/Login.aspx

Project number ZR2023-002, Pinery Planned Development 31st Major Amendment. Request for a Major Amendment to Planning Area 63 of The Pinery PD. The amendment proposes to increase the number of dwelling units within Planning Area 63 by 31 units. If approved a maximum of 46 dwelling units could be built. The subject property is located within the Pinery PD and is bordered on the south by the Colorado Horse Park, and to the north, east and west by existing residential development in the Pinery.

This referral will close on Friday, September 15, 2023.

If you have any questions, please contact me.

Sincerely,

Mike Pesicka, Principal Planner
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)


AT&T LONG LINE FIBER OPTICS
PROJECT AREA
S Parker Rd
Interlocken St
Pinto Valley St
Singletree Ln
Saddle Creek Trail
Hackney Ct
Nuthatch Rd
Nuthatch Cir
Prairie Lake Trail
Fox Run Ct
Lt William Clark Rd
Irish Park Murphy Dr
Ponderosa Dr
S Pinery Park Way
S Pinery Pkwy
Pinery Dr
Towhee Rd
Fox Sparrow Rd
Owl Roost Ct
Sage Thrasher Rd
Horned Owl Way
Canyon Jay Rd
Rhyolite Way
Old School House Rd
Fonder Rd
Miriam Ln
Terminal St
N Hyperion Way
Pine Forest Ln
Meadow View
Bur Oak Ln
Side Saddle Ln
Private
Bayou Gulch Rd
Bayou Gulch
Cherry Creek
Cherry Creek Dr
83
Google
N

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Matthew L. Morgan
State Geologist and
Director

September 16, 2023

Mike Pesicka, Principal Planner
Planning Services
Douglas County Department of Community Development

Location:
39.4387, -104.7419

Subject: **Pinery Planned Development (PD) 31st Amendment – Major PD Amendment**
Project File #: ZR2023-002; Douglas County, CO; CGS Unique No. DU-24-0001

Dear Mike:

The Colorado Geological Survey has reviewed the Pinery PD 31st Amendment – Major PD Amendment (ZR2023-002) referral. I understand the applicant proposes a Major Amendment to the Pinery PD to increase dwelling units in Planning Area 63 for future development of up to 46 residential lots on 47 acres. No unusual geologic hazards or geotechnical constraints are known or suspected to be present that would preclude approval of the proposed residential density. However:

Drainage setback. Several incised drainages traverse the site. Drainages, even after they have been filled in, tend to remain conduits for subsurface water flow. Erosion, slumping, and local failure of slopes associated with drainages can cause damage to yards and structures. One of the drainages is located within planned open space, but I am concerned about the incised drainage and shallow slope instability (slumping) within the eastern portion of proposed lot 22 as shown on the Conceptual Site Plan Exhibit (Highline Engineering & Surveying, July 15, 2023.)

To reduce the risk of wet basement(s) and overactive sump pump(s), and potential damage due to erosion and shallow slope failures along and above drainages, CGS recommends either: 1) lot reconfiguration to provide lot boundary setbacks of at least 20 feet from the crests of slopes above drainages, 2) non-buildable setbacks of at least 20 feet from the crests of slopes above drainages, or 3) delineation of building envelopes that specifically exclude drainages and the recommended 20 ft. setback.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

From: CGS_LUR
To: Michael Pesicka
Subject: Re: [EXTERNAL] Pinery PD 31st Amendment-ZR2023-002
Date: Tuesday, March 19, 2024 3:17:46 PM

Hi Mike,

The applicant's statement, "A note regarding side Setbacks from open space drainage ways has been added to the PUD guide requiring 20 foot setback. The Phase 1 drainage report states that additional analysis for existing minor tributaries will be made with the Phase 2 and Phase 3 drainage reports for Shire Meadows, at which time final building envelopes and/or setbacks can be address more fully. The recommendations made by the CGS will be more fully considered during platting and final design" is acceptable.

Please keep us in the loop at preliminary plat.

Thanks,
Jill Carlson

Land Use Review Program
Colorado Geological Survey
1801 Moly Road
Golden, CO 80401
cgs_lur@mines.edu
303-384-2655

From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Tuesday, March 5, 2024 8:32 AM
To: CGS_LUR <CGS_LUR@mines.edu>
Subject: [EXTERNAL] Pinery PD 31st Amendment-ZR2023-002

CAUTION: This email originated from outside of the Colorado School of Mines organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good morning Jill,

Attached are the revised documents for the proposed Pinery PD 31st Amendment, Project No. ZR2023-002. Please let me know if your comments have been addressed or if you have questions.

Thank you,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460
Email | mpesicka@douglas.co.us

September 14, 2023

Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, CO 80104

Re: ZR2023-002, Pinery Planned Development 31st Major Amendment

Dear Mr. Pesicka:

The letter provides comments regarding the Request for a Major Amendment to Planning Area 63 of The Pinery PD. The amendment proposes to increase the number of dwelling units within Planning Area 63 by 31 units. If approved a maximum of 46 dwelling units could be built. The subject property is located within the Pinery PD and is bordered on the south by the Colorado Horse Park, and to the north, east and west by existing residential development in the Pinery.

Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these resources will be necessary at future phases of development, including a Class III cultural resource survey of the property, will need to be addressed if development occurs in the future.

Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

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REFERRAL RESPONSE REQUEST

Date sent August 25, 2023 Comments due by **September 15, 2023**

Project Name:	Pinery Planned Development (PD) 31st Amendment – Major PD Amendment
Project File #:	ZR2023-002
Project Summary:	Request for a Major Amendment to Planning Area 63 of The Pinery PD. The amendment proposes to increase the number of dwelling units within Planning Area 63 by 31 units. If approved a maximum of 46 dwelling units could be built. The subject property is located within the Pinery PD and is bordered on the south by the Colorado Horse Park, and to the north, east and west by existing residential development in the Pinery.

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:	**Douglas County Conservation District**	**Phone #:** **(303) 218 2622**
Your Name:	**David Shohet, President**	**Your Signature:** DocuSigned by: David Shohet 6E6057CEE3D2404...
	(please print)	**Date:** 9/7/2023

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,

Mike Pesicka

Mike Pesicka
Principal Planner, Planning Services
303-660-7460
mpesicka@douglas.co.us

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DOUGLAS CONSERVES

DOUGLAS COUNTY CONSERVATION DISTRICT

PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

September 8, 2023

RE: ZR2023-002, Pinery Planned Development, 31st Amendment

According to the Natural Resources Conservation Service (NRCS) soils survey, the Bresser-Truckton sandy loams, 5 to 25 percent slopes, is "somewhat limited" for dwellings with and without basements, and small commercial buildings due to shrink-swell and depth to soft bedrock. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

According to the NRCS soils survey, the Bresser-Truckton sandy loams, 5 to 25 percent slopes, is "somewhat limited" for streets, roads, and shallow excavations due to frost action, slope, shrink-well properties, and low strength. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

Topsoil should be stripped to a depth of 6 inches and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs. /acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30th. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted, double the rate.

The Douglas County Conservation District recommends disturbed land be mulched or revegetated within 45 days of disturbance.

The Conservation District recommends using a phased grading approach. By limiting the area being graded to 15 acres or less and seeding with native grasses the land area disturbed is minimized. The development site is 46.66 acres.

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There is no Integrated Noxious Weed Control plan, and it is recommended that an integrated weed management program be reviewed and approved by the Douglas County Weed Inspector and/or Weed Advisory board, the County Extension Agent, NRCS, or a qualified weed management professional prior to the land use authority approval.

Vehicle tracking control stations need to be installed at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock or a vehicle control pad/mat to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The Conservation District does not support development proposals that are located in or near drainages or development that disturbs wetlands.

Silt fences or other forms of erosion barriers need to be planned and installed as a temporary sediment control device used on construction sites to protect water quality.

The Douglas County Conservation District strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

Thank you for the opportunity to respond.

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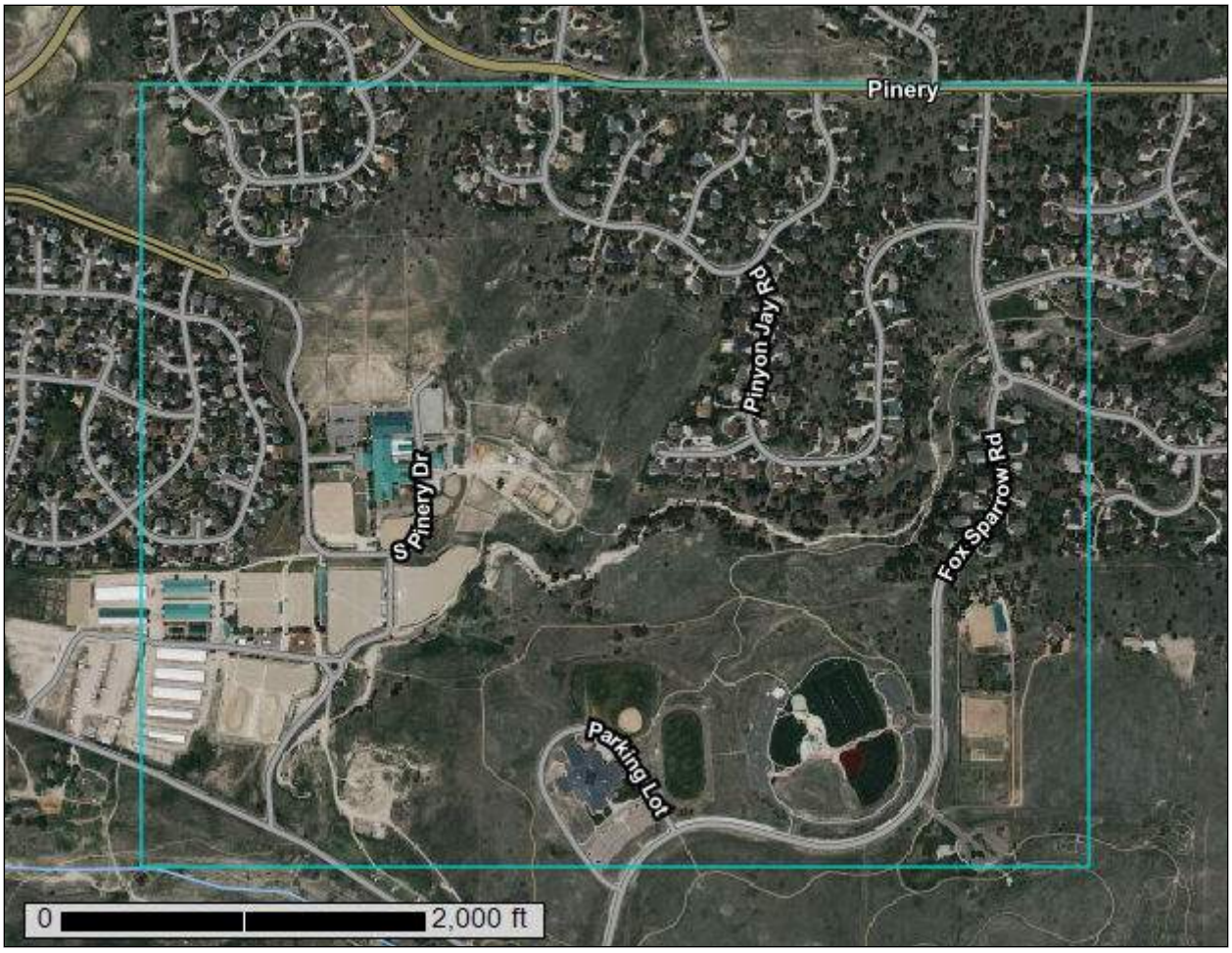
United States Department of Agriculture

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Castle Rock Area, Colorado

ZR2023-002



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Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Custom Soil Resource Report
Soil Map



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MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado
Survey Area Data: Version 15, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BlE	Blakeland sandy loam, 1 to 15 percent slopes	62.2	12.1%
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	27.8	5.4%
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	0.0	0.0%
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	11.4	2.2%
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	216.0	41.9%
BuD2	Bresser and Truckton soils, 3 to 12 percent slopes, eroded	50.8	9.9%
Lo	Loamy alluvial land	10.0	1.9%
Sd	Sandy alluvial land	50.0	9.7%
St	Stapleton-Bresser association	87.1	16.9%
Totals for Area of Interest		**515.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a

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given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Castle Rock Area, Colorado

BIE—Blakeland sandy loam, 1 to 15 percent slopes

Map Unit Setting

National map unit symbol: jqy4
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Hills, hillsides
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 13 inches: sandy loam
H2 - 13 to 24 inches: loamy coarse sand
H3 - 24 to 60 inches: loamy coarse sand

Properties and qualities

Slope: 1 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Truckton

Percent of map unit: 10 percent
Hydric soil rating: No

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Bresser
Percent of map unit: 5 percent
Hydric soil rating: No

Stapleton
Percent of map unit: 5 percent
Hydric soil rating: No

Bo—Blakeland-Orsa association, 1 to 4 percent slopes

Map Unit Setting
National map unit symbol: jqy5
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition
Blakeland and similar soils: 50 percent
Orsa and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting
Landform: Alluvial fans, hills
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile
H1 - 0 to 13 inches: sandy loam
H2 - 13 to 24 inches: loamy coarse sand
H3 - 24 to 60 inches: loamy coarse sand

Properties and qualities
Slope: 1 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

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Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Orsa

Setting

Landform: Hills, alluvial fans
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 20 inches: coarse sandy loam
H2 - 20 to 60 inches: gravelly loamy coarse sand

Properties and qualities

Slope: 1 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 5 percent
Hydric soil rating: No

Kassler

Percent of map unit: 5 percent
Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 5 percent
Hydric soil rating: No

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BrB—Bresser sandy loam, cool, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tlpj
Elevation: 5,500 to 6,500 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Bresser, cool, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser, Cool

Setting

Landform: Terraces, hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Tertiary aged alluvium derived from arkose

Typical profile

Ap - 0 to 5 inches: sandy loam
Bt1 - 5 to 8 inches: sandy loam
Bt2 - 8 to 27 inches: sandy clay loam
Bt3 - 27 to 36 inches: sandy loam
C - 36 to 80 inches: loamy coarse sand

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 4s

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Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Truckton
Percent of map unit: 5 percent
Landform: Terraces, hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Sampson
Percent of map unit: 5 percent
Landform: Alluvial fans, terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ
Hydric soil rating: No

BrD—Bresser sandy loam, cool, 5 to 9 percent slopes

Map Unit Setting
National map unit symbol: 2tlpk
Elevation: 5,500 to 6,960 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition
Bresser, cool, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser, Cool

Setting
Landform: Interfluves
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Tertiary aged alluvium derived from arkose

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Typical profile

Ap - 0 to 5 inches: sandy loam
Bt1 - 5 to 8 inches: sandy loam
Bt2 - 8 to 27 inches: sandy clay loam
Bt3 - 27 to 36 inches: sandy loam
C - 36 to 80 inches: loamy coarse sand

Properties and qualities

Slope: 5 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Ascalon

Percent of map unit: 10 percent
Landform: Interfluves
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Truckton

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

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BtE—Bresser-Truckton sandy loams, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: jqy9
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Bresser and similar soils: 50 percent
Truckton and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser

Setting

Landform: Terraces
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam
H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

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Description of Truckton

Setting

Landform: Terraces
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 4 inches: sandy loam
H2 - 4 to 19 inches: sandy loam
H3 - 19 to 60 inches: sandy loam

Properties and qualities

Slope: 10 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Newlin

Percent of map unit: 5 percent
Hydric soil rating: No

Blakeland

Percent of map unit: 5 percent
Hydric soil rating: No

Stapleton

Percent of map unit: 4 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

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BuD2—Bresser and Truckton soils, 3 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: jqyb
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Bresser, eroded, and similar soils: 50 percent
Truckton, eroded, and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser, Eroded

Setting

Landform: Hillsides, valley sides, hills
Landform position (three-dimensional): Base slope, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam
H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 3 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

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Description of Truckton, Eroded

Setting

Landform: Valley sides, hillsides, hills
Landform position (three-dimensional): Base slope, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 4 inches: sandy loam
H2 - 4 to 19 inches: sandy loam
H3 - 19 to 60 inches: sandy loam

Properties and qualities

Slope: 3 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Newlin

Percent of map unit: 14 percent
Hydric soil rating: No

Altvan

Percent of map unit: 1 percent
Hydric soil rating: No

Lo—Loamy alluvial land

Map Unit Setting

National map unit symbol: jqzb
Elevation: 7,000 to 8,000 feet
Mean annual precipitation: 17 to 19 inches
Mean annual air temperature: 44 to 46 degrees F

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Frost-free period: 115 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Loamy alluvial land: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Loamy Alluvial Land

Setting

Landform: Swales, flood plains
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

H1 - 0 to 20 inches: sandy loam
H2 - 20 to 40 inches: stratified loamy sand to clay loam
H3 - 40 to 60 inches: sand and gravel

Properties and qualities

Slope: 1 to 5 percent
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 6.00 in/hr)
Depth to water table: About 48 to 72 inches
Frequency of flooding: FrequentNone
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C
Ecological site: R049XY036CO - Overflow
Hydric soil rating: No

Minor Components

Sampson

Percent of map unit: 7 percent
Hydric soil rating: No

Bresser

Percent of map unit: 7 percent
Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 5 percent

Fluvaquentic haplustolls

Percent of map unit: 1 percent
Landform: Terraces
Hydric soil rating: Yes

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Sd—Sandy alluvial land

Map Unit Setting

National map unit symbol: jr03
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Sandy alluvial land: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sandy Alluvial Land

Setting

Landform: Swales, drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered alluvium derived from arkose

Typical profile

H1 - 0 to 20 inches: loamy sand
H2 - 20 to 60 inches: stratified sand to sandy loam

Properties and qualities

Slope: 1 to 5 percent
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)
Depth to water table: About 60 inches
Frequency of flooding: FrequentNone
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Loamy alluvial land

Percent of map unit: 8 percent
Hydric soil rating: No

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Loamy alluvial land, dark surface
Percent of map unit: 8 percent
Hydric soil rating: No

Bresser
Percent of map unit: 4 percent
Hydric soil rating: No

Truckton
Percent of map unit: 4 percent
Hydric soil rating: No

Fluvaquentic haplustolls
Percent of map unit: 1 percent
Landform: Terraces
Hydric soil rating: Yes

St—Stapleton-Bresser association

Map Unit Setting
National map unit symbol: jr09
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 49 to 51 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition
Stapleton and similar soils: 60 percent
Bresser and similar soils: 25 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stapleton

Setting
Landform: Valley sides, knobs, ridges
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered alluvium derived from arkose

Typical profile
H1 - 0 to 7 inches: sandy loam
H2 - 7 to 16 inches: sandy loam
H3 - 16 to 60 inches: gravelly sandy loam

Properties and qualities
Slope: 8 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low

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Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Bresser

Setting

Landform: Valley sides
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium and/or sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam
H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Loamy alluvial land

Percent of map unit: 14 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

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Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Building Site Development

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

Dwellings With Basements (ZR2023-002)

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

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The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

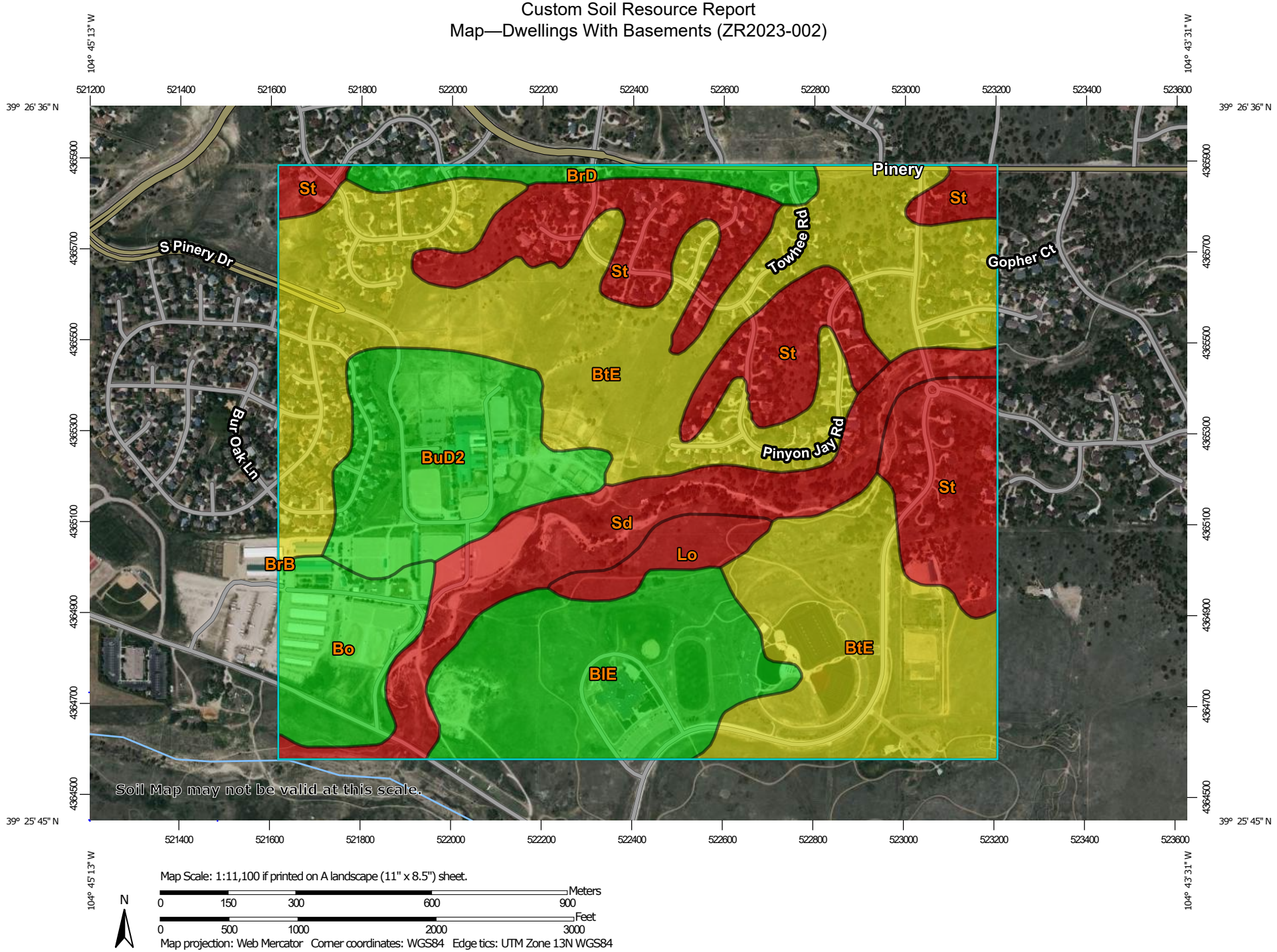
Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

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Custom Soil Resource Report
Map—Dwellings With Basements (ZR2023-002)



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MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado
Survey Area Data: Version 15, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Tables—Dwellings With Basements (ZR2023-002)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BlE	Blakeland sandy loam, 1 to 15 percent slopes	Not limited	Blakeland (80%)		62.2	12.1%
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Not limited	Blakeland (50%)		27.8	5.4%
			Orsa (35%)			
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	Not limited	Bresser, cool (90%)		0.0	0.0%
			Truckton (5%)			
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	Not limited	Bresser, cool (85%)		11.4	2.2%
			Ascalon (10%)			
			Truckton (5%)			
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	Somewhat limited	Bresser (50%)	Slope (0.16)	216.0	41.9%
BuD2	Bresser and Truckton soils, 3 to 12 percent slopes, eroded	Not limited	Bresser, eroded (50%)		50.8	9.9%
			Truckton, eroded (35%)			
Lo	Loamy alluvial land	Very limited	Loamy alluvial land (80%)	Flooding (1.00)	10.0	1.9%
				Depth to saturated zone (0.15)		
Sd	Sandy alluvial land	Very limited	Sandy alluvial land (75%)	Flooding (1.00)	50.0	9.7%
				Depth to saturated zone (0.16)		
St	Stapleton-Bresser association	Very limited	Stapleton (60%)	Slope (1.00)	87.1	16.9%
Totals for Area of Interest					**515.2**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	216.0	41.9%
Not limited	152.2	29.5%
Very limited	147.0	28.5%
Totals for Area of Interest	**515.2**	**100.0%**

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Rating Options—Dwellings With Basements (ZR2023-002)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Local Roads and Streets (ZR2023-002)

ENG - Engineering

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

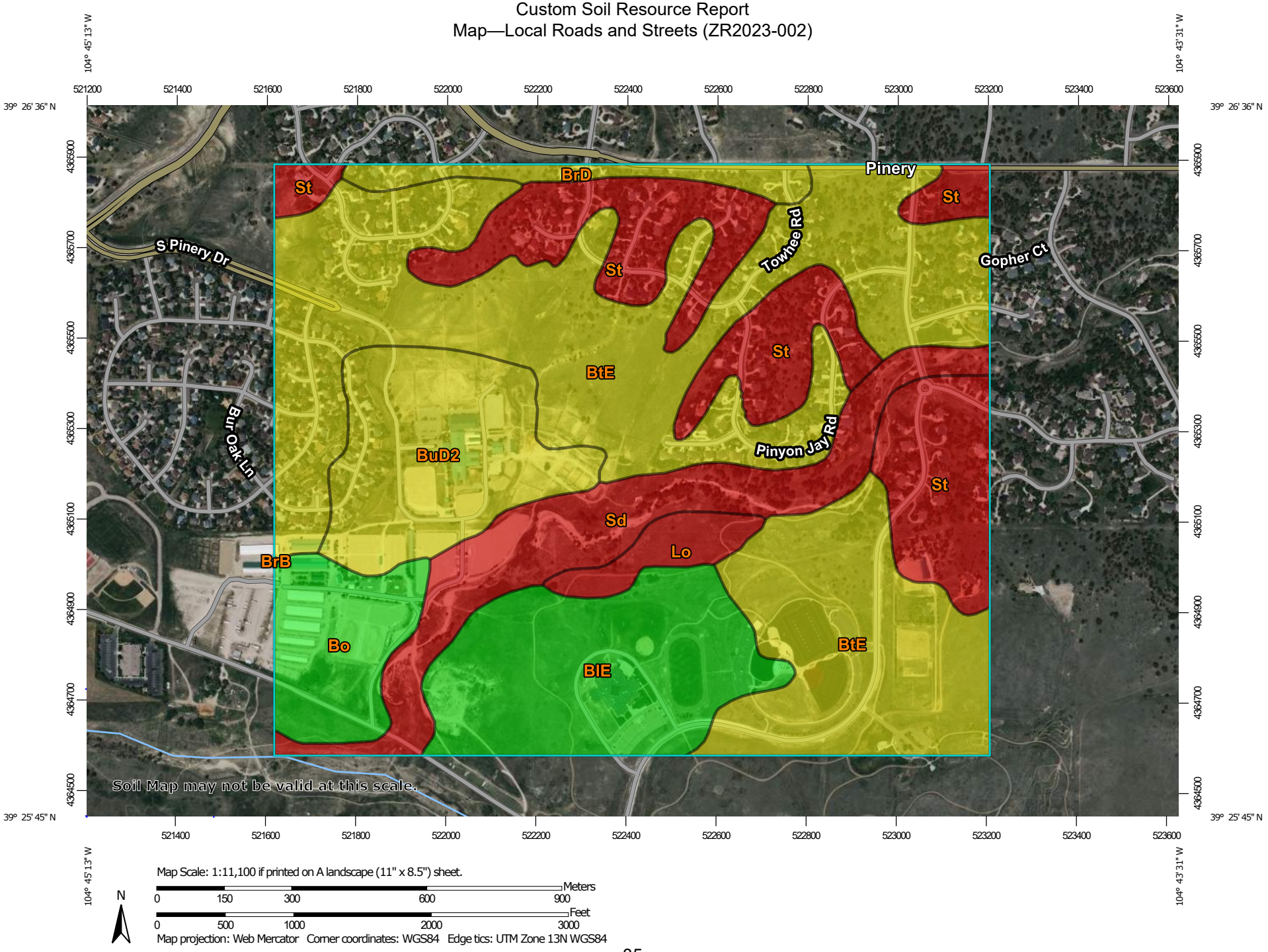
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

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Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

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Custom Soil Resource Report
Map—Local Roads and Streets (ZR2023-002)



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MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado
Survey Area Data: Version 15, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Tables—Local Roads and Streets (ZR2023-002)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BlE	Blakeland sandy loam, 1 to 15 percent slopes	Not limited	Blakeland (80%)		62.2	12.1%
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Not limited	Blakeland (50%)		27.8	5.4%
			Orsa (35%)			
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	Somewhat limited	Bresser, cool (90%)	Frost action (0.50)	0.0	0.0%
			Truckton (5%)	Frost action (0.50)		
			Sampson (5%)	Frost action (0.50)		
				Flooding (0.40)		
				Low strength (0.21)		
				Shrink-swell (0.10)		
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	Somewhat limited	Bresser, cool (85%)	Frost action (0.50)	11.4	2.2%
			Ascalon (10%)	Frost action (0.50)		
			Truckton (5%)	Frost action (0.50)		
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	Somewhat limited	Bresser (50%)	Frost action (0.50)	216.0	41.9%
				Slope (0.16)		
BuD2	Bresser and Truckton soils, 3 to 12 percent slopes, eroded	Somewhat limited	Bresser, eroded (50%)	Frost action (0.50)	50.8	9.9%
			Truckton, eroded (35%)	Frost action (0.50)		
Lo	Loamy alluvial land	Very limited	Loamy alluvial land (80%)	Flooding (1.00)	10.0	1.9%
				Frost action (0.50)		
Sd	Sandy alluvial land	Very limited	Sandy alluvial land (75%)	Flooding (1.00)	50.0	9.7%
St	Stapleton-Bresser association	Very limited	Stapleton (60%)	Slope (1.00)	87.1	16.9%
				Frost action (0.50)		
Totals for Area of Interest					**515.2**	**100.0%**

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Rating	Acres in AOI	Percent of AOI
Somewhat limited	278.2	54.0%
Very limited	147.0	28.5%
Not limited	90.0	17.5%
Totals for Area of Interest	**515.2**	**100.0%**

Rating Options—Local Roads and Streets (ZR2023-002)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

09/08/23

Mike Pesicka
Planner III
Planning Services
100 Third Street
Castle Rock, CO 80104
303-814-4367

RE: ZR2023-002

Dear Mike Pesicka,

Thank you for the opportunity to review and comment on the Request for a Major Amendment to the Pinery PD to increase dwelling units in PA 63 for future development of up to 46 residential lots. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, DCHD has the following comments.

Water and Sewer Service

A will-serve letter has been provided by The Pinery Water and Wastewater District. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of sewage disposal.

Construction within the Cherry Creek Basin - Stormwater

The Cherry Creek Basin Water Quality Authority (CCBWQA) is reviewing projects within the Cherry Creek Basin for stormwater quality. We recommend that the CCBWQA review the project, and that the developer incorporate stormwater quality features into the project, as recommended by the CCBWQA.

A Clean Discharge Permit System (CDPS) permit will be required for construction from the Colorado Department of Public Health and Environment. The permit will require that erosion control measures be implemented during construction. The applicant should contact the Colorado Department of Public Health and Environment, Permits Unit, at 692-3590, regarding this permit

Fugitive Dust - Developments of 25 acres and more than 6 months in duration

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust from developments of 25 acres or more that last at least 6 months. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at

https://www.colorado.gov/pacific/sites/default/files/AP_Land-Development-Guidance-Document_1.pdf and https://www.colorado.gov/pacific/cdphe/specialty-apens.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, DCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to DCHD for review. More information is available on DCHD's Mosquitoes and West Nile Virus webpage.

Please feel free to contact me at 720-916-4027 or jdeitz@douglas.co.us if you have any questions about our comments.

Sincerely,

Jacob Deitz

cc: Caitlin Gappa

Douglas County School District
Learn Today, Lead Tomorrow
620 Wilcox Street
Castle Rock, Colorado 80104

September 6, 2023

Mike Pesicka, Principal Planner
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

RE: Pinery Planned Development, 31st Amendment (ZR2023-002)

Dear Mr. Pesicka,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is requesting a Major Amendment to the Pinery PD to increase dwelling units in PA 63 for the future development of up to 46 residential lots. It is also our understanding that this request would increase the maximum number of dwelling units entitled by 31 units as 15 of the total 46 units were already accounted for in previous entitlements.

On behalf of Douglas County School District (DCSD), we have a couple comments regarding this proposed development that we would like to resolve prior to approval. DCSD has calculated the amount of school site land requirement for students generated by the proposal. A total of 44 students are expected from this development requiring a total land dedication requirement of 1.038-acres. Since this amount of land does not meet DCSDs minimum school site size requirement, DCSD would ask for cash-in-lieu of land dedication.

PROJECT NAME: PINERY PD 31ST AMENDMENT				
DU/	**ACRES**		**DENSITY**	
46	47		0.98	
			Generation	**Number**
STUDENT GENERATION RATES	**No. of DU's**		**Rate**	**of Students**
ELEMENTARY	46	X	0.52	24
MIDDLE SCHOOL	46	X	0.15	7
HIGH SCHOOL	46	X	0.29	13
				Required
			School	**Land**
	Number		**Acreage**	**Dedication**
SCHOOL LAND DEDICATION	**of Students**		**Per Student**	**Acreage**
ELEMENTARY	24	X	0.018	0.431
MIDDLE SCHOOL	7	X	0.030	0.207
HIGH SCHOOL	13	X	0.030	0.400
			TOTAL	**1.038**

Pursuant to Section 1004.05.3 of the Douglas County Subdivision Resolution, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Board to evaluate the adequacy of the proposal. This information shall include at least one appraisal of the property by a qualified appraiser." DCSD would request a complimentary copy of the submitted appraisal for review prior to final plat approval.

Since 15 of the total 46 proposed units have already been accounted for in previous entitlements, DCSD would propose that the cash-in-lieu fee be adjusted to reflect only those additional 31 dwelling units allowed should this major PD amendment be approved. DCSD proposes that the total required cash-in-lieu fee be calculated in the below manner:

- Total assessed value ÷ total acreage = Assessed value per acre
- Assessed value per acre x 1.038 acres =Total cash-in-lieu fee for proposed 46 dwelling units at new density of 0.98 units/acre
- Total cash-in-lieu fee ÷ 46 units = Per unit cash-in-lieu fee
- Per unit cash in lieu fee x 31 units = Total cash in lieu fee requirement

It is also our understanding that the applicant is proposing installation of an automatic gate on Cistena Way to control access to the proposed residences on this site. DCSD respectfully offers the below input for the Board of County Commissioners and County staff consideration in reviewing this proposal.

1. DCSD respectfully requests that bus stop operations and logistics be considered in the gate location and design approval process. DCSD prioritizes pedestrian and driver safety first and foremost when creating bus stop locations. Stop locations must be easily accessible for bus drivers and passengers and should provide ample room for safe and efficient loading and unloading.
2. As a policy, DCSD does not transport on private property and/or in any gated communities. The consideration of these roads as limited access or non-public right-of-way permanently prohibits the households located within the proposed residential neighborhood from receiving district transportation services that are 1) located directly off of non-public right of way and 2) require transport on any non-public right of way.
3. Students who are eligible for DCSD transportation services as required by law are an exception to the above stated policy. These students will receive transportation services at their residential address.

Granted the applicant does not object to the assessed school fees and transportation considerations, DCSD has no objection to approval of this application.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2@dcsdk12.org
shavon.caldwell@dcsdk12.org

desk: 303.387.0417
mobile: 720.428.1170

COLORADO
Division of Water Resources
Department of Natural Resources

August 30, 2023

Mike Pesicka, Principal Planner
Douglas County Planning Services
Transmission via email: mpesicka@douglas.co.us

Re: Pinery 31st Major Amendment a.k.a. Shire Meadows
Project File # ZR2023-002
Part of the SE ¼ of Sec. 14, Twp. 7S, Rng. 66W, 6th P.M., Douglas County
Water Division 1, Water District 8

Dear Mike Pesicka:

We have reviewed the August 25, 2023 referral concerning the proposal to subdivide a 47-acre parcel into 46 single-family lots. This is the 31st major amendment to the Pinery Planned Development, and amends Area 63 of the Pinery 5th Amendment, increasing the number of units by 31 units, to 46 dwelling units. The proposed water supply is service provided by the Pinery Water & Wastewater District.

Water Supply Demand

Proposed water uses were not clearly defined. According to the letter dated January 11, 2023 from the Pinery Water & Wastewater District ("District"), the estimated water demand is 0.55 acre-feet/year per single-family equivalent or 36.9 acre-feet/year for 67 dwellings at full buildout. While the number of SFEs is not consistent with the proposed number of single-family dwellings, it exceeds the proposed 46 single-family dwellings.

Source of Water Supply

The proposed water supply for the subdivision is service provided by the District. According to the January 11, 2023 letter, the District is willing and able to serve the proposed subdivision.

According to the "Present and Future Water Sources" report updated February 2018 and prepared by HRS Consultants Inc. ("Report"), the District has a total of 15,037 acre-feet per year of water rights. This amount consists of 13,466 acre-feet of nontributary water rights, 1,220 acre-feet of senior tributary water rights, an additional 351 acre-feet of nontributary water rights that are dedicated to development of the Broe property, and as a member of the WISE Authority the District has subscribed to 500 acre-feet per year on average of renewable and reusable water. In addition, the District has two existing augmentation plans, decreed in Division 1 Water Court Case nos. W-6268 and 11CW198. Under those augmentation plans, return flows from the use of nontributary water, along with other replacement sources, are used to offset out-of-priority depletions from pumping of junior wells.

As of 2017, the District's water requirements from existing commitments totaled 3,098 acre-feet. Projected commitments at full build out are estimated at 4,200 acre-feet.

The majority of the Pinery Water & Wastewater Treatment District's water supply is water from bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water decreed are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

State Engineer's Office Opinion

Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Additional Comments

The application materials indicate that storm water detention structure(s) will be constructed as a part of this project. The applicant should be aware that unless the structure(s) can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review the Division of Water Resources' *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, attached, to ensure that the notification, construction and

operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal* to meet the notification requirements, located at https://maperture.digitaldataservices.com/gvh/?viewer=cswdif.

Please contact Wenli Dickinson at 303-866-3581 x8206 or Wenli.Dickinson@state.co.us with any questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resources Engineer

Attachment: *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*

Ec: Subdivision file no. 30930
Pinery Water & Wastewater Treatment District file
Applicant (highlineeng@aol.com)

COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado

February 11, 2016

The Division of Water Resources (DWR) has previously administered storm water detention facilities based on DWR's "Administrative Approach for Storm Water Management" dated May 21, 2011. Since the passage of Colorado Senate Bill 15-212, that administrative approach has been superseded. This document describes SB 15-212, codified in section 37-92-602(8), Colorado Revised Statutes (C.R.S.), and how the law directs administrative requirements for storm water management. The document is for informational purposes only; please refer to section 37-92-602(8) for comprehensive language of the law.

Pursuant to section 37-92-602(8), storm water detention facilities and post-wildland fire facilities shall be exempt from administration under Colorado's water rights system only if they meet specific criteria. The provisions of SB15-212 apply to surface water throughout the state. SB15-212 *only* clarifies when facilities may be subject to administration by the State Engineer; all facilities may be subject to the jurisdiction of other government agencies and must continue to obtain any permits required by those agencies.

Storm Water Detention Facilities

Pursuant to section 37-92-602(8), a storm water detention and infiltration facility ("Detention Facility") is a facility that:

- Is owned or operated by a government entity or is subject to oversight by a government entity, including those facilities that are privately owned but are required by a government entity for flood control or pollution reduction.
- Operates passively and does not subject storm water to any active treatment process.
- Has the ability to continuously release or infiltrate at least 97 percent of all of the water from a rainfall event that is equal to or less than a five-year storm within 72 hours of the end the rainfall event.
- Has the ability to continuously release or infiltrate at least 99 percent of all of the water from a rainfall event that is greater than a five-year storm within 120 hours of the end the rainfall event.
- Is operated solely for storm water management.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must not be located in the Fountain Creek watershed, unless the facility is required by or operated pursuant to a Colorado Discharge Permit System Municipal Separate Storm Sewer System Permit issued by the Department of Public Health and Environment pursuant to Article 8 of Title 25, C.R.S.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility cannot be operated as the basis for a water right, credit, or other water use right.
- Must not expose ground water.
- May include a structure or series of structures of any size.

If the Detention Facility was constructed *on or before* August 5, 2015 and meets all the requirements listed above, it does not cause material injury to vested water rights and will not be subject to administration by the State Engineer.

If the Detention Facility is constructed after August 5, 2015, meets the requirements listed above, and the operation of the detention facility does not cause a reduction to the natural hydrograph as it existed prior to the upstream development, it has a rebuttable presumption of non-injury pursuant to paragraph 37-92-602(8)(c)(II). A holder of a vested water right may bring an action in a court of competent jurisdiction to determine whether the operation of the detention facility is in accordance with paragraph 37-92-602(8)(c)(II)(A) and (B) has caused material injury. If the court determines that the vested water rights holder has been injured, the detention facility will be subject to administration.

In addition, for Detention Facilities constructed after August 5, 2015, the entity that owns, operates, or has oversight for the Detention Facility must, prior to the operation of the facility, provide notice of the proposed facility to the Substitute Water Supply Plan (SWSP) Notification List for the water division in which the facility is located. Notice must include: the location of proposed facility, the approximate surface area at design volume of the facility, and data that demonstrates that the facility has been designed to comply with section 37-92-602(8)(b) paragraphs (B) and (C). The State Engineer has not been given the statutory responsibility to review notices, however, DWR staff may choose to review notices in the course of their normal water administration duties. Not reviewing notices does not preclude the Division Engineer from

taking enforcement action in the event that the above criteria are not met in design and/or operation.

To satisfy the notification requirement, operators are encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal developed by Urban Drainage and Flood Control District ("UDFCD"), located at: https://maperture.digitaldataservices.com/gvh/?viewer=cswdif.

Types of detention Facilities contemplated under this statute include underground detention vaults, permanent flood detention basins,[1] extended detention basins,[2] and full spectrum detention basins.[3] Storm Water Best Management Practices[4] (BMPs) not contemplated above, including all Construction BMPs and non-retention BMPs, do not require notice pursuant to SB-212 and are allowed at the discretion of the Division Engineer. Green roofs are allowable as long as they intercept only precipitation that falls within the perimeter of the vegetated area. Green roofs should not intercept or consume concentrated flow, and should not store water below the root zone. BMPs that rely on retention, such as retention ponds and constructed wetlands, will be subject to administration by the State Engineer.

Any detention facility that does not meet all of the statutory criteria described above, in design or operation, is subject to administration by the State Engineer.

[1] Flood detention basin: An engineered detention basin designed to capture and slowly release peak flow volumes to mitigate flooding (Urban Drainage and Flood Control, 2010).
[2] Extended detention basin: An engineered detention basin with an outlet structure designed to slowly release urban runoff over an extended time period (Urban Drainage and Flood Control, 2010).
[3] Full spectrum detention basin: An extended detention basin designed to mimic pre-development peak flows by capturing the Excess Urban Runoff Volume and release it over a 72 hour period (Urban Drainage and Flood Control, 2010).
[4] Best management practice: A technique, process, activity, or structure used to reduce pollutant discharges in stormwater (Urban Drainage and Flood Control, 2010).

Post-Wildland Fire Facilities

Pursuant to section 37-92-602(8), a post-wildland fire facility is a facility that:

- Includes a structure or series of structures that are not permanent.
- Is located on, in or adjacent to a nonperennial stream[5].
- Is designed and operated to detain the least amount of water necessary, for the shortest duration of time necessary, to achieve the public safety and welfare objectives for which it is designed.
- Is designed and operated solely to mitigate the impacts of wildland fire events that have previously occurred.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must be removed or rendered inoperable after the emergency conditions created by the fire no longer exist, such that the location is returned to its natural conditions with no detention of surface water or exposure of ground water.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility will not be operated as the basis for a water right, credit, or other water use right.

If the post-wildland fire facility meets the requirements listed above, it does not cause material injury to vested water rights. While DWR recognizes that post-wildland fire facilities are essential to the protection of public safety and welfare, property, and the environment, DWR may, from time to time, request that the person who owns, operates, or has oversight of the post-wildland fire facility supply information to DWR to demonstrate they meet the criteria set forth above.

If a post-wildland fire facility does not meet all the criteria set forth above, it will be subject to administration by the State Engineer.

[5] DWR may use the National Hydrography Dataset or other reasonable measure to determine the classification of a stream

Resources and References

Colorado Stormwater Detention and Infiltration Facility Notification Portal: https://maperture.digitaldataservices.com/gvh/?viewer=cswdif

Colorado Senate Bill15-212: http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/13B28CF09699E67087257DE8006690D8?Open&file=212_enr.pdf

United States Geological Survey National Hydrography Dataset: http://nhd.usgs.gov/

Urban Drainage and Flood Control District 37-92-602(8) explanation memo and FAQ's: http://udfcd.org/crs-37-93-6028-explanation-memo-and-faqs/

Urban Drainage and Flood Control District. (2010). *Urban Storm Drainage Criteria Manual: Volume 3, Best Management Practices*, updated November 2015. Located at: http://udfcd.org/volume-three

September 12, 2023

Russell B. Hall, PE & PLS
Manager
Pinery 40 LLC
PO Box 1295
Parker, CO 80134

DV 2023-090

Subject: Pinery Planned Development – 31st Amendment

Dear Russell,

Plan Review Summary:

Submitted to Engineering	-	8/25/23
Comments Sent Out	-	9/12/23

Engineering has reviewed the above referenced submittal and have the following comments:

PD Amendment Comments

Comment #1-Our traffic engineers have reviewed the traffic impact analysis for Pinery PD- 31st Amendment and have the following comments:

The project narrative indicated that South Metro Fire was evaluating a potential gate at the southerly access on Cistena Way to prohibit the public from using Shire Meadows as a shortcut to Fox Sparrow Road. This information is not corroborated in the documentation submitted to Engineering including the Traffic Impact Analysis (TIA). Gating of any connection would not be supported by Engineering. This does identify a dynamic that should be addressed in the TIA. The analysis should assume some level of trips diverted from existing routes to the connection through Fox Sparrow Road. These would be primarily Park and School trips. Additionally, the road layout in the TIA doesn't match the layout of the PD exhibit. The TIA should also anticipate traffic from the existing homes to the east using the connection through this proposed development to go west towards Hwy 83 via South Pinery Parkway.

Page 1 – Study Area Boundary

In addition to the intersections listed in this section, this study needs to analyze:

- Hwy 83 / South Pinery Parkway
- South Pinery Parkway / Fox Sparrow Road
- Fox Sparrow Road / Bayou Gulch Road

This section indicates the study intersections are included in Figure 1 – this Figure doesn't identify the study intersections.

Page 5 – Existing Traffic Conditions

In addition to the Average Daily Traffic (ADT) volumes collected on Pinery Drive, ADT volumes need to be collected at:

- South Pinery Parkway between Hwy 83 & Pinery Drive
- Fox Sparrow Road south of Pinyon Jay Road

Page 14 – Trip Distribution

In addition to the listed considerations for developing the site-generated directional distribution, the location of the Elementary School, Middle School, and High School should be a consideration in the AM peak hour. The Elementary School is to the north//east, and the Middle & High Schools are easily accessed by heading south of Fox Sparrow Road. The AM peak hour distribution should be adjusted to reflect this.

A revision of the TIS is required to address these comments. While the additional information/adjustments requested will not likely impact the conclusions and recommendations of the study, it will provide the Board of County Commissioners as well as staff a broader understanding of the availability of capacity for the proposed PD amendment.

Comment #2-The Phase I Drainage Report meets the intent of our drainage criteria and detailed comments will be provided with the preliminary & final plat submittals. However, below are some requirements that will need to be addressed with this report and included with future drainage reports:

- The current lot layout is showing lots directly south & west of existing pond C-1 and the County will require the pond outfall & overflow to be included in a tract and not through the proposed lots
- The pond designs (existing & proposed ponds) will need to utilize UD Detention from the Mile High Flood District
- Basins A & B are intended to drain onto the horse park property and utilize their existing detention ponds which will require drainage easements for the channels that drain to these ponds and drainage easements over the ponds for access and maintenance purposes
- All open channels will need to be evaluated and studied for capacity and stability (on this property and the horse park property)
- Basin C will outfall into Bayou Gulch which will need to be studied for stability, etc.
- The future reports should clarify the size of the upstream basins

- A statement in this report (IV. Existing Stormwater Conveyance or Storage Facilities) specifies “an existing open channel is located on the Colorado Horse Park which is designed to convey the upstream runoff from Basin B to existing detention pond B”. This channel will need to be designed based on the developed runoff from Basin B and not the historic runoff.
- The report references using MHFD Detention Spreadsheet program Version 4.02 – the report should specify using the current UD Detention Spreadsheet (currently they are on Version 4.06).
- On page 10 (section 3) of the drainage report – please remove the second sentence in that paragraph
- Section VI. Water Quality Enhancement Best Management Practices – please clarify why Pond C was not included

If you have any questions, please give me a call.

Sincerely,



Chuck Smith
Development Review Engineer

cc: Matt Williams, P.E.; Assistant Director of Public Works Engineering
Mike Pesicka, Principal Planner

DV23090

March 5, 2024

Russell B. Hall, PE & PLS
Manager
Pinery 40 LLC
PO Box 1295
Parker, CO 80134

DV 2023-090

Subject: Resubmittal of Pinery Planned Development – 31st Amendment

Dear Russell,

Plan Review Summary:

Submitted to Engineering	-	8/25/23
Comments Sent Out	-	9/12/23
Resubmitted to Engineering	-	1/18/24
Comments Sent Out	-	1/25/24
Resubmitted to Engineering	-	2/20/24
Comments Sent Out	-	3/5/24

Engineering has reviewed the above referenced resubmittal and have the following comment:

PD Amendment Comment

Comment #1-The updated traffic impact analysis has assumed that there isn't a public roadway connection to Cistena Way (east side of the development). The TIA didn't provide any discussion/narrative related to the elimination of this connection or of the potential of a gate being used as an emergency ingress/egress. Engineering doesn't support installing a gate at this connection; therefore, the study should be revised with the assumption that this connection will exist (no gate). The study can also include a separate section with information on trip distribution on the gated connection at Cistena Way.

If you have any questions, please give me a call.

Sincerely,

Chuck Smith
Development Review Engineer

cc: Mike Pesicka, Principal Planner

DV23090b

May 9, 2024

Russell B. Hall, PE & PLS
Manager
Pinery 40 LLC
PO Box 1295
Parker, CO 80134

DV 2023-090

Subject: Resubmittal of Pinery Planned Development – 31st Amendment

Dear Russell,

Plan Review Summary:

Submitted to Engineering	-	8/25/23
Comments Sent Out	-	9/12/23
Resubmitted to Engineering	-	1/18/24
Comments Sent Out	-	1/25/24
Resubmitted to Engineering	-	2/20/24
Comments Sent Out	-	3/5/24

Engineering has reviewed the above referenced resubmittal and have the following comment:

PD Amendment Comment

Comment #1-Our traffic engineers have reviewed the updated traffic study and have the following comments:

- Figure 2-Concenptual Site Plan; remove the gate shown on the Cistena Way Connection or label it as “potential gate, see Restrictions of Access to Cistena Way”
- Page 30 Additional Analysis; replace all instances of “Cistera” with “Cistena”
- Appendix C: A review of the capacity worksheets in Appendix C of the study shows that for the westbound approach to the intersection of State Highway 83 and South Pinery Parkway, trips from the proposed site have not been included in any of the Total Traffic Conditions analysis.
- This TIS will need to be revised to include site generated trips in the capacity analysis (and related sections of the main report) of the study for both peak hours in 2025 & 2043 Total Traffic Analysis

If you have any questions, please give me a call.

Sincerely,



Chuck Smith
Development Review Engineer

cc: Mike Pesicka, Principal Planner

DV23090c

May 21, 2024

Russell B. Hall, PE & PLS
Manager
Pinery 40 LLC
PO Box 1295
Parker, CO 80134

DV 2023-090

Subject: Resubmittal of Pinery Planned Development – 31st Amendment

Dear Russell,

Plan Review Summary:

Submitted to Engineering	-	8/25/23
Comments Sent Out	-	9/12/23
Resubmitted to Engineering	-	1/18/24
Comments Sent Out	-	1/25/24
Resubmitted to Engineering	-	2/20/24
Comments Sent Out	-	3/5/24
Resubmitted to Engineering	-	5/20/24
Consent Sent Out	-	5/21/24

Engineering has reviewed the above referenced resubmittal and it appears that all of our comments have been addressed.

If you have any questions, please give me a call.

Sincerely,

Chuck Smith
Development Review Engineer

cc: Mike Pesicka, Principal Planner

DV23090d

High Prairie Farms Metropolitan District

September 15th, 2023

Mike Pesicka,
Principal Planner
Douglas County Planning Services

RE: Pinery 31st Major Amendment, Shire Meadows (Pinery 40)
Project Number: ZR2023-02
High Prairie Farms Metro District Referral Response

Mr. Mike Pesicka:

High Prairie Farms Metro District (District) welcomes the opportunity to comment on the above referenced project. The proposal to subdivide a 47-acre parcel is vacant land bounded on two sides by existing housing all of which resides within our District planning boundary. All of the area adjacent to the proposed development has been developed with mid to upper end housing known as the **Timbers at the Pinery**. The Timbers Filings 22 and 23A/B, are completed, mature homes sitting on 1/2 to 3/4-acre lots.

Many of the comments and concerns have been documented previously and submitted to the County on this project. Please reference the following;

- ICON Engineering letter dated July 17th, 2023;
- Douglas County Public Works, Chuck Smith, September 12, 2023 (See comment #2 regarding drainage report)
- Colorado Division of Water Resources dated August 30, 2023

These documents reference inadequacies related to use of outdated detention facilities, off-site detention facilities, and maintenance concerns with proposed facilities. Please reference "Additional comments" in CDWR letter.

The District's primary concerns relate to:

- Impacts to Timbers Creek drainage (infrastructure cost sharing)
- Constructing and upgrading detention facilities to County standards
- The developer has not updated its drainage report addressing comments and concerns previously submitted to the County

- Maintenance authority of open space and recreation areas, stormwater detection facilities (including access easements).
- Stormwater and detention facilities that do not lie within the District boundary and which will not be maintained by theDistrict
- Continuity, connectivity and maintenance of trails including construction materials (concrete versus gravel)
- Boundary areas of the project that do not lie within the Metro District
- The developer complying with the District's specific standards for lighting, signage, mail box, and entry way architecture
- The developer complying with the District's development standards and conditions sufficient for the District to accept future ongoing maintenance obligations

As a well established metro district (25+ years) that includes over 970 homes, our interests and concerns are many but none that cannot be addressed through the development process including regular, open conversations with the developer. To date, however, the District has not been contacted by the developer. Until it is known if the detention ponds, open space, parks, trails fall within our purview, and lacking any additional input regarding the issues noted, we must withhold our approval of the proposed rezoning request.

Enclosed are updated comments from the District's engineering consultant, ICON Engineering dated September 15, 2023

The Metro District welcomes the opportunity to work with the developer to achieve an acceptable project that is consistent and compatible with the surrounding Timbers community.

Sincerely yours,

Richard R. Nelsen - President

c.c, High Prairie Farms Metro District Board of Directors

Stephen L. Brown Esq., Brown & Taylor, P.C.

8390 E. CRESCENT PKWY. STE. 300. GREENWOOD VILLAGE. CO 80111 (303) 779-5710

7000 S Yosemite Street, Suite 120
Centennial, Colorado 80112
303-221-0802
iconeng.com

ICON

September 15, 2023

Mr. Richard R. Nelsen
High Prairie Farms Metro District

RE: ZR-2023-02 – Shire Meadows / Pinery 40

Rick,

ICON Engineering has reviewed the July 15, 2023 Conceptual Site Plan, referral comments from the Mile High Flood District (MHFD), Douglas County Engineering, and the State Engineer's office. This review re-asserts the conclusions in reviews dated March 6, 2023 and July 17, 2023 since the drainage report has not been updated. The conceptual development plan and Phase I drainage report proposes stormwater capture, conveyance, and storage systems that have undesirably high maintenance and low function infrastructure to be owned and operated by the High Prairie Farms Metro District (HPFMD).

- Detention Ponds. Douglas County Engineering, MHFD, and State Engineer referral comments highlight the details required to achieve compliance with state, regional, and local stormwater regulations. The current configuration does not provide reliable, long-term capture, storage, and release of developed flows in a manner that HPFMD can reasonably maintain in perpetuity.
- Timbers Creek. The southeast corner of the site has an incredible opportunity to integrate the resilience of natural systems with the requirements of development. Timbers Creek is a highly dynamic stream corridor with significant flood risk, sediment transport, and ecological value. MHFD comments offer resources to plan, design, and construct stormwater features that enhance both the creek and the development. Further refinement of the drainage report should include hydrologic and hydraulic analysis of Timbers Creek from Fox Sparrow Road to Parker Road.

There are many unresolved stormwater and drainage design details that affect the High Prairie Farms Metro District, parcel layout, and tract ownership. Please refer to previous correspondence for Phase I drainage report comments.

Sincerely,

Troy W. Carmann, PE, CFM
ICON Engineering, Inc.

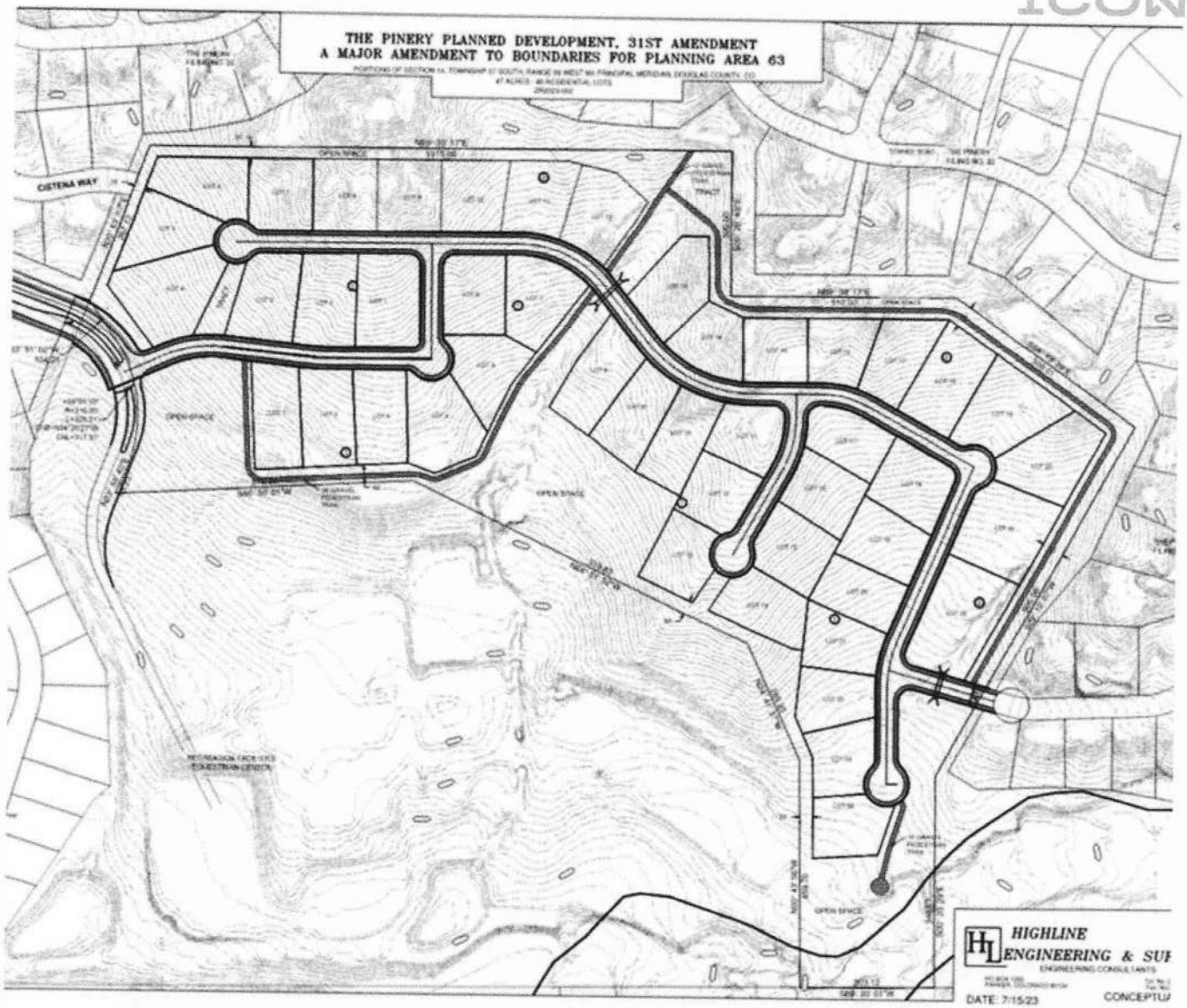


Figure 1 - Conceptual Site Plan - July 2023

7000 S Yosemite Street, Suite 120
Centennial, Colorado 80112
303-221-0802
iconeng.com

ICON

September 15, 2023

Mr. Richard R. Nelsen
High Prairie Farms Metro District

RE: ZR-2023-02 – Shire Meadows / Pinery 40

Rick,

ICON Engineering has reviewed the July 15, 2023 Conceptual Site Plan, referral comments from the Mile High Flood District (MHFD), Douglas County Engineering, and the State Engineer's office. This review re-asserts the conclusions in reviews dated March 6, 2023 and July 17, 2023 since the drainage report has not been updated. The conceptual development plan and Phase I drainage report proposes stormwater capture, conveyance, and storage systems that have undesirably high maintenance and low function infrastructure to be owned and operated by the High Prairie Farms Metro District (HPFMD).

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There are many unresolved stormwater and drainage design details that affect the High Prairie Farms Metro District, parcel layout, and tract ownership. Please refer to previous correspondence for Phase I drainage report comments.

Sincerely,

Troy W. Carmann, PE, CFM
ICON Engineering, Inc.

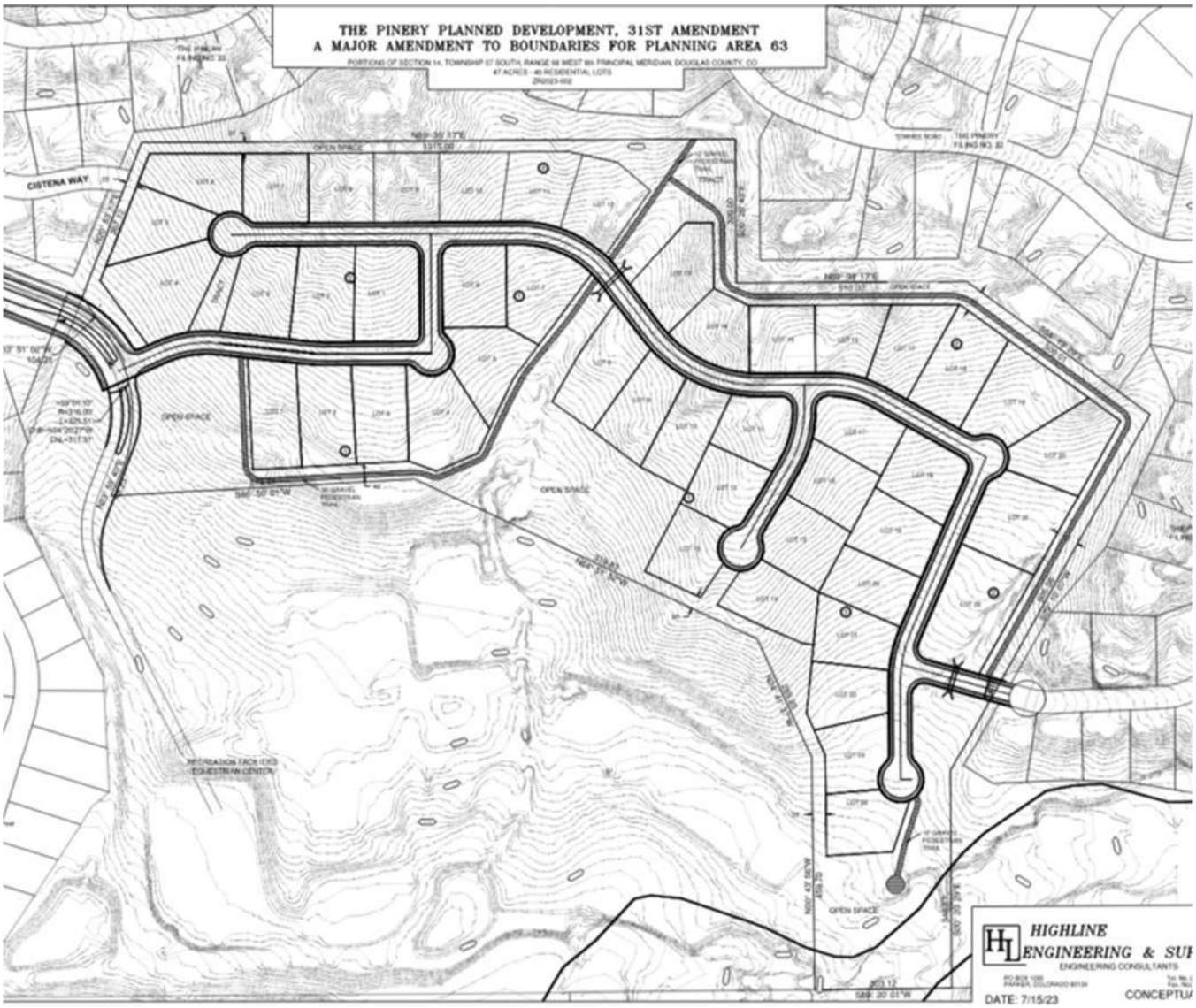


Figure 1 - Conceptual Site Plan - July 2023

Stephen L. Brown
Attorney at Law
steve@brownandtaylor.com

Brian M. Taylor
Attorney at Law
brian@brownandtaylor.com

BROWN & TAYLOR

19590 E. Mainstreet, Suite 107
Parker, CO 80138
303.841.2458 o
720.367.5447 f
brownandtaylor.com

May 18, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104

RE: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision:

Dear Mr. Pesicka:

I am the attorney for the High Prairie Farms Metropolitan District. The purpose of my letter is to object to and clear up a representation made by the applicant, Pinery 40 LLC, in its April 27, 2023, written response to Initial Planning Comments – 2nd Submittal 4-24-23. Here is the question and the response copied from your website:

> viii) Will the Pinery HOA or High Prairie Farms Metro District maintain any common areas, or will a new HOA or metro district be formed?
> RE: We have met and discussed common area maintenance with the High Prairie Farms Metro District. The District seem generally agreeable, but no formal agreement has been reached yet.

Contrary to the applicant's statement, representatives from Pinery 40 LLC have not discussed their Shire Meadows project with anyone at High Prairie Farms Metropolitan District. High Prairie Farms Metropolitan District submitted to County Planning its Drainage Report and Review detailing significant concerns with the applicant's plans. Namely, a few small portions of the Shire Meadows property are not contained within the Metro District, and the Metro District does not serve properties not within the District. Also, the District does not serve infrastructure not located within the District (e.g. detention pond proposed for use by applicant located on the Colorado Horse Park property),

Sincerely,

BROWN & TAYLOR, P.C.

Stephen L. Brown

cc: Russell B. Hall, Pinery 40 LLC
Douglas County Planning: via email: mpesicka@douglas.co.us
Metro District Board

7000 S Yosemite Street, Suite 120
Centennial, Colorado 80112
303-221-0802
iconeng.com

ICON

September 15, 2023

Mr. Richard R. Nelsen
High Prairie Farms Metro District

RE: ZR-2023-02 – Shire Meadows / Pinery 40

Rick,

ICON Engineering has reviewed the July 15, 2023 Conceptual Site Plan, referral comments from the Mile High Flood District (MHFD), Douglas County Engineering, and the State Engineer's office. This review re-asserts the conclusions in reviews dated March 6, 2023 and July 17, 2023 since the drainage report has not been updated. The conceptual development plan and Phase I drainage report proposes stormwater capture, conveyance, and storage systems that have undesirably high maintenance and low function infrastructure to be owned and operated by the High Prairie Farms Metro District (HPFMD).

- Detention Ponds. Douglas County Engineering, MHFD, and State Engineer referral comments highlight the details required to achieve compliance with state, regional, and local stormwater regulations. The current configuration does not provide reliable, long-term capture, storage, and release of developed flows in a manner that HPFMD can reasonably maintain in perpetuity.
- Timbers Creek. The southeast corner of the site has an incredible opportunity to integrate the resilience of natural systems with the requirements of development. Timbers Creek is a highly dynamic stream corridor with significant flood risk, sediment transport, and ecological value. MHFD comments offer resources to plan, design, and construct stormwater features that enhance both the creek and the development. Further refinement of the drainage report should include hydrologic and hydraulic analysis of Timbers Creek from Fox Sparrow Road to Parker Road.

There are many unresolved stormwater and drainage design details that affect the High Prairie Farms Metro District, parcel layout, and tract ownership. Please refer to previous correspondence for Phase I drainage report comments.

Sincerely,

Troy W. Carmann, PE, CFM
ICON Engineering, Inc.

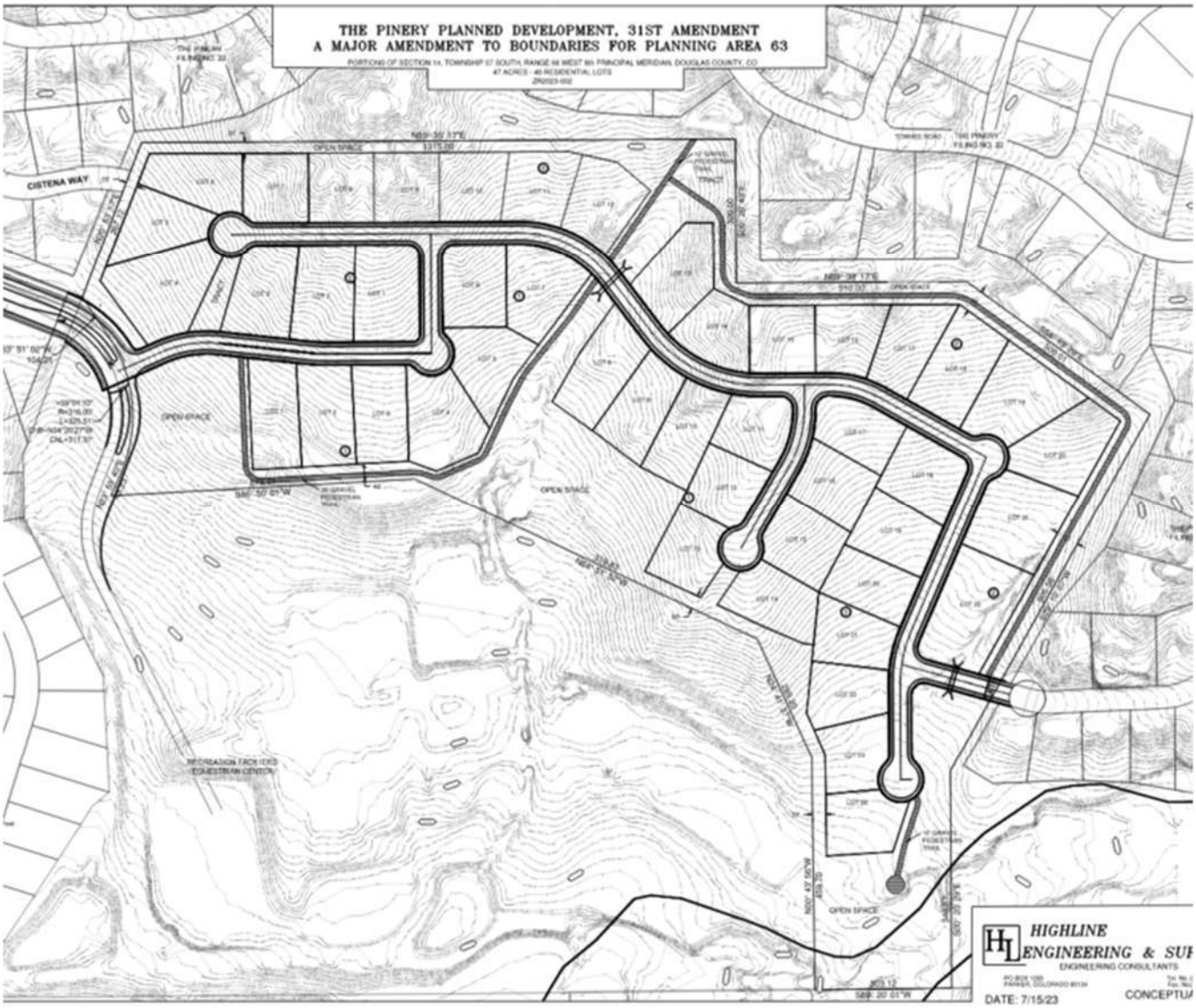


Figure 1 - Conceptual Site Plan - July 2023

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880

www.mhfd.org

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10011576
MEP Phase:	Referral (1st)

September 14, 2023

To: Mike Pesicka (Douglas)

Via email

Subject: MHFD Review Comments

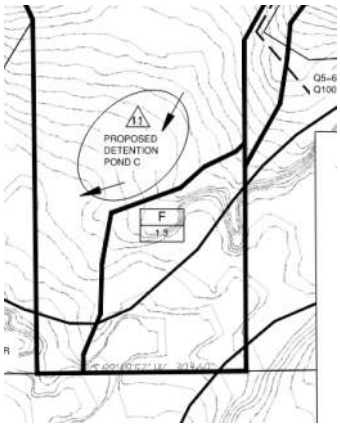
Re: ZR2023-002 – Pinery Planned Development 31st Major Amendment

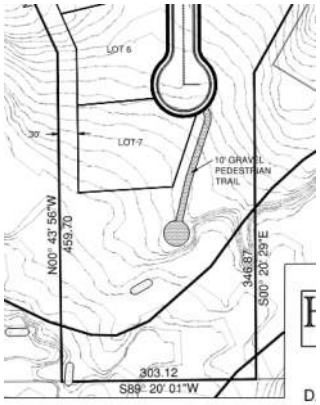
This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to a MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Timbers Creek

MHFD staff have the following comments to offer:

1) Please note that it is Timbers Creek that is South of the site, not Bayou Gulch.
2) MHFD is requesting that the development team provide a stream assessment of Timbers Creek to help us better understand the stability of the channel with the proposed conditions. MHFD has been working on an internal Urban Stream Assessment Procedure (USAP) and has attached a document that describes some of the assessment variables that the development team could consider with the requested assessment. The attached USAP documents many variables that are not relevant to the current project and are provided for discussion purposes only. At a minimum, MHFD would look for a qualified team of drainageway engineers, geomorphologists, and ecologists to evaluate Timbers Creek to help us better understand the streams potential response to increased runoff volumes and additional outfalls.
3) The drainage report shows a proposed detention pond C at the southern end of the site near Timbers Creek, however the conceptual site layout shows a road and lot in that area. Please confirm the location of the proposed detention pond. Please also consider the Stream Management Corridors, as the corridor for Timbers Creek appears to extend to where the detention pond is proposed. This map (https://mhfd.maps.arcgis.com/apps/View/index.html?appid=9dd8b7187bfd49dfb9d4f7bb7278fb60) shows the general stream corridors needed to allow a stream to function in a way that replicates natural processes to the extent possible. These corridors should be considered to ensure proper space is being given to Timers Creek. These are intended to be used as a starting point, with refinement anticipated through project design.





4) The drainage report states the exiting detention ponds on the horse park property will be improved to accept developed flow. Please help us to understand if those improvements would occur with this development.
5) Please include UD-Detention spreadsheets for all three detention ponds and help us to understand where the detention ponds are going to outfall.

We appreciate the opportunity to review this proposal. Please feel free to reach out to me with any questions or concerns.

Sincerely,

Katie Kerstiens, P.E., CFM
Staff Engineer, Mile High Flood District
kkerstiens@mhfd.org
cc: Jim Watt (jwatt@mhfd.org)

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880

www.mhfd.org

Memorandum

To:	Mile High Flood District Technical Staff
From:	Laura Kroeger, Mary Powell, and Brian Murphy
Date:	March 25, 2021
Subject:	Use of High-Functioning Lower-Maintenance Urban Streams (HFLMS) Framework in MHFD Projects and Overview of the Urban Stream Assessment Procedure (USAP)

Introduction

Urban environments are among the most dynamic on Earth. As land uses change due to urbanization, stream systems in metropolitan areas are under increased pressure from human influences. Urban streams are often the only discernable part of pre-development landforms and the last "natural" areas in the urban environment. Management actions that address specific stream health issues involve trade-offs between different aspects of stream functions. As an agency that manages approximately 3,200 miles of stream corridors in the Denver metropolitan area, the Mile High Flood District (MHFD) recognizes its role in regional stream management in sustaining high functioning riverscapes (rivers, riparian zones, and floodplains) capable of conveying flood and storm flows in order to protect people, property, and our environment.

The MHFD protects a vast network of infrastructure within those stream corridors, which includes floodplain hazard mitigation works (levees, dams, reservoirs), streamside infrastructure (roads, trails, pipelines, streambank protection), and stream crossing infrastructure (bridges, culverts, pipelines, grade control structures, and surface water diversion structures) (see Figure 1 and Figure 2). This infrastructure provides vital anthropogenic or societal services, but is often detrimental to stream systems, creating hazardous conditions (e.g., levee breaching) and high maintenance/costs. When much of this infrastructure was built in the mid to late 20th century, engineers generally prioritized stream hydrology and hydraulics, and designed hard engineering structures and protection measures with little understanding of fluvial processes and stream ecology. This approach, coupled with aged infrastructure, typically results in high maintenance costs and adverse ecological impacts.



Figure 1. The South Platte River as it flows through downtown Denver, Colorado. Like all rivers, the South Platte is a product of its landscape, and as an urban river, it is a product of its surrounding community.



Figure 2. Wonderland Creek within a confined urban corridor in Boulder, Colorado

It is important to understand the context and the social, economic, and political environment in which management decisions are made. In response, the MHFD has established a framework and eight best practices that support integrating High-Functioning Lower-Maintenance Streams (HFLMS) principles into District projects and urban stream management. The HFLMS framework is intended to support the stewardship core value by working within urban stream riverscapes to balance the contextual elements that will determine the highest functioning system with the lowest long-term maintenance costs. In addition, the MHFD is developing an Urban Stream Assessment Procedure (USAP) to collect and analyze function and maintenance data of streams across the Denver metropolitan area.

The HFLMS framework goal is to integrate community values (health, public safety, recreation opportunities, etc.) and physical elements (flow regime, geomorphic characteristics, vegetation structure, etc.) into all District projects, including capital improvement, stream management, and maintenance and development improvements, so that HFLMS are planned, designed, and constructed. The framework provides a structure that embraces the complexities of urban streams and provides a road map to integrate those complexities into practical approaches in planning, design, and management projects.

The MHFD works to preserve and create multi-use stream corridors that provide value to the community and benefits the environment. Efforts to balance flood control, recreation, water supply and other stream uses with the need to protect riverscapes and improve overall ecosystem services and community health requires an understanding of the physical processes of urban stream systems. Different land uses, imperviousness, and vegetative cover can adversely affect watershed hydrology, runoff water quality, and stream physical conditions. The socio-ecological complexities of urban riverscapes confound their management, particularly when determining the appropriate intervention(s) to improve physical condition and ecological integrity, and, therefore must be accounted for in preserving and restoring urban stream corridors.

The HFLMS framework includes five elements, four of which address the physical elements of urban streams: 1) Hydrologic processes; 2) Hydraulic characteristics; 3) Geomorphic form and processes; 4) Vegetation structure and functions; and 5) Community connections and values, which incorporates the social-ecological aspects of streams in the urban environment. The five elements are described in detail in Table 1 below.

The HFLMS framework also addresses the relationship between function and maintenance. Hard engineering approaches often require extensive, consistent active management and maintenance to sustain riverscape functions. While these approaches may still be necessary in certain instances, the MHFD is using engineering approaches that mimic natural processes and forms (e.g., nature-based solutions) that generally require less management and long-term maintenance to sustain high functionality. Nature-based solutions harness the power and sophistication of nature to turn environmental, social, and economic challenges into innovation opportunities. They use the features and complex system processes of nature, such as its ability to regulate water flow, to achieve desired outcomes such as reduced disaster risk and enhanced human well-being (Bridges and others, 2015). Incorporating the HFLMS framework

into planning and design projects will enable the MHFD to implement projects that require less management and maintenance.

HFLMS and Urban Stream Management Best Practices

The following urban stream management best practices provide talking points that define, guide, and measure the activities and outcomes of the HFLMS framework (Figure 3). They represent a summary of principles and concepts presented in MHFD documents, scientific literature, and practitioner experience.

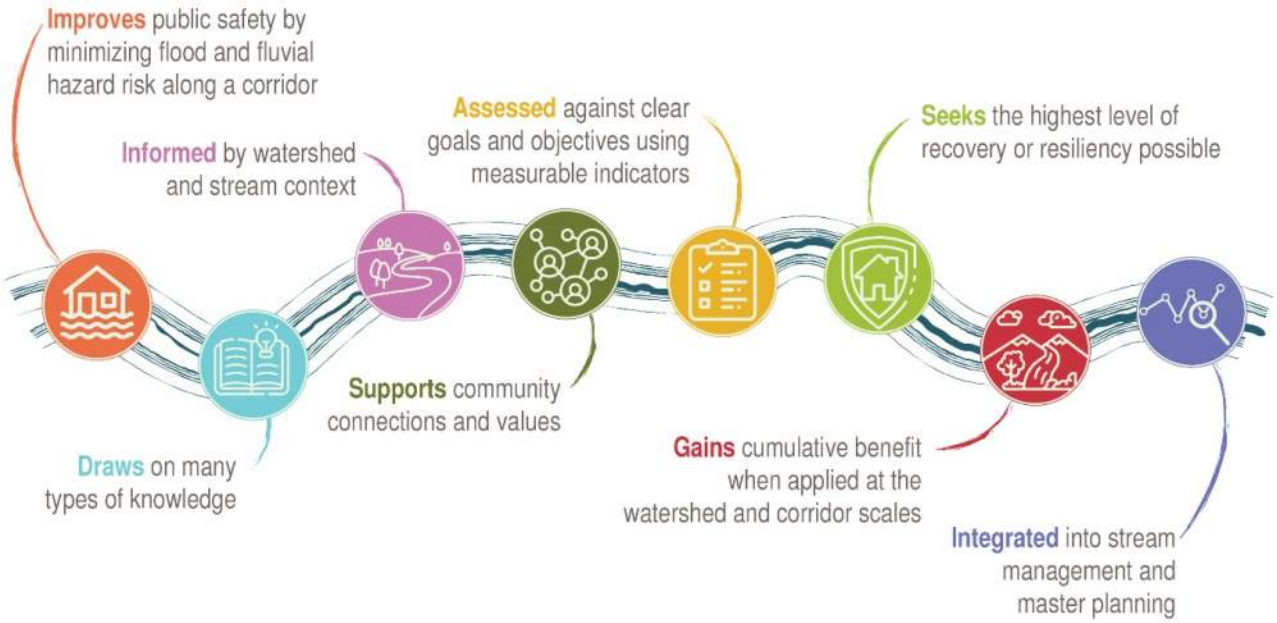


Figure 3. Urban Stream Management Best Practices

Urban Stream Assessment Procedure

The Urban Stream Assessment Procedure (assessment procedure or USAP) is an instrument used to determine stream function and maintenance needs within a riverscape context. The goal of the USAP is two-fold:

1) Provide repeatable, consistent, and defensible methods to assess the physical condition of urban streams.
2) Provide a tool that supports planning and design teams to identify the highest functioning system(s) with the lowest long-term maintenance effort(s) (e.g., project prioritization), given the watershed or stream context.

The USAP leverages easily interpretable and repeatable methods (desktop analysis, rapid and intensive field data collection) through data inventory and evaluation at the watershed, stream corridor and reach scales. The data and results promote an understanding of the community connections and values, as well as the hydrologic, hydraulic, geomorphic, and vegetation processes that are foundational to urban streams.

The assessment procedure integrates information from the five elements of the HFLMS framework, including the anthropogenic stressors and infrastructure that affect these systems. Inventory and evaluation of the urban stream based on the five elements, identifies the stream's current physical integrity, and maintenance requirements. USAP includes a multi-scale schema incorporating spatial scales from watershed to reach, linking the hierarchical processes between these spatial units (Figure 4). Assessments at the watershed, corridor, and reach scales identify needs related to hazard risk reduction, structure maintenance, and stream health.

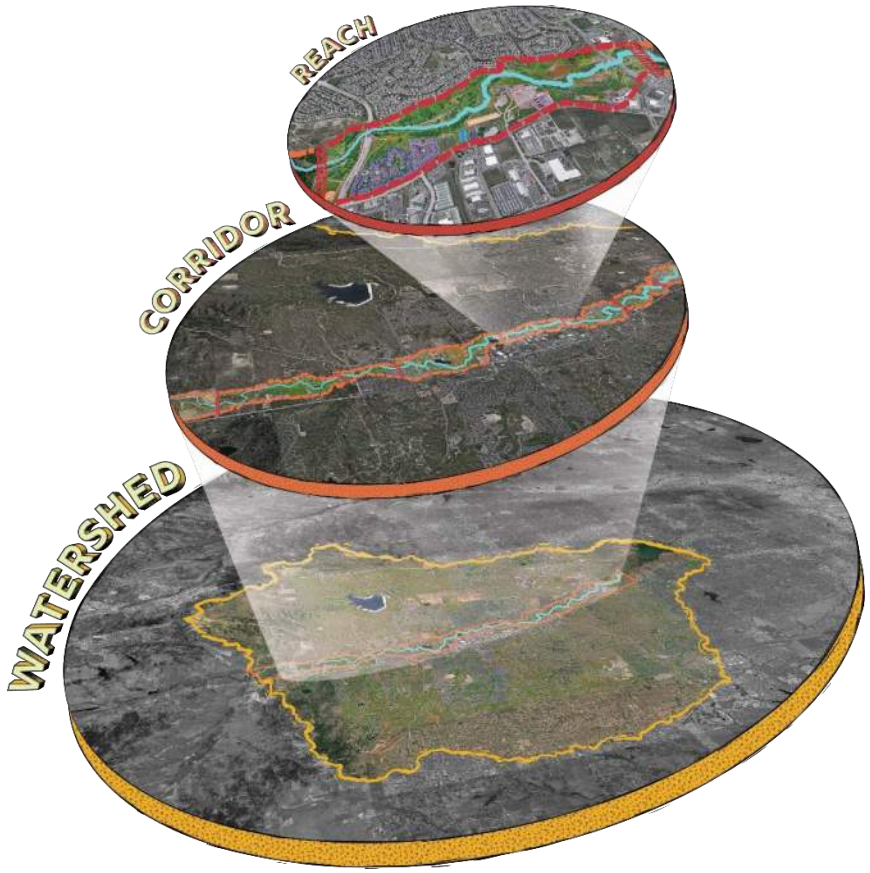


Figure 4. Spatial scales included in the Urban Stream Assessment Procedure

Indicators (e.g., flow regime, flood hazards, stability, resiliency) and metrics (e.g., flow rate, floodway encroachment, erosion, vegetation diversity) used in the assessment procedure (see Table 2) are evaluated to obtain a relative measure of functionality, which in turn, provides insight into a stream's performance and maintenance requirements. The indicators and metrics are also used to identify changes over space and time. The assessment results are then combined to identify the location of low and high functioning, lower and higher maintenance streams, and determine where the most valuable potential mitigation projects should be implemented (i.e., lower functioning, higher maintenance reaches).

Conclusion

The HFLMS framework is a tool used to guide watershed managers and local governments to establish and maintain a healthy network of streams to convey flood flows safely. This information, combined with the priorities of diverse stakeholders, can be used to identify opportunities that meet multiple needs/uses through a collaborative process. Many factors affect both the stream's condition and its ability to serve the diverse functions valued by the local community. While the MHFD has a long history of studying hydrology and hydraulics to provide criteria for design and maintenance projects, the HFLMS framework is a critical tool for understanding all elements and their complex interactions. Strategies to address specific stream management issues often involve trade-offs between the five elements. These are best understood through USAP, a science-based holistic assessment of conditions and processes that can then be considered together with community needs and priorities for the stream.

The MHFD has developed methods and guidelines with appropriate metrics for each of the five elements to be measured and considered in planning, design, construction, and maintenance projects based on the stream's context. By better understanding these functions, developers, engineers, geomorphologists, ecologists, and stakeholders can utilize designs that mimic natural stream processes, thereby reducing maintenance needs and costs. The overall goal for each MHFD project is to achieve the stream's highest function and lowest maintenance potential given its context.

References

Bridges, T., P. Wagner, K. Burks-Copes, J.R. Vietri. (2015) Natural & Nature-Based Features [Brochure]. U.S. Army Engineer Research and Development Center, Vicksburg, MS.

Table 1. Overview of Urban Stream Functions and Elements using the HFLMS Framework					
	Community	**Hydrology**	**Hydraulics**	**Geomorphology**	**Vegetation**
What function does the Element perform in streams?	Community connections, which include the built environment and social values, encourage stewardship of our waterways by integrating experiential, aesthetic, and cultural attributes that foster appreciation for streams as natural systems in the built environment. **[Connect]**	Hydrologic processes distribute precipitation in a watershed, and determine the portion that makes its way to the stream via surface runoff and subsurface inflow, after losses via interception and depression storage on the surface and infiltration to the subsurface. **[Distribute]**	Hydraulics define the relationship between the physical form of the stream system and the energy of moving water, expressed in depths, velocities and forces of flows. **(Move]**	Geomorphic processes inform the response of a stream to water and sediment inputs from the watershed, which in turn, define the location, shape, and form of the active channel and floodplain within the landscape. **[Respond]**	Vegetation structure and processes support stream dynamics and stability, provide flow resistance and filtering, improve infiltration and create habitat. **[Resist]**
Why is this Element important to the stream?	If poorly managed, human activities can adversely impact our natural ecosystems, resulting in less resilient stream systems, loss of habitat, and reduced natural and beneficial functions. **[Impacts]**	The flow regime (peak, volume, duration, frequency and timing of runoff over the spectrum of rainfall events) directly affects the stream's physical configuration, riparian vegetation, aquatic and riparian habitat, water availability and water quality. **[Flow Regime]**	The energy associated with flowing water determines stream planform and geometry, influences riparian vegetation, impacts aquatic life, and transports sediment. **[Energy]**	A stream that reflects a self-sustaining form, given its water and sediment inputs, facilitates natural stream functions. **[Functionality]**	The integrity and function of a stream are reflected in its vegetation; healthy vegetation is integral to dynamically resilient stream corridors. **[Resiliency]**
Why is this Element important to society?	Thoughtful integration of riverscapes and stormwater infrastructure into the built environment complements inhabited areas and improves the quality of life. **[Quality of Life]**	Anthropogenic stressors directly influence watershed hydrology; increased urban runoff and other modifications to the flow regime negatively impact streams, while efforts to minimize natural watershed hydrology changes reduce impacts. **[Impact]**	Appropriately dimensioned and vegetated channels and floodplains help create a high functioning, lower maintenance stream system and can minimize flood and fluvial hazards. **[Life Cycle Costs]**	Anthropogenic stressors can upset the geomorphic stability and natural amenities of a stream system, thereby increasing the risk for property loss and the need for maintenance. **[Risk]**	Well managed stream corridors create healthy stands of riparian and upland vegetation that improve stability, reduce maintenance costs, and provide aesthetic values, migration corridors, as well as natural and human habitats. **[Habitat]**
What is the management goal for each Element?	To provide safe riverscapes and stormwater infrastructure that enhance inhabited areas and improve the quality of life while performing essential stream functions. **[Enhance]**	To minimize changes in flow regime from natural (undeveloped) watershed conditions, where desirable, and to influence land use planning decisions to support sustainable hydrologic systems. **[Minimize]**	To convey the full spectrum of flows by balancing energy and channel resistance in a manner that is compatible with stream morphology. **[Balance]**	To establish a dynamically self-sustaining stream corridor that conveys water and sediment in a predictable manner that is compatible with adjacent land uses. **[Sustain]**	To provide elastic structural support against erosive forces and improve infiltration and filtering while not impeding flood conveyance. **[Support]**
What is the goal of the assessment procedure?	The community connection assessment characterizes both community values and interests and anthropogenic stressors with regard to the stream function.	The hydrology assessment characterizes the existing and future flow regime in streams to assess the degree of change from natural (undeveloped) conditions and the resulting influence on people, property and the environment.	The hydraulics assessment considers how flow depths, velocities and forces affect stream stability and flood risks to people, property and the environment.	The geomorphic assessment provides an understanding of the shape and stability of a stream corridor, its vulnerability to future changes, and its likely trajectory given historical and existing contexts and potential watershed changes.	The vegetation assessment evaluates the type, diversity and health of riparian and upland vegetation along stream corridors as it reflects overall stream integrity and trajectory.

Table 2. Indicators and metrics used in the Urban Stream Assessment Procedure

Element	Indicators	Metrics	Scale	Description
Community Connections & Values	Equitable access/ connection to nature	Road and trail distances, walkability, feeling 'safe', site-lines/visibility, linear feet of accessible bank.	Watershed, Stream Corridor and Reach	Evaluate interactions of major drainageway systems with regional plans for transportation, trails, open space and parks.
	Enhanced health, comfort and wellbeing	Health analytics, proximity to/from nature, recreation, amenities, comfort.	Watershed, Stream Corridor and Reach	Study influences on local communities regarding stream health and hazards.
	Economics	Proximity to economic engines.	Watershed, Stream Corridor and Reach	Identify economic factors that support and enhance local plans for program and context.
	Stewardship of natural resources	Regulatory compliance, political/community activism, conservation/preservation of natural resources.	Watershed, Stream Corridor and Reach	Evaluate the connections between community values, watershed management and natural and beneficial functions of riverscapes.
Hydrologic Processes	Runoff Production	Landscape and riverscape attributes.	Watershed	Refers to quantity of water supplied to urban streams from the surrounding landscape that is influenced by land use, and stormwater routing.
		Runoff reduction and attenuation		
		Stormwater control measures	Reach	
	Flow Regime	Change in flow regime along stream corridor.	Corridor	Refers to the in-channel flow conditions which are defined by the timing and magnitude of water moving through the system (i.e., analysis of the hydrograph including rate, volume, duration, frequency, and rate of change).
		Flow regime type		
		Flashiness index	Reach	
		Flow diversity		
Hydraulic Characteristics	Flood Hazards	Encroachment (floodway)	Watershed and Reach	Refers to the built infrastructure within the channel's floodplain that has the potential to be harmed by the present flow regime.
		Structures in the regulatory floodplain		
		Structures in Fluvial Hazard Zone	Corridor	
	Flow Conveyance	Level of service	Corridor	Refers to both the distribution of energy throughout a system and the physical impediments to flow (such as channel crossings).
		Crossing structure capacity	Reach	
		Channel capacity		
	Floodplain connectivity	Maximum accessible floodplain, overbank return interval or entrenchment ratio.	Reach	Refers to the degree to which water inundates the adjacent floodplain and riparian corridor.
Geomorphic Forms & Processes	Sediment Regime	Sediment delivery potential	Watershed	Refers to the timing and magnitude of sediment entering and moving through the fluvial system.
		Land-use gradient		
		Corridor sources	Corridor	
		Sediment continuity		
		Sediment transport capacity	Reach	
	Stability	Resilience	Watershed	Refers to balance between fluvial processes and channel form.
		Stream power gradient	Corridor	
		Lateral migration		
		Channel stability index	Reach	
	Morphology	Process domain	Watershed	

Element	Indicators	Metrics	Scale	Description
		Confinement	Corridor	Refers to the existing physical template both within the channel margins and the channel corridor.
		Planform		
		Profile		
		Geomorphic functionality	Reach	
		Artificiality		
		Channel adjustments		
Vegetation Structure & Processes	Flood Conveyance	Existing n-value	Watershed	Determine if existing vegetation structure and density (n value) adversely affects flood conveyance AND the threshold for adverse effects in future conditions. Identify areas of vegetation that exceed, or are on a trajectory to exceed, desired n-value threshold.
		n-value threshold before causing a rise.		
		Openings to bridges and culverts are clear of encroaching trees and shrubs.	Corridor and Reach	
		Underbrush and tree densities are consistent with desired n-value and are below the rise n-value threshold.		
	Dynamic Stability	Width of riparian vegetation within corridor.	Watershed	Understand the existing vegetation ecosystem (aquatic, wetland, riparian, upland zones, etc.) and describe the vegetation zones and their dynamic nature of the watershed.
		Vegetation vigor	Watershed and Corridor	
		Root Depths exceed bed erosion	Corridor and Reach	
		Cover of diverse, native vegetation communities.		
		Dense cover of diverse, native vegetation communities	Reach	
	Resiliency	Vegetation is capable of withstanding typical high annual peak flows.	Watershed and Corridor	Identify areas with sparse or stressed vegetation that may lack erosion resistance.
		Vegetation communities can adapt to changes in hydrology due to climate change or development.	Reach	
	Adaptability	Vegetation communities can adapt to changes in hydrology due to climate change or development.	Watershed, Corridor and Reach	Determine areas of vegetation not dominated by native, riparian-adapted communities.

From: Steve Smith
To: Michael Pesicka
Subject: RE: Douglas County eReferral (Project Number ZR2023-002) Is Ready For Review
Date: Thursday, September 14, 2023 4:27:00 PM

Mike,

RTD staff have reviewed this proposal and have no comments at this time.

Thanks,

Steve Smith
Engineer III
Capital Programs, Engineering Design
he | him | his
o 303.299.6946 m 720.296.4929
steven.smith@rtd-denver.com
rtd-denver.com

Regional Transportation District
1660 Blake Street, BLK-21
Denver, CO 80202

We make lives better through connections.

-----Original Message-----
From: mpesicka@douglas.co.us <mpesicka@douglas.co.us>
Sent: Friday, August 25, 2023 9:31 AM
To: Engineering <engineering@RTD-Denver.com>
Subject: Douglas County eReferral (Project Number ZR2023-002) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
https://apps.douglas.co.us/planning/projects/Login.aspx

Project number ZR2023-002, Pinery Planned Development 31st Major Amendment. Request for a Major Amendment to Planning Area 63 of The Pinery PD. The amendment proposes to increase the number of dwelling units within Planning Area 63 by 31 units. If approved a maximum of 46 dwelling units could be built. The subject property is located within the Pinery PD and is bordered on the south by the Colorado Horse Park, and to the north, east and west by existing residential development in the Pinery.

This referral will close on Friday, September 15, 2023.

If you have any questions, please contact me.

Sincerely,

Mike Pesicka, Principal Planner
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Mike Pesicka, Principal 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:	Pinery Planned Development (PD) 31st Amendment – Major PD Amendment
Project File #:	**ZR2023-002**
S Metro Review #	REFFDP23-00172
Review date:	August 29, 2023
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Request for a Major Amendment to Planning Area 63 of The Pinery PD. The amendment proposes to increase the number of dwelling units within Planning Area 63 by 31 units. If approved a maximum of 46 dwelling units could be built. The subject property is located within the Pinery PD and is bordered on the south by the Colorado Horse Park, and to the north, east and west by existing residential development in the Pinery.
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 Major PD Amendment. Applicants and Contractors are encouraged to contact SMFR regarding the applicable access, water supply, and permit requirements for the proposed project.

From: highlineeng@aol.com
To: Michael Pesicka
Subject: Fw: Gated Access for New Project
Date: Thursday, January 25, 2024 12:35:43 PM
Attachments: image002.png

Michael,

Below, please find the original email reply from South Metro Fire Rescue regarding the Pinery 40 EVA access to Cistena Way.

Rusty Hall
Highline Engineering
303-889-0044

----- Forwarded Message -----
From: Aaron Miller <aaron.miller@southmetro.org>
To: james.marine@aegisengineering.org <james.marine@aegisengineering.org>
Cc: Highlineeng@aol.com <Highlineeng@aol.com>; 'Chris M' <chris@hopehomesco.com>
Sent: Friday, December 8, 2023 at 12:44:55 PM MST
Subject: RE: Gated Access for New Project

James,

Apologies for the delay in getting back to you. We have no objections to the gate location as indicated. We typically would not require an Opticom on this gate if a Knox key switch was provided at the pedestal on both sides of the gate. I would suggest not being specific on the method of gate operation on the site plans for referral and only indicating that approved fire access through the gate will be provided meeting the requirements of South Metro Fire Rescue.

Thank you,

SOUTH METRO FIRE RESCUE
Fire Marshal's Office

Aaron Miller
Plan Reviewer

T 720.989.2246
C 720.498.4197
E aaron.miller@southmetro.org

9195 East Mineral Avenue, Centennial, Colorado 80112

From: james.marine@aegisengineering.org <james.marine@aegisengineering.org>
Sent: Monday, November 20, 2023 4:49 PM
To: Aaron Miller <aaron.miller@southmetro.org>

Cc: Highlineeng@aol.com; 'Chris M' <chris@hopehomesco.com>
Subject: Gated Access for New Project

You don't often get email from james.marine@aegisengineering.org. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mr. Miller,

We spoke a couple of months ago about a new community that we are proposing in the Pinery Subdivision south of Parker. We've had some hiccups that we've been working through, but we believe we now have a good plan to submit to the County. My question for you was if the fire department would approve of a gate at the east end of the property. You mentioned that the new road would be a benefit to the homeowners to our east and that fire/emergency support would likely come from the west. We agree, however, at a neighborhood meeting the residents stated that they worry people will use the new road as a cut-through. It doesn't make sense that people would cut-through a neighborhood that has winding roads, but nonetheless we said we would run it by you guys.

During our conversation I informed you that Randy Capra is a member of a neighboring community. At our community meeting he mentioned that if a gate was proposed that it be an Opticom style. As I told you, we are willing to provide whichever type of gate (Opticom, Knox box, both, etc…) that the fire department would prefer. Attached is our latest iteration of our proposed community. It is 45 lots on 47 acres with access to S. Pinery Drive to the west and Cistena Way to the east. The gate location is shown on our property just west of the cul de sac at that the end of Cistena Way. As I informed you, we feel this gate will alleviate a lot of concerns of our neighbors and would help us in the approval process.

Please review the attached drawing and let me know if you have any questions. If possible, we would appreciate a preliminary acceptance of the gate knowing that final approval would be based on final drawings/design.

Thank you for the consideration,

Aegis Engineering, Inc.
A Service Disabled Veteran Owned Small Business

James F. Marine, P.E.
President
10940 South Parker Road
Ste. 199
Parker, CO 80134
(303)478-3059
james.marine@aegisengineering.org
www.aegisengineering.org

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the pinery
Homeowners' Association, Inc.
A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, Colorado 80134-6360
303.841.8572

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

SUBJECT: Rezoning – Pinery Planned Development -31 Amendment ZR2023-002

Dear Mike,
Thank you for the opportunity to review and comment on Rezoning – Pinery Planned Development 31st Amendment, Shire Meadows.

The PHA's standpoint when reviewing referrals has always been to ensure the character of the proposed development and dwelling unit densities are compatible with existing and surrounding neighborhoods within the Pinery PD. The includes but is not limited to:

- Maintain natural character of The Pinery PD
- No over lot grading
- Lot sizes/dwelling unit density
- Protect view sheds
- Building elevation height restrictions
- Architectural Character - Color palette
- Accessibility - Traffic impacts to existing residents

The proposed 31st Amendment greatest impact to The Pinery HOA Filing 8a is an increase of traffic on South Pinery Drive. Any increase in traffic flow does not utilize Filing 8a roads, however, South Pinery Drive should be brought up to current DC Roadway Design and Construction standards to meet for Life- Safety requirements. The traffic study included in the current rezoning documents does not reflect the plans of this proposal. An updated study is needed to properly assess the impacts of 46 dwelling units.

The referral response from DC Engineering Services/Development Review (dated Sept 12, 2023, signed Chuck Smith, Engineer) commented on traffic impact and drainage design needs. The PHA also shares the need for additional information regarding these issues.

The impacts of the proposed increase of 31 dwelling units have the greatest impact on The Timbers, Filing 22 and Filing 23. The project narrative addresses matching the architectural character, development guidelines, minimum lot sizes, building setback, building envelopes, building height/restrictions to protect existing view sheds, etc. Structure heights throughout the property are a concern. Technology today allows for

renderings that depict structure heights across the property and would be helpful information. Maximizing the northern buffer and open space is an area that could be improved upon.

In September 1995, The PHA entered into an agreement with the Timber's developer (Great Gulf) establishing the development and architectural standards, tree preservation plan, established buffer zones to surrounding developments, minimum lot sizes, maximum irrigated turf, just to name a few. The signed agreement was incorporated into the rezoning process and approval. The Timbers development was a much larger scale, but the community concerns and impact to Filing 23 and 23 are proportional. Representatives of the affected communities were able to sit down at the negotiating table and come to an agreement. To this day, (28 years later) those commitments, with a few exceptions due to changes within Douglas County development standards, are in place. This may be an option to come to a viable plan for all.

Feel free to contact me with any questions at 303-596-8058 or seyre@comcast.net or the PHA office at 303-841-8572.

Respectfully,

Sonia Eyre
Pinery HOA
President, Executive Board

September 14, 2023

The Board of Directors of the Timbers at the Pinery Filing 23 A/B opposes the rezoning request from Pinery 40 LLC (Project number ZR2023-002) to increase the density of the 47-acre plat under consideration.

This plat has been zoned for 15 homes of 2.5 acres each for the past 20 years. Many of the current owners affected by this development purchased their properties with the belief that this would be the criteria for future development. When the rezoning request emerged last fall, it sent a seismic shock through the community. Our HOA conducted a short survey to assess our homeowners' position. With approximately 50% of the occupants responding, 95% opposed this higher density plan. Since then, there has been a grass roots campaign among our surrounding communities to reject this request. A citizens' committee (Protect the Timbers) was formed which has conducted door-to-door canvasing, placement of signs in front yards, and gathering of signed petitions. Current estimates are that 90% of the affected communities have been contacted and 98% oppose this request.

The Board of Directors is not antidevelopment, and fully understand that this plat of land will eventually be developed. However, we are strongly opposed to a 3-fold housing density increase from the current zoning that would adversely impact the character of our community. As for the major rezone amendment itself, there are too many unanswered questions and issues that need resolution so the Planning Commissioners and County Commissioners can make decisions with full disclosure.

For example:

1. Maintenance of Open Space: There does not appear to be a written agreement between Pinery 40 LLC and the High Prairie Farms Metro District on the designation of open space, and who will have the responsibility for management and maintenance of the property.

2. Open Spaces: The only open space designated on the rezoning request is a small perimeter/buffer zone around the planned community. This is vastly different from our Timbers 23 community which has extensive open space area interspersed among our homes.

3. Gravel pathways: All the nature paths throughout Timbers 23 are concrete, the rezoning request has stipulated that their path will be gravel.

4. Erosion Mitigation: There is no apparent agreement between the Pinery 40 LLC and the owners of the Colorado Horse Park regarding drainage issues and joint use of retention ponds. The statement that this will be addressed later is unacceptable. The issues need to be addressed now with a clear mitigation plan of action implemented. This situation is like the Timbers Creek situation, whereby new construction overwhelmed the ability of ground cover (grass/shrubs) to absorb rain runoff and avoid erosion. Erosion mitigation has already cost Douglas County over $2 million to-date and the corrective actions are only half finished. Once the hardscape (streets, sidewalks, driveways, patios, house roofs and garage roofs) is built, it is unlikely that the

remaining natural landscape areas will be able to absorb the runoff. 5.Wildlife. There are no provisions for wildlife in the rezoning request. The Timbers 23 community has extensive migratory pathways, forest, and grassland for the abundant wildlife in this area. This is also a unique aspect to our community that is not reflected in the Pinery 40 LLC rezoning request.

In conclusion, The Timbers 23 HOA Board of DirectorsBOD does not agree that this project is in any way comparable to the charm and impression our neighborhood presents to visitors and homeowners. Therefore, we do not support this increase in density as requested by Pinery 40 LLC.

September 12, 2023

In support of our 133 homeowners, the Board of Directors of the Timbers at the Pinery Filing 22 HOA have unanimously voted to oppose the rezoning request from Pinery 40 LLC (Project number ZR2023-002). This rezoning request would triple the density of the 47-acre plat from 15 homes with 2.5 acres lots to 46 homes. The vast majority of our homeowners oppose this. We have over 20 current owners whose properties directly abut this area that unanimously oppose this major rezoning. Our homeowners purchased their properties with the legitimate expectation that the current zoning of 15 homes would be used for future development.

We believe that this major rezoning does not meet the Douglas County approval criteria. The Timbers area is a master planned community. This 47-acre plat was planned for 15 2.5-acre equestrian properties adjacent to the Colorado Horse park. The proposed 46 home plan is not consistent with the plan for equestrian properties, nor with the Timbers community we represent. Some examples of the major inconsistencies are:

1. The Timbers community was designed over 20 years ago and consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks. These are integrated into the natural environment with a well-planned housing community of 918 residential lots. The proposal's is inconsistent with this design and does not add park space.
2. There is minimal open space between many of the proposed properties and our current Timbers residents. There is also minimal space between several proposed properties and active Horse Park pastures. Much of the proposed open space appears to simply be areas not conducive to home lots, nor do they provide buffer space to adjoining properties or the Horse Park. Additionally, the planned open spaces do not appear to have a plan for future maintenance.
3. The proposed pathways are gravel. All of the Timbers nature paths are concrete. The proposed pathways do not connect to any existing paths, roads or parks. They appear to be add-ons, without considering the decades old Timbers design. Gravel pathways will require maintenance for weeds as well as erosion from our severe weather. There does not appear to be a maintenance plan.
4. Timbers Creek is already in need of several millions dollars of additional erosion control in addition to the recently completed project in the Timbers. The proposed increase in density will contribute further to the downstream erosion problem with no clear plan for mitigation.

In conclusion, The Timbers 22 HOA BOD believes that this amendment proposed by Pinery 40 LLC will adversely affect the public interest and enjoyment of the adjacent land and we strongly oppose this major rezoning request from Pinery 40 LLC.

External Referral Comments

TO: Mike Pesicka, Douglas County Planning

FROM: Darcie Hartman, Development Services Technician, Development Services Department

DATE: September 5, 2023

SUBJECT: COU23-0022, Project No. ZR2023-002

Thank you for the opportunity to review and respond to the Major Amendment to Planning Area 63 of The Pinery Planned Development. The application was reviewed by various Town Departments with no concerns from the Town reviewers. Please keep us informed of any changes to the proposal. Thank you.

Right of Way & Permits

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

August 29, 2023

Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Attn: Mike Pesicka

Re: Pinery Planned Development 31st Major Amendment, Case # ZR2023-002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Pinery Planned Development 31st Major Amendment** and 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

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	08/29/2023	No Comment:	NO RESPONSE REQUIRED
Assessor	08/28/2023	No Comment:	NO RESPONSE REQUIRED
AT&T Long Distance - ROW	09/08/2023	No Comment:	NO RESPONSE REQUIRED
Black Hills Energy		No Response Received:	NO RESPONSE REQUIRED
Building Services	09/06/2023	No Comment:	NO RESPONSE REQUIRED
CenturyLink		No Response Received:	NO RESPONSE REQUIRED
Cherry Creek Basin Water Quality Authority	09/06/2023	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for ZR2023-002, Pinery Planned Development 31st Major Amendment 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@ccbwqa.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.	Noted.

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	08/31/2023	Received: Following is a summary of comments received from the Division of Water Resources (DWR, for details please reference their letter dated August 30, 2023. - Water Supply Demand - Please clarify the number of proposed residential units. - Per a letter from the Pinery Water and Wastewater District (PWWD), the District is willing and able to serve the proposed development. - As of 2017, the District's water requirements from existing commitments totaled 3,098 acre-feet. Projected commitments at full build out are estimated at 4,200 acre-feet. Per the 2018 Present and Future Water Sources report, the District has a total of 15,037 acre-feet per year of water rights. - Based upon the information provided, it is DWR's opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. - The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, to ensure that the notification, construction and operation of the proposed detention facilities meet statutory and administrative requirements.	30 additional lots are proposed for a total of 45 allowable. WILL SERVE WATER AND WASTEWATER NOTED. NO RESPONSE REQUIRED ADEQUATE WATER SUPPLY NOTED. Noted.

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	09/16/2023	Received: The Colorado Geological Survey had the following comments: - No unusual geologic hazards or geotechnical constraints or known or suspected to be present that would preclude approval of the proposed residential density. However: - Drainage setback. Several incised drainages traverse the site. Drainages, even after they have been filled in, tend to remain conduits for subsurface water flow. Erosion, slumping, and local failure of slopes associated with drainages can cause damage to yards and structures. One of the drainages is located within planned open space, but I am concerned about the incised drainage and shallow slope instability (slumping) within the eastern portion of proposed lot 22 as shown on the Conceptual Site Plan Exhibit (Highline Engineering & Surveying, July 15, 2023.) - To reduce the risk of wet basement(s) and overactive sump pump(s), and potential damage due to erosion and shallow slope failures along and above drainages, CGS recommends either: 1) lot reconfiguration to provide lot boundary setbacks of at least 20 feet from the crests of slopes above drainages, 2) non-buildable setbacks of at least 20 feet from the crests of slopes above drainages, or 3) delineation of building envelopes that specifically exclude drainages and the recommended 20 ft. setback.	NOTED, NO RESPONSE REQUIRED SEE RESPONSE SOLUTION BELOW. A note is added to provide a 20 foot setback for lots adjacent to drainageways.
Comcast		No Response Received:	NO RESPONSE REQUIRED
CORE Electric Cooperative	09/14/2023	No Comment:	NO RESPONSE REQUIRED

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Douglas County Conservation District	09/13/2023	Received: Following is a summary of referral comments received from the Douglas County Conservation District (DCCD), for detail please reference the letter dated September 8, 2023. - DCCD recommends removing topsoil to a depth of 6 inches and reseeding with wee free hay mulch at 4,000 lbs/acre. - DCCD recommends disturbed land be mulched or revegetated within 45 days of disturbance. - DCCD recommends limiting areas of disturbance to 15 acres or less. - DCCD recommends an integrated weed management plan be reviewed and approved by the Douglas County Weed Inspector, County Extension Agent, NRCS, or a qualified weed management professional. - The channels of the major streams are not stable and undergo substantial shifts in alignment during floods. Upstream development increases the magnitude and frequency of local flooding. DCCD does not development proposals that are located in or near drainages or development that disturbs wetlands.	-Topsoil in planned disturbed areas shall be stockpiled and replaced with seeding as recommended. -Revegetation shall occur within 45 days. -The disturbance area is estimated to be 15 acres or less. The actual disturbance area will be determined at time of final plat. -The necessity of weed inspection and control will be determined at time of final plat. -Minor tributaries shall be owned and maintained by the HOA.

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	09/08/2023	Received: The Douglas County Health Department (DCHD) had comments regarding stormwater requirements and directed the applicant to work with the Cherry Creek Basin Water Quality Authority and the Colorado Department of Public Health and Environment. for details please reference the letter dated September 8, 2023. DCHD also recommended regarding controlling fugitive dust during construction and recommendations for controlling mosquito populations in and around proposed detention ponds.	The final drainage study and drainage design shall be in accordance with the Douglas County Storm Drainage and Criteria Manual at time of Final Plat. Fugitive Dust and detention ponds design to control mosquitos shall be addressed at time of Final Plat.
Douglas County Historic Preservation	09/14/2023	Received: Following is a summary of comments from DC Historic Preservation, for details please reference their letter dated September 14, 2023. - It has been determined that the property has not been surveyed for cultural resources. As a result, more specific analysis to address these resources will be necessary for future phases of development including submittal of a Class III cultural resource surveyed -If buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs.	The developer shall work with the Douglas County Historic Preservation regarding survey for cultural resources at time of final plat.
Douglas County Parks and Trails	09/15/2023	Received: Project will need to meet the park dedication standards set forth in article 10 of the Douglas County Subdivision Resolution.	Noted.

Douglas County School District RE 1	09/11/2023	Received: Following is a summary of comments received from the Douglas County School District (DCSD). For detail please reference the letter from DCSD dated September 6, 2023. - Total school site land dedication for the proposal is 1.038 acres. This amount of land does not meet DCSDs minimum school site site requirement so DCSD will ask for cash-in-lieu of land dedication. - Since 15 of the 46 proposed units have already been accounted for in previous entitlements, DCSD would propose that the cash-in-lieu is only for the additional 31 dwelling units. DCSD proposes that the total required cash-in-lieu fee be calculated in the following manner: - Total assessed value / total acreage = Assessed value per acre. - Assessed value per acre X 1.038 acres =Total cashe-in-lieu fee for proposed 46 dwelling units at new density of 0.98 units/acre. - Total cash-in-lieu fee / 46 units = Per unit cash-in-lieu fee. - Per unit cash in lieu fee X 31 units = Total cash-in-lieu fee requirement. DCSD offers the following input for the BCC and County staff consideration in reviewing this proposal. 1. Bus stop operations and logistics be considered in the gate location and design approval process. Stop locations must be easily accessible for bus drivers and passengers. 2. As a policy, DCSD does not transport on private property and/or in any gated communities. Consideration of these roads as limited access or private ROW permanently prohibits the households located within the proposed residential neighborhood from receiving district transportation services that are 1)	Noted. Noted. We agree to pay cash in lieu fee for the additional dwelling units. Our current zoning application requests 30 additional units for a total of 45 units. 6/19/24. Our current zoning application proposes an Emergency Vehicle gate at the East entry onto Cistena Way. The gate was suggested by the neighboring community to prevent "cut-through" traffic by parents taking their kids to school. Although our current traffic study indicates that the

Agency	Date Received	Agency Response	Response Resolution
		located directly off o private ROW and 2) require transport on any private ROW. 3. Those students eligible for DCSD transportation services as required by law are an exception to the above stated policy and will receive transportation services at their residential address.	roadway connection will generate minimal additional traffic onto eastbound Cistena Way, our goal is to provide the community with a development that will blend in with the surrounding neighborhoods with little or no impact on the community. If the gate is approved through the Preliminary and Final Plat application, we understand and accept that some bussing services may not be provided. Noted.

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	09/07/2023	Received: Following is a summary of comments received from Public Works Engineering, for details please refence their letter dated September 12, 2023. -Public Works Engineering does not support the proposed gate on Cistena Way. -Public Works Engineering had comments on the submitted traffic study including the Study Area Boundary, Exiting Traffic Conditions, and Trip Distribution. A revision of the TIS is required. -Public Works Engineering also had comments on the submitted Phase 1 drainage report including but not limited to proposed detention pond location and design, drainage channel design and conveyance, and water quality enhancement best management practices. A revision of the Phase 1 drainage study is required.	-The developer will work with Public Works to explore options for a gate or restricted access. -The TIS has been revised per comments from PW. - The phase 1 drainage report has been revised per redline comments received.
High Prairie Farms HOA		No Response Received:	
High Prairie Farms Metro District	09/15/2023	Received:	

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Mile High Flood District	09/14/2023	Received: Following is a summary of comments received from Mile High Flood District (MHFD), for details please reference their letter dated September 14, 2023. -MHFD is requesting a better stream assessment of Timbers Creek to better understand the stability of the channel with the proposed conditions. -MHFD is requesting clarifications be made in the drainage report regarding the location of proposed detention ponds and site layout, improvements to an existing pond on the horse park property, and requests that UD-Detention spreadsheets for all three detention ponds to help MHFD better understand where the detention ponds are going to outfall.	A phase III Drainage report will be submitted with the Final Plat addressing stream stabilization. Additional information will be provided with a phase III Drainage report will be submitted with the Final Plat
Misty Pines HOA		No Response Received:	NO RESPONSE REQUIRED
Open Space and Natural Resources		No Response Received:	NO RESPONSE REQUIRED
Pinery 8B HOA		No Response Received:	NO RESPONSE REQUIRED
Pinery Water and Wastewater District	09/15/2023	Received: Applicant is to submit construction drawings and utility report directly to the District for review.	Construction plans and utility report will be prepared and submitted with the Final Plat
RTD - Planning & Development Dept	09/14/2023	No Comment:	NO RESPONSE REQUIRED
Sheriff's Office		No Response Received:	NO RESPONSE REQUIRED
Sheriff's Office E911		No Response Received:	NO RESPONSE REQUIRED
South Metro Fire Rescue	08/29/2023	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Major PD Amendment. Applicants and Contractors are encouraged to contact SMFR regarding the applicable access, water supply, and permit requirements for the proposed project.	Noted.

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
The Pinery HOA	09/15/2023	Received: Following is a summary of comments received from The Pinery HOA, for details please reference their letter dated September 15, 2023. - The proposed PD amendment's greatest impact to The Pinery HOA Filing 8 is an increase in traffic. South Pinery Drive should be brought up to current DC Roadway Design and Construction standards to meet Life-Safety requirements. - An updated traffic study is needed to properly assess the impacts of 46 dwelling units. -Structure heights throughout the property site are a concern. The applicant should provide renderings that depict structure heights across the property. The northern buffer and open space is an area that could be improved upon. - In 1995, The Pinery HOA entered in an agreement with the Timber's developer that addresses but is not limited to architectural standards, tree preservation, buffer zones for existing development, minimum lot sizes and irrigated turf. The applicant may consider this an agreement as an option to help address concerns for all involved.	- The traffic study states that no level of service will occur as a result of the development. - Additional cross-section have been added to the narrative to depict the view line with the proposed height restriction on the lots bordering the north property line in Planning Area A. - The Narrative already states that architectural standards will match the Timbers design standards. Although no trees exist on the property, the disturbed area will be minimal for roadways and utilities to preserve the natural landscape.
Timbers At The Pinery Filing 23A HOA	09/14/2023	Received: Following is a summary of comments received from The Timbers at the Pinery Filing 23 A, for details please reference their letter dated September 14, 2023. - Their concerns include but are not limited to an increase in the number of units, open space and trails, erosion mitigation and costs, and wildlife concerns.	One-half acre lots will be proposed to provide adequate space between homes for wildlife. Proposed roadways and Building Envelopes will be designed to fit on the existing topography of the land to minimize grading to minimize land scaring.

Project Name: Pinery Planned Development, 31st Amendment
Project File #: ZR2023-002
Date Sent: 08/25/2023 **Date Due:** 09/15/2023

Agency	Date Received	Agency Response	Response Resolution
Timbers At The Pinery Filing 23B HOA	09/14/2023	Received: Following is a summary of comments received from The Timbers at the Pinery Filing 23 B, for details please reference their letter dated September 14, 2023. - Their concerns include but are not limited to an increase in the number of units, open space and trails, erosion mitigation and costs, and wildlife concerns.	The conceptual site plan depicts 30 percent open space. Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks.
Town of Castle Rock	09/05/2023	Received: Thank you for the opportunity to review and respond to the Major Amendment to Planning Area 63 of The Pinery Planned Development. The application was reviewed by various Town Departments with no concerns from the Town reviewers. Please keep us informed of any changes to the proposal. Thank you	NO RESPONSE REQUIRED
Town of Parker Development Review		No Response Received:	NO RESPONSE REQUIRED
Town of Parker Public Works	08/25/2023	No Comment:	NO RESPONSE REQUIRED
Wildfire Mitigation		No Response Received:	NO RESPONSE REQUIRED
Xcel Energy-Right of Way & Permits	08/29/2023	No Comment: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for Pinery Planned Development 31st Major Amendment and 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.	Noted.

Sheldon and Nancy Irish
7978 Cistena Way
Parker Colorado, 80134
16 February 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number PS2022-215; Pinery 40: Rezone and Subdivision: Platted 46-acre parcel of land purchased by Pinery40 LLC.

Dear Mike Pesicka,

My wife and I appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC -Project #PS2022-215. We have lived in the Timbers for 19 years, with the knowledge of the current 46-acre parcel zoning of 15 2.5 acre lots.

The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Rusty Hall, Pinery 40 LLC Principal, reached out to some HOA and HPF Metro District board members on 9 December for an introductory planning discussion. Mr. Hall showed a 91-lot density map/street concept (vs 130 pre-submittal), which was still a non-credible rezoning attempt. The meeting attendees provided general comments that Mr. Hall agreed to consider. General comments included:

- Lack of comparable Timbers Community lot density
- Lack of open space, walking paths, and a pocket park
- Minimally addressed drainage contribution to existing Timbers Creek erosion
- Lack of clarity on addressing HPF Metro District requirements
- Street layouts supporting high volume/speeding conditions.

It is clear he is pursuing the maximum density possible (i.e.: profit) - not concerned with maintaining the existing community character and compatibility. Example: His team stated the 15-lot zoning was not marketable (which per local restate experts is an incorrect statement). He stated his development approach intentionally did not include open space considerations (IE: “I don’t know what to do with open space- I fill open land with concrete and houses”).

Also, his development approach utilizes a “residential to commercial transitional” design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, ignores the overall Timbers character. The Timbers community was established with the 46-acre parcel (fenced pasture) as part of the horse park.

Also, this major rezone amendment increases probability that HPF Metro District and Colorado Horse Park will continue to experience Timbers Creek erosion damage. Mile High Flood Control (formally UDFCD) estimated the mitigation efforts for the entire creek from Democrat Rd to Bayou Gulch Rd. would cost between $8M and $10M. Approximately 20% of the mitigation efforts have been conducted, however the lower portion of the creek running along the southern part of the horse park and this 46-acre parcel is yet to be addressed due to the high cost and FEMA requirements. Irrespective of any rezoning density evaluations, the total mitigation effort should be completed prior to adding additional dwellings draining into the creek.

We do not support this major rezoning amendment effort. Mr. Hall’s (Pinery 40 LLC) proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, \1520-07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. The proposed development density would most certainly have negative impacts on wildlife habitat/movement, Timbers Creek erosion, traffic, home values, and views. The Pinery South, High Prairie Farms, and Timber’s homeowners should not be penalized so Mr. Hall and the Pinery 40 LLC investors can maximize financial gains at their expense.

Please deny the proposal and retain the existing (and marketable) zoning.

Thank you for your consideration.
Sincerely,

Sheldon and Nancy Irish

Roger M. Loeb

February 22, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
Via email to: mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka,

I am writing to state my strong opposition to the proposed rezoning of 46 acres within the Pinery Planned Unit Development area. The request to rezone from roughly 15 two-and-one-half acre lots to 60 lots of approximately ¾ acre is totally inconsistent with the surrounding development, the expectations of the neighboring property owners, and the overall intent of the Pinery PUD. Inserting such a development would change the entire character of the area, attracting a very different group of homeowners than the current residents.

I live in Bayou Hills and would not be immediately impacted by such rezoning. However, this seems like yet another misplaced and arrogant attempt to insert urban development into what is, effectively, a rural interface. (The first attempt I was aware of was the inquiry regarding possible high-density development for a portion of the area once intended to be the High Prairie International Polo Club.)

From my perspective, one of the purposes of applying zoning to an area is to manage expectations. The existing residents acquired their properties because of the character of the area; altering that character after the fact is, effectively, taking something away from the existing owners and ignoring the very purpose of zoning.

This rezoning request should be declined with prejudice.

Most sincerely,

Roger M. Loeb

4673 Moonshine Ridge Trail, Parker, CO 80134 ● (720) 244-8233 ● roger@martech.com

February 22, 2023

To:
Mr. Mike Pesicka, Principal Planner
Douglas County Planning Department
100 Third Street
Castle Rock, Colorado 80104

From:
William and Jeannie Pickle
8018 Cistena Way
Parker, Colorado 80134
202-679-6789 (mobile)
bp@wpickle.com

Reference: Project # ZR2023-002, Rezoning Proposal of 46-acre plat adjacent to Colorado Horse Park by Pinery 40, LLC.

Dear Mr. Pesicka,

My wife and our family live at 8018 Cistena Way, Parker, Colorado just about 100 yards east of the 46-acre parcel that is being proposed for rezoning by developer Russell Hall (Pinery 40 LLC). We have lived here over 21 years and to date have greatly enjoyed this planned and well-designed community; the spacious lots, open space, trails, beautiful trees, reasonable vehicle traffic and small pocket parks. Now, our community and the very reason we moved to Douglas County, is being threatened by the Pinery 40 LLC rezoning proposal that would remove the present zoning requirement of 15 homes on 2.5 acres each and replace this limit with 60 homes on much smaller lots without the same open space and amenities the Timbers and Pinery were designed to encompass and the same compatibility that is demanded by the community.

Mr. Pesicka, my wife and I join our approximately 1,500 neighbors who have signed a petition to date opposing this rezoning proposal. We are not anti-development, but we are for a thoughtfully planned, environmentally attractive community. One that is compatible with the stated desires of this county and the Pinery/Timber's residents.

Additionally, I want to emphasize a very important point which is neglected in the Pinery 40 LLC proposal submission. I notice that the 16-page drainage study accompanying the rezoning application, dated February 15, 2023, was prepared by Highline Engineering and Surveying Company, a company which appears to be owned by one of the principals in Pinery 40, LLC. No mention is made in this report of one of the most significant drainage and erosion issue facing the Timbers; specifically Timbers Creek. The Douglas County Board of Commissioners, its Engineering department, Mile High Flood District, and Metro District Board all are very aware of the significant drainage issues faced by the Timbers, particular in the area south of the

proposed rezoning parcel. Yet, Pinery 40 LLC does not acknowledge this problem, nor do they even mention Timbers Creek in their drainage study. The 46-acre parcel for which they seek rezoning sits on the north side of Timbers Creek, just as it enters the Colorado Horse Park. The Pinery 40 LLC drainage report map refers to this creek bed as Bayou Gulch, not Timbers Creek. Bayou Gulch is normally considered to be south of Bayou Gulch Road and is fed by drainage from the 3-mile-long Timbers Creek. It is hard to believe that this report does not address the enormous drainage and erosion problem caused by this tributary, especially since their 46-acre parcel sits on the northside of Timbers Creek.

Mr. Pesicka, some background on this drainage issue may be helpful. In 2019, Commissioner Laydon was kind enough to visit his constituents in the Timbers and witness first-hand the destruction of Timbers Creek, especially as it entered the Colorado Horse Property. Because of this visit, a meeting was held in Parker at the local fire station. Present were an engineer from Douglas County, Urban Drainage, Metro District Board and Timber's residents. The engineers explained that the approximately 3-mile-long Timbers Creek was not able to handle the flooding, erosion, and resulting drainage problems in great part because of the continue development high up in the eastern part of the Timbers. Their previous efforts to mitigate it had been unsuccessful and that at least $5 million dollars was needed at that time, 2019, to complete the mitigation. Further, they stated there was only $900,000 available in fiscal years 2019 and 2020 for remediation and they urged us to seek county support for additional funding. The Urban Drainage engineers estimated that $10 million would be needed if repairs were delayed until 2021. Unfortunately, adequate funding has not been provided to halt further damage to Timbers Creek. Erosion and damage continue to take place without a resolution and yet we are being faced with making it worse should this rezoning proposal be approved.

Mr. Pesicka, I apologize for the length of this letter, realizing shorter is preferred, but this issue and the proposed rezoning submission is more complicated and expensive than most would think. We ask that you and the Planning Commission disapprove this proposal from Pinery 40 LLC and leave in place the current zoning. Also, we urge that you and your fellow Commissioners evaluate the entire Timbers Creek issue before approving any further land development that would add additional waters to it. Plowing up 46 acres of pasture and adding 60 homes currently only serves to exacerbate the erosion and drainage issue and end up costing the taxpayers more money in the future. As important, it will continue to further the destruction of the land along Timbers Creek and destroy the natural beauty we all sought by coming here.

Again, we respectfully request that this rezoning request be disapproved.

Sincerely yours,

William H. Pickle and Jean C. Pickle

From:	Planning Commission
To:	Michael Pesicka
Cc:	Curt Weitkunat
Subject:	FW: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre
Date:	Tuesday, February 21, 2023 3:38:25 PM

Hello Mike,

I do believe this project is yours. Forwarding public comment. Please see below.

Thank you,

Danielle Pearson | Sr. Administrative Support Specialist
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct 303-814-4370 **Main** | 303-660-7460
Email | dpearson@douglas.co.us

From: Gail Knapp <gail@gknapp.com>
Sent: Monday, February 20, 2023 1:01 PM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

To:
District I- Jim Browning, John Griffith & Shaylee Holland
District II - Clarence Hughes, Edward A Rhodes, & CJ Garbo
District III - Amanda Cushing, Michael McKesson & Priscilla S. Rahn
Alternates - William W. Mitchell (D3), Barrett Miller (D2), & Michael Fields (D1):

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers one year and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't

achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Gail Knapp

5120 Morningside Way

Parker, CO 80134

Mark Sheeler
5389 Grand Fir Way
Parker, CO 80134

February 23, 2023

Douglas County Department of Community Development
Attn: Mr. Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka,

Thank you for the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). My family is new to the area. We have lived here just under one year. We moved from our home in Southwest Colorado after spending a lengthy process of identifying an area in which to live. We expended significant amounts of time and money and finally found a home that is perfect for us, but moreover, we found a location we love and respect.

The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area. The design of the area made with consideration of green space, water drainage, and quality of life is exceptional – and we believe needs to be maintained using the current planning criteria which has made The Pinery and The Timbers a truly unique living experience.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

The proposed plan directly opposes the culture and approach to quality of life that brought so many families to The Timbers. The plan not only will likely assault property values and traffic flows – something that all are aware could be impacted by this initiative, but mostly it impacts the living experience and wildlife in the area.

Most concerning, his development approach utilizes a “residential to commercial transitional” design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

My family and I stringently oppose and do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Mark Sheeler
303-862-4443

Lucas & Katherine Carroll
5411 Soapweed Cir.
Parker, CO 80134
March 2, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for 2 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely, Lucas & Katherine Carroll

Ryan & Stefanie Fitzgerald
5974 Powell Rd., Parker, CO 80134
March 2nd, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for 1 year, and nearby in Parker for >2 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,
Ryan & Stefanie Fitzgerald

From:	Kelsey Fischer
To:	Michael Pesicka
Subject:	Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre
Date:	Thursday, March 2, 2023 12:57:08 PM

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B 1 year and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.
Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

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Thank you for your consideration. Sincerely,
Kelsey & Casey Fischer
7202 Pine Forest Lane
March 2, 2023

From:	Curt Weitkunat
To:	Michael Pesicka
Subject:	FW: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre
Date:	Thursday, March 2, 2023 11:15:22 AM

For the project file.

From: Vickie Deppe <vickiedeppe@gmail.com>
Sent: Thursday, March 2, 2023 10:43 AM
To: Curt Weitkunat <cweitkunat@douglas.co.us>
Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr. Weitkunat,

I am writing in opposition to the rezoning request for the Colorado Horse Park property. While I of course join my neighbors in the concern that the drastic and unnecessary increase in density will have a negative impact on the value of my home, I wish to discuss a more important impact the proposed rezoning will have on the environment, specifically pollinator habitat.

Colorado State University has identified bee colony collapse as a concern and explains that "food shortages…wipe out significant numbers of colonies every year." Large homes shoehorned onto comparatively small lots provide little opportunity for homeowners to install native plants on which pollinators depend for their survival.

As of this writing, there are nearly 700 homes on the market in northern Douglas County (i.e., close enough for a reasonable commute to Denver), only 40 of which are situated on lots of an acre or larger. There is demand for such homes: they are better-suited to accommodate the increasing number of families living in multigenerational households and provide more space for the increased number of people working from home post-pandemic. Others, like my husband and I, just want a big yard. We should give careful thought as to whether it is responsible to destroy pollinator habitat in order to provide more of the same kinds of homes that already dominate the market in northern DougCo.

Last year, residents voted overwhelmingly (87%) to preserve open space in Douglas County. They didn't just express a sentiment: they committed tax dollars to the endeavor. While acquiring the Horse Park property may be infeasible, the County can do the next best thing: preserve its low-density zoning.

Thank you for your kind attention to my concerns.

Best Regards,
Victoria Deppe
5707 Wild Berry Ct.
Parker

From:	Curt Weitkunat
To:	Michael Pesicka
Subject:	FW: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre
Date:	Thursday, March 2, 2023 11:16:02 AM

Another for the file.

From: Gail Knapp <gail@gknapp.com>
Sent: Monday, February 20, 2023 12:57 PM
To: Curt Weitkunat <cweitkunat@douglas.co.us>
Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Curt Weikuant;

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers one year and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
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Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Gail Knapp

5120 Morningside Way

Parker, CO 80134

From: NEIL MCCRACKEN
To: Michael Pesicka
Subject: Rezoning Along South Pinery Drive
Date: Thursday, March 2, 2023 1:23:16 PM

Neil A McCracken

7335 Meadow View (South Pinery)

Parker, CO 80134

March 2, 2023

Douglas County Department of
Community Development

Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104

mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 8 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

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Thank you for your consideration. Sincerely, Neil A. McCracken

Larry Anderson
7180 Pine Forest Ln
DATE: 03/02/2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B 28 Years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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Larry Anderson

Meagan and John Diaz and family
1733 Meadow View
March 2, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

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Thank you for your consideration.

Sincerely,

Meagan and John Diaz

John Malley
5230 Bur Oak Lane
March 3, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
I appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). I have lived in the Pinery 8B for 6 years and moved here with the knowledge of the zoning for the 46-acre parcel of 15 each - 2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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Thank you for your consideration. Sincerely, John Malley

Cathy Watson
5112 Bur Oak Lane
3/2/2023
Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us
Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). I have lived in the Pinery 8B for less than a year and I moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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Thank you for your consideration. Sincerely, Cathy Watson

Jim Hake
5215 Bur Oak Ln
Parker, CO 80134
DATE, March 2, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B 32 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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Thank you for your consideration. Sincerely,

James R. Hake,

From:	Brenda Gaccetta
To:	Michael Pesicka
Subject:	Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre
Date:	Thursday, March 2, 2023 3:40:14 PM

March 2, 2023

Edward & Brenda Gaccetta
7567 Cistena Way
Parker, CO 80134

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 23 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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Thank you for your consideration.

Sincerely,

The Gaccettas

Jeremy & Tynia Cottrell
5422 Grand Fir Way
Parker, CO 80134
March 2, 2023

Douglas County Department of Community
Development
Attn: Mr. Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Re: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka:

We write to the Douglas County Department of Community Development to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery/Timbers for 7 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1,486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park.

This environment is what attracted homeowners like us to this Douglas County area. We moved from the Highlands neighborhood north of downtown Denver. Specifically, we experienced a number of questionable zoning projects which were incongruent with the surrounding areas and neighborhoods. The planned and consistency of The Pinery community was a departure from that inconsistency and a primary reason for our home purchase for our family.

Mr. Russell Hall (Pinery 40 LLC) has submitted a 60 lot (1.3 DU per acre) major rezoning request. Similar to his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

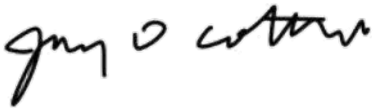
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- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, this development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. **Please deny the proposal and retain the existing 15 site density zoning**.

Thank you for your consideration on this important matter. Retaining the character of the Pinery and adjacent neighborhoods is significant to those who have invested in the area and in raising their families here.

Sincerely,



Jeremy D. Cottrell

Tynia Cottrell

From: Darren Turco
To: Michael Pesicka
Subject: Project number ZR2023-002;
Date: Thursday, March 2, 2023 4:51:45 PM
Attachments: image001.png

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We live at 5333 Pinyon Jay Road, Parker, and have lived in the Timbers over 10 years and are active equestrians, we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. Our home has its property line against the proposed rezone effort. We would be looking directly into several homes on the proposal. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation
- Mr. Russell Hall is the key individual leading the effort and *gains a special benefit* if rezoning is approved. He has demonstrated clear intent to pursue higher density rezoning thru all actions and conversations.
- What prior experience does Mr. Russell Hall have to undertake such a project?
- The actual development of proposed rezoning is not available. Material provided is simply an engineering design for the proposed development. Who will the builder be ?

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

The Turco Family

UNITED HOLDING GROUP

Darren P. Turco

cell: 615.504.0139 | office: 720.949.7997 | email: darren@uhgllc.com

One Maroon Circle
9781 S. Meridian Blvd. Suite 340
Englewood, CO 80112

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From: Kristi Duran
To: Michael Pesicka
Date: Thursday, March 2, 2023 5:13:51 PM

Hi Mike-

I am writing as a resident of the Timbers at the Pinery (almost 6 years now at 5690 majestic oak way)to express my desire to restrict and stop further development within our neighborhood. Douglas County Project Number: **ZR2023-002; Pinery 40 Rezone and Subdivision, Including the existing zoning for PA63: 46-acre parcel, 15 each, 2.5 acre lots.**
This does not provide any upside to the neighborhood, in fact quite a bit of downside for those of us living here.

- Loss of property value
- Higher and increased traffic volume
- Loss of native and protected trees of which are the root of why people want to move to this neighborhood
- Unsightly and non-conforming development proposed is entirely too dense

I love this neighborhood and have seen it expand and grow in the past 5 years and though it's provided beautiful homes for people, even those additions have been non-conforming and taken away from our own value and destroyed what makes this area so saught after. I DO NOT want to see further development in our serene setting and I am very much against this proposed project. Please, let's stop this growth.

Kind Regards,
Kristi Duran

Sent from my iPhone

Raymond Barros
7330 Meadow VW
March 2, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for almost 20 years, and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

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We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Brock and Stephanie McCormack
5107 Red Oak Way
Parker, CO 80134
March 2, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 2.5 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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Thank you for your consideration. Sincerely, Brock and Stephanie McCormack.

From:	Mike Dailey
To:	Michael Pesicka
Cc:	president@pinerysouth.com; Tara
Subject:	Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre
Date:	Thursday, March 2, 2023 7:49:01 PM

James and Tara Dailey
7231 Tamarac Ct, Parker, CO 80134
March 2, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 24 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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Thank you for your consideration.
Sincerely,
James and Tara Dailey

Deborah McCullough
5033 Bur Oak Lane
Parker, CO 80134

2 March, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

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Thank you for your consideration.

Sincerely,

Deborah McCullough

James and Christal Goldman
4986 Bur Oak Lane
Parker, Colorado 80134

March 2, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

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Thank you for your consideration.

Sincerely,

James and Christal Goldman

Steven Folle

Steven Folle
5069 Bur Oak Lane
March 3rd, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 6 years and I moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.
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I do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.
Thank you for your consideration.

Sincerely,

Steven F. Folle

Philip Eickmann and Tammy Mills
5045 Bur Oak Lane Parker, Co 80134
March 3, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 9 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Philip Eickmann
Tammy Mills

From:	William Hartwick
To:	Michael Pesicka; William Hartwick; Sue Kellar
Subject:	Timbers redistricting proposal
Date:	Friday, March 3, 2023 10:42:35 AM

Mr. Pesicka, and Douglas County commissioners;

I am writing this time as a long time (25 years) Douglas County, South Pinery homeowner and newly elected board member to voice my opposition to the proposed redistricting of the timbers open space area.

In my opinion, this proposed project is completely unnecessary and will constitute a disruptive impact on a number of communities within the proposed area, including the Timbers, High Prairie Farms, the Pinery North and Pinery South as the South Parker community as a whole.

This proposal would remove an open space and wildlife area that has been available for use by residents for over 20 years. This area has been used for recreational purposes and is also a wildlife refuge for deer and other wild animals that commutes through these communities freely. This will also remove an area utilized for recreational enjoyment by residents.

This proposal would also increase traffic flow coming through S. Piney Dr. dramatically. (60 homes x 2 vehicles/home) This access road has been used primarily for residents of the South Pinery and the adjacent Equestrian Center participants. The Increased traffic, and noise will constitute a significant nuisance to residents who have lived in this area who had enjoyed a quiet residential area within their backyards.

The project envisions approximately 60 homes with a value of over $1 million or more within a relatively compacted area and lot sizes to maximize profitability for the developer. As I'm sure you are aware, There is no shortage of homes at this price level if you continue down the Pinery Parkway, further south down Democrat Rd. and towards Elbert County. There appears to be endless development with homes within this price range that has been approved and are under construction. This cannot be classified as affordable housing or "workforce housing" by any means. This is just an and attempted landgrab by a developer who does not reside in our community without regard to the impact on the tax paying residents who have lived within this area for a many years.

For these reasons, I recommend that this rezoning proposal be denied by your offices and the County commissioners. Thank you for your consideration.

William Hartwick
4993 Burr Oak Ln.
Parker, CO 80134

Nathan and Lauren Hannemann
7938 Cistena Way
Parker, CO 80134
3 March 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). My wife and I purchased a home 2 years ago in the Timbers that borders the 46-acre parcel. We purchased our home with the knowledge that the acreage that borders our property was zoned for 15 lots of 2.5 acres each. We value the privacy and aesthetics of our neighborhood and the proposed rezoning will completely change the look, character, and quality of our home environment. According to the Douglas County 2040 Comprehensive Master Plan, any additional development in the Pinery should maintain the community character, preserving wildlife habitat and ensuring the new development is compatible with the character of the original Pinery. The proposed rezoning effort is categorically contrary to these goals.

Pinery 40 LLC has submitted a 60-lot (1.3 DU per acre) major rezoning request. Like their prior attempts at 130 and 91 lot densities, this submittal clearly violates the key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

The proposed lot density is four times as dense as the existing zoning and is not comparable to, or compatible with, the Timbers community. The plan shows minimal open space, includes no walking paths, and has no pocket park, all of which are typical features of Timbers neighborhoods. The existing zoning for 2.5 acre lots are more in keeping with an equestrian community bordering the horse park which is what it was originally designed for.

We do not support this major rezoning amendment effort. The proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15-site density zoning. We are very concerned about the potential degradation of our property value and the negative impact on the established communities adjacent to this proposed development.

Thank you for your consideration.

Sincerely,



Nathan and Lauren Hannemann

Ben Ray and Deborah Price
7394 Meadow View
Parker, CO 80134

March 3, 2023

Douglas County Dept. of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
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Thank you for your consideration,
Ben Ray Price
Deborah Price

Don & Marnie Billstone
7329 Pine Forest Ln, Parker, CO 80134
March 4, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

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Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

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- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Don & Marnie Billstone

Michelle and Ed Rendon
7298 Meadow View
March 2, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 30 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

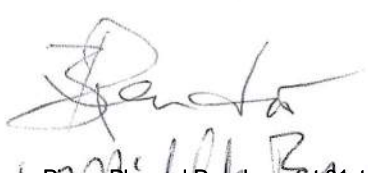
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We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,



Bernadette Reynolds
7398 Meadow View (Pinery South)
Parker, CO 80134

March 4, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
I appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). I have lived in my home since October 31, 1993, 30 years, in the Pinery 8B. I moved to the Pinery South due to the open space provided by the proximity to the Horse Park, then called High Prairie Horse Park, subsequently sold and renamed the Colorado Horse Park. Additionally, I was attracted to the Pinery South by the abundance of wildlife and the trails provided for walking. This environment is what also attracted many homeowners like me to this Douglas County area. The 46 acres in question belonged to the Horse Park and not part of the sub division. Making these 46 acres a sub division will lead to overcrowding, increase traffic, create more pollution and deny the wildlife, deer, fox owls etc any open space in which to survive.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

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- Minimal open space, no walking paths, and no pocket park
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Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

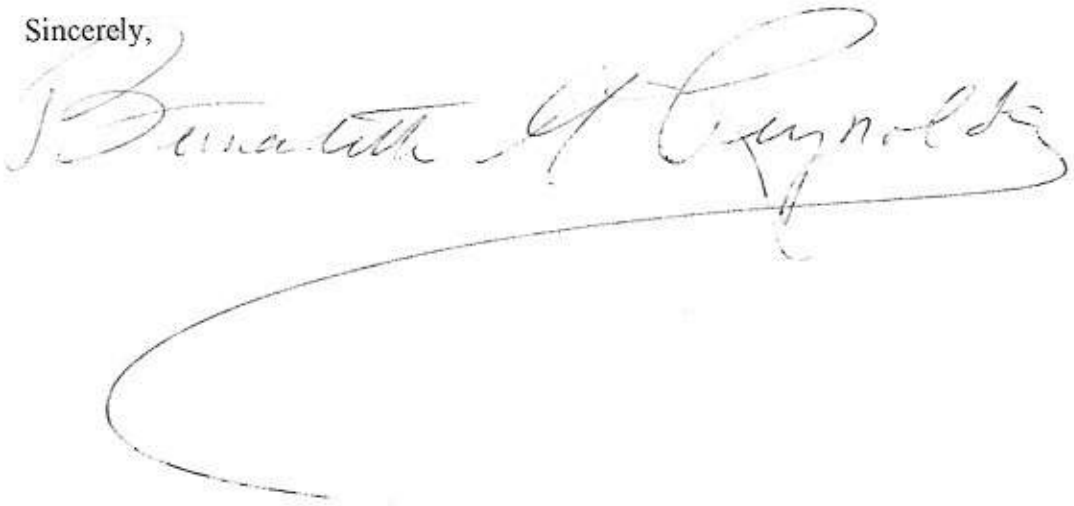
I do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas

County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

I request that the current proposed development be denied and an alternative plan be developed to maintain the open space so people and wildlife can live in harmony and enjoy each other for years to come.

Thank you for your consideration.

Sincerely,



Cary Walko
5040 Bur Oak Lane, Parker, CO 80134
March 4, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 2 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
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Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely, Cary Walko

Bryan J. Flanagan
4989 Bur Oak Lane, Parker CO 80134
March 5, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for **27** years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area. My own personal view out the back of my house are the horse pastures that are adjacent to the Colorado Horse Park barns.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

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We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Bryan J. Flanagan

Homeowner – South Pinery

Sheri L. Flanagan
4989 Bur Oak Lane, Parker CO 80134
March 5, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for **27** years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area. My own personal view out the back of my house are the horse pastures that are adjacent to the Colorado Horse Park barns.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

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We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Sheri L. Flanagan

Homeowner – South Pinery

Bill and Leslie Neal
5147 Aster Court,
Parker CO 80134
March 4, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 3 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

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We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Bill and Leslie Neal

From: Sam Springer
To: Michael Pesicka
Cc: Natalee Springer
Subject: Project number ZR2023-002
Date: Monday, March 6, 2023 8:18:09 AM

Dear Mr. Pesicka,

Natalee and I appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B since April of 2017 (6 years) and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. Combined, the community consists of nearly 1500 acres of which there is ample (~400 acres) open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. When we moved our family to Colorado, it was this environment that attracted us to Douglas County and specifically the area which we live. We exclusively sought out an area that was not overdeveloped, had less traffic and offered plenty of safe space for our kids to enjoy. Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- o Lot density is 4 times existing zoning and is not comparable to the Timbers community
- o Minimal open space, no walking paths, and no pocket park
- o Drainage approach contributes to an already existing Timbers Creek erosion situation

His proposed higher density approach is not compatible with the overall community character. We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES.

By submitting early proposals with a housing density that is not at all congruent with the existing development and then stair stepping down over multiple iterations effectively shows the developer's interest is not in progressing the development in a way that is good for everyone, but instead is focused on his own interests. The addition of homes under the original zoning allows for everyone to enjoy a positive outcome for this development phase of the community while maintaining the current level of safety and space that was originally intended in our neighborhood. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,
Sam and Natalee Springer
7515 Cistena Way
Parker, CO 80134

Ray Barros, Lisa Barros, Eloy Barros
7330 Meadow View
Parker, CO 80134
March 6, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 20 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

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Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Michael Johnston
7395 Meadow View Parker, CO 80134
March 5th, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B since Aug, 2021(1 ½ years) and we moved here prior to the sale of the horse park and prior to the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted us to this neighborhood getting away from the high density and overpopulated areas.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
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We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Michael Johnston

Cliff and Amy Shoefelt
4973 Bur Oak Ln
Parker, CO 80134
5th of March 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B almost 9 years and we moved here after researching Douglas County thru the county's website that advertised quality lifestyles and family-friendly communities. Further research showed that zoning for the 46-acre parcel adjacent to the Timbers and South Pinery communities along the Colorado Horse Park would be capped at 15 homes on 2.5 acres each. The proposed rezoning would have a negative impact on the wildlife in the area, increase noise, vehicle traffic, and escalate light pollution. Further, the area is often utilized by the community for exercise, walking dogs, and families enjoying the outdoors due to the very light traffic in the area. As a result, the proposed rezoning effort would degrade the communities lifestyle and therefore be counter to Douglas County values. We joined our neighbors by signing the petition opposing the proposed rezoning and are writing you to further raise our concerns.

The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area. The proposed rezoning of the area is counter to the county's values by undermining existing zoning requirements which negatively impacts the lifestyles of the residents in the area.

This is further demonstrated by the following:

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key

rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
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Also, his development approach utilizes a “residential to commercial transitional” design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Cliff and Amy Shoefelt

From:	Doug Coleridge
To:	Michael Pesicka
Subject:	Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre /cr/
Date:	Monday, March 6, 2023 9:06:07 PM

Doug Coleridge
4977 Bur Oak Ln
Parker, CO

March 7, 2023

Douglas County Department of
Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Mr. Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 27 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- There is minimal open space, no walking paths, no playgrounds, no bike paths and no pocket park.
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado

Horse Park like a standard commercial property, is not compatible with the overall community character.

Douglas County should take ownership of this issue, reject this proposal and not kick the can down the road to the Town of Parker as they most certainly are interested in acquiring the area, just not the approach under consideration. The long term negative effect and impact it will have on the immediate area should be paramount in the minds of Douglas County Department of Community Development. There is a better approach. Step up and make it happen with your Douglas County neighbors your First priority.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration,

Doug Coleridge

From: Sharon Arnoldi
To: Michael Pesicka
Subject: Major Amendment (ZR2023-002)
Date: Tuesday, March 7, 2023 6:55:55 AM

In reference to: Major Amendment (ZR2023-002), Shire Meadows, Rezone and Subdivision

I do not support the rezoning of the platted 46-acre parcel of land at General Location: East of SH83 and North of Bayou Gulch Road rezoning from (PA63) 0.3 DU/acre to 1.3 DU/acre. This proposed development does not bring any benefit to The South Pinery, Timbers or surrounding communities, rather a degradation of the area.

The topography of this property does not lend itself to more homes than currently zoned for planning area 63 which allows for 2.5 acre homesites (15 homes). The impact of all infrastructure needed to support any access and construction on this parcel will have many adverse impacts to the surrounding property and community. The Pinery, Timbers, is a hilly area; Existing homes are built to compliment the landscape versus destroy it by packing more than the 15 homes the site was designed to have. The grading needed to support any development would destroy the character and environment of this site. The existing erosion damage to the Timbers Creek area needs to be remedied first prior to new homes added in the area. Mile High Flood Control estimated the mitigation efforts would be in the upwards of $10M. This development will only add to the current issues. Will the developer be required to contribute to the mitigation of the lower portion of the creek running through the southern part of the horse park? Or will you allow a developer to come in add more homes which will cost the County more money to fix additional erosion in the area?

The surrounding community has enjoyed the cheery white fences and the anything but “dormant” landscape hosting an abundance of wildlife living amongst the acreage from deer, pronghorn antelope, wild turkey, owls, coyotes, foxes and the like. Any development on this property negatively impacts the natural habitat for wildlife. Will the added subdivision follow the IDA (International Dark-Sky Association) recommendations to reduce light pollution and reduce the impacts to surrounding homes? For over 20 years residents have enjoyed the beautiful dark night sky.

The proposed 60 residential sites are not consistent with properties within the Timbers where the cut through road on the East side of Cestena Way connects to the proposed housing. The developer states in his project narrative that there will be no difference when driving from the Timbers through the neighborhood out to the new South Pinery roundabout. However, to be consistent with the surrounding area, the neighborhood should reserve land to have open space, a pocket park and a walking trail throughout. The developer has stated his development intentionally left no room for open space. The beautiful vast openness of the Pinery SUA is what has drawn all of us residents to the area and the developer must take that into consideration before lining his own pockets and cramming as many homes into the area as possible.

It is undeniable that an unobstructed mountain view adds significant value to a home. Any development greater than the currently zoned 15 homes on 2.5 acre homesites on this parcel will diminish surrounding home views and value.

I struggle to see how this proposal meets approval criteria for a major amendment per Douglas County Zoning Resolution (DCZR). The proposed amendment is not consistent with the development standards, commitments, and overall intent of the planned development, as required per DCZR 1520.01. The proposed amendment is not consistent with the intent, efficient development and preservation of the entire planned development, as required per DCZR 1520.02. Additionally, the proposed amendment will most certainly adversely affect the public interest and enjoyment of the adjacent land, as considered in DCZR 1520.03. Finally, from the perspective of the adjacent property owners, it seems that this proposed amendment would serve for the sole purpose to confer a special benefit upon an individual (the developer).

Please consider that adjacent homeowners purchased their property with the understanding that they would be next to the Colorado Horse Park land which is zoned for 2.5 acre homesites (15 additional homes), not a tract home development. Allowing this property to be rezoned for higher density sets a dangerous precedent for any open property within our neighborhoods. Maintaining this property in its current zoning helps to ensure that surrounding properties continue to hold their value and protects our wildlife, mountain views and natural aesthetic that we all value.

I believe this proposal fails to meet the approval criteria for a Major Amendment and should therefore be denied.

Thanks,
Sharon Arnoldi
6293 Northwoods Glen Drive
Parker, CO 80134

Eugene and Mary Ann Sawa
5066 Honey Locust Court
March 03, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 29 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Donald Nex

7886 Towhee Road

Parker, CO 80134

3-6-2023

Douglas County Department of Community

Development

Atten: Mike Pesicka, Principal Planner

100 Third Street

Castle Rock, Colorado 80104

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and north of Bayou Gulch Road.

Dear Mr. Pesicka,

I appreciate the opportunity to comment on the proposed rezoning of the 46-acre parcel listed in the subject paragraph. Prior to entering into a contract to design and build a home 23 years ago on Towhee Road, I had a very involved discussion with the Douglas county planning officer regarding the zoning specifics of this property. I understood that the horse park (High Prairie Farms – now the Colorado Horse Park) was a commercial business and could be sold and/or developed. My understanding at the time as explained to me was for each lot to be 2.5 acre and was designed to mesh with the horse park. The application to adjust the existing zone (2.5 acre) sites to (1.3 acre) is unacceptable and disruptive to the overall Timbers neighborhood.

I do not support this rezone application and request that you deny the proposal.

Thank you for your time and consideration.

Donald W. Nex

February 26, 2023

Commissioner Abe Laydon, Chairman
Commissioner George Teal
Commissioner Lora Thomas
Douglas County Board of Commissioners
100 Third Street
Castle Rock, Colorado 80104

Subject: Project # ZR2023-002, Rezoning Proposal for 46-acre parcel in Timbers Community.

Dear Commissioners:

My wife and I are writing to express our opposition to the above proposed rezoning request from Pinery 40 LLC. As way of background, we live at 8018 Cistena Way, Parker, Colorado 80134. Our home is part of the Timbers community and we have lived here since 2002 enjoying all that Douglas County offered these past years. Specifically, this community is a planned development and one that offers large lots, open space, miles of beautiful trails, ponderosa pine forests, well controlled vehicle traffic, and small pocket parks throughout. Our home is approximately 100 yards east of the 46-acre parcel of land that Pinery 40 LLC seeks to rezone from its current zoning of fifteen (15) 2.5 acre lots to sixty-one (61) much smaller lots.

As you may know, approximately 1,500 Timbers and Pinery residents have signed a petition opposing this rezoning. We are not anti-development or anti-growth; however we are for maintaining the standards and rules created when this community was established. We love what Douglas County created many years ago and yet we are now facing a proposal from a developer that wants to urbanize this community. The impact of plowing up 46 acres of the former Colorado Horse Park and packing it with 61 homes is development gone awry and contradicts this county's mission and policies.

Commissioners, we are also concerned by part of the application that Pinery 40 LLC has submitted. Specifically, there appear to be omissions by the applicant. First, we note that Pinery 40 LLC submitted a 16-page Drainage Study dated February 15, 2023. This study is signed by one of the principals of Pinery 40 LLC who also is a principal in the Highline Engineering and Survey Company; the very company that conducted the study. While I am not sure of the conflict posed by this, I certainly question how the applicant can write his own objective drainage study. Certainly, we call into question this practice, if not possible regulatory restrictions.

In reading Highline Engineering and Survey Company's drainage study, it is striking that the words Timbers Creek, its location, and its drainage issues of flooding and erosion are never addressed. Recall, this 46-acre parcel for which Pinery 40 LLC seeks rezoning sits on the northside of Timbers Creek. In fact, the drainage map submitted with their study does not have the almost 3-mile-long Timbers Creek on it. Instead, what is known to be Timbers Creek by

the residents, Douglas County Engineering, Mile High Flood District and Metro District Board and that carries the Timbers drainage to the Colorado Horse property is shown on the applicant's map as Bayou Gulch. Timbers Creek enters the horse property and runs south into Bayou Gulch Creek which is on the south side of Bayou Gulch Road. It seems intentional that Timbers Creek, which as you may know has been a hot button issue for many, has been left out of the applicant's drainage study.

Commissioners, the Timbers flooding and erosion issues have been ongoing for years. We first started talking with Douglas County engineering and the Commissioners about this problem in 2015. While everyone was sympathetic, sufficient funding has not materialized simply because the solution is so expensive. And yet, each year the cost of remediation rises along with the amount of damage to this area. In March of 2019, Commissioner Laydon was kind enough to visit his constituents in the area and walk a part of Timbers Creek directly south of the 46 acres being discussed for rezoning. He witnessed the destruction and agreed that an aerial photo of the creek is one thing, but to see the actual devastation in person was somewhat shocking. Thanks to Commissioner Laydon , a "town hall" meeting was held at the fire house in June, 2019. Present were one engineer from Douglas County, 5 engineers and staff from Urban Drainage, Metro District Board members, and many Timbers residents. The engineers were very straight forth and candid. That is, the 3-mile-long Timbers Creek could not handle the flow of water caused by all the development during recent years and that their efforts to resolve it had failed. Specifically, we were told that it would cost $5 million at that time to stop the flooding and erosion, but they only had available $900,000 for fiscal years 2019 and 2020. Further, if money were to be appropriated later in 2022, the remediation costs would rise to $10 million. Unfortunately, the needed funding has not materialized and the interim repairs by Douglas County and Mile High Flood District have not been successful, to date.

Again, we urge you to not approve the rezoning request for project # ZR2023-002. To do so would only serve to exacerbate the flooding, erosion and drainage problems that currently exist along the adjacent Timbers Creek. As evidenced by the applicant's omissions in his Drainage Study, it would appear the existing drainage issue is serious enough so that some may not want to be reminded it exists. We urge you to place a moratorium on any development of land bordering Timbers Creek until Douglas County, Mile High Flood District and Metro District Boards resolve the current drainage crisis with a comprehensive and integrated resolution.

Please feel free to have your staffs or the Planning Commission contact us if you have questions or need clarification.

Respectfully yours,

William H. Pickle. Jean C. Pickle

8018 Cistena Way Parker, Colorado
80134.
bp@wpickle.com, (202) 679-6789 mobile

From: Jim Casagrande
To: Michael Pesicka
Subject: Opposition to Project #ZR2023-002; Pinery 40 Rezone and Subdivision
Date: Tuesday, March 7, 2023 11:58:55 AM

Mike,
I am writing to you (and will be brief) on the planned rezone and subdivision of Pinery 40.

I have lived in the Timbers at 5421 Sage Thrasher Rd, Parker, CO 80134 since the summer of 2019.

My main concern is the impact to Timbers Creek - having only lived here a few years, I am well aware of the erosion issues. One of the other public comments (a letter from William and Jeannie Pickle) referenced that the drainage study was completed by a firm affiliated with the developers. I think at the very least, a true 3rd-party drainage study should be required.

Secondly, if the developer wants to bring in these additional homes, there should also be a contribution of open space, or playgrounds, so as not to further burden the existing resources that others have had to set aside for the community.

I also empathize with the residents who live nearer to this potential development, and how a rezoning would be a significant change - one that they could not anticipate when they purchased their homes.

Thank you,
James Casagrande

Homeowner name; Igor and Inessa Livits
Homeowner address: 5217 Crocus Way
DATE, March 07, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 2 month, and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

From:	Ruth and Larry Bohrer
To:	Michael Pesicka
Subject:	Project #ZR2023-002; Pinery 40 Rezone and Subdivision
Date:	Tuesday, March 7, 2023 4:25:33 PM

Lawrence and Ruth Bohrer

7760 Running Fox Way

Parker, CO 80134

March 7, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 Dwelling Units ("DU") per acre to 1.3 DU per acre

Dear Mr. Pesicka:

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for almost 24 years. We moved here with the knowledge of the zoning for the 46-acre parcel of 15 each ~2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- The proposed lot density is 4 times the existing zoning and is not comparable to the Timbers community
- There is minimal open space, no walking paths, and no pocket parks like we have in the Timbers and surrounding area
- The proposed drainage approach contributes to an already existing Timbers Creek erosion situation
- If this zoning change is approved, the unobstructed views we currently enjoy from our

back deck will be impeded, reducing the value of our home. The existing zoning would not have such an effect. Our home is directly north of the horse park, and as such would be impacted by this change more than many other residents. The attached picture is a view of the Horse Park as seen from our back deck.

Also, this development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Lawrence and Ruth Bohrer

View from our back deck at 7760 Running Fox Way



From:	Comcast
To:	Michael Pesicka; Planning Commission
Cc:	Abe Laydon; George Teal; Lora Thomas; BOCC
Subject:	Project number ZR2023-002; Shire Meadows: Rezone and Subdivision
Date:	Wednesday, March 8, 2023 8:45:53 AM

Dear Mr. Pesicka and the Planning Commission,

My husband and I appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel purchased by Pinery 40 LLC (Project ZR2023-002). **We do not support** this major rezoning amendment effort.

Ironically, I am the owner/publisher of a community newspaper and we just this month published an article about the rezoning process and private property rights, of which I am an advocate. While property rights are important, the rights of ALL property owners must be taken into consideration, not just those of a select few at the expense of many.

I am also a supporter of the need for diverse and additional attainable housing products in a community. Having said that, this particular project is not about that; it is about squeezing more profit out of the available space in a manner which is inconsistent with the existing homes and the terms and understanding under which we purchased our homes – for no purpose other than additional profit.

My family and I have lived in Parker for 24 years and moved to The Timbers 12 years ago. We moved with the knowledge of the zoning for the 46-acre parcel of fifteen 2.5-acre lots. In fact, we initially looked at a home on Cistena Way, aware that the road might someday connect through the parcel in question. The thoughtful consistency and the larger lot sizes in the community, along with the commitment to open space, walking trails, and parks integrated into the natural environment around the the Colorado Horse Park are what attracted us to The Timbers.

This applicant has submitted a 60 lot major rezoning request. Like the prior attempts at 130 and 91 lot densities, this submittal does not achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to The Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, this proposed development utilizes a “residential to commercial transitional” design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard

commercial property is not compatible with the overall community character.

We do not support this major rezoning amendment effort. The proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Terri Wiebold

March 8, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre.

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B 26 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Terry and Wenda Blake
5239 Bur Oak Lane
Parker CO 80134

From: Sara Mendenhall
To: Michael Pesicka
Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision
Date: Thursday, March 9, 2023 7:43:27 AM

Daniel and Sara Mendenhall
7388 Meadow View, Parker, CO 80134
March 9, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in South Pinery for 1.5 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.
Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.
Lot density is 4 times existing zoning and is not comparable to the Timbers community
Minimal open space, no walking paths, and no pocket park
Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.
We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES.
Please deny the proposal and retain the existing 15 site density zoning.
Thank you for your consideration.

Sincerely,
Daniel and Sara Mendenhall

Glenn & Kim Park
5017 Bur Oak Lane
Parker, CO 80134
March 9, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for over 20 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely, Glenn & Kim Park

Joel St.Germain
7727 Running Fox Way
Parker, CO 80134
March 9th, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for 8 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

The current zoning aligns to the original design of the Timbers and highlights the Colorado Horse park with equestrian lots and homes. This zoning compliments the Timbers and High Prairie communities and associated HOA's.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community.
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation.

Also, Mr. Russell Hall's development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

In addition, there is no track record of any development or information on any projects that Mr. Russell Hall has developed or built, and he does not reference any custom home builds within his proposed rezoning that the Timbers and High Prairie Farms has in place today.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Joel St. Germain

Joel St.Germain

Timber's resident

From: lindam714@comcast.net
To: Michael Pesicka
Subject: Project number ZR2023-002
Date: Saturday, March 11, 2023 11:31:27 AM

James and Linda McGrory
8284 Carriage Cir, Parker, CO 80134
March 11, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery for 11 years. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.
Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

Also, this community cannot support additional traffic flow on Parker Road and surrounding roads, as evidenced by the increase of traffic accidents and fatalities. The increased density will result in more frustration and road rage and fatalities along Parker Road.
We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES.
Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.
Sincerely,
Jim and Linda McGrory

From:	Darren Senior
To:	Michael Pesicka
Subject:	Major Rezoning — Pinery 40 LLC (Project ZR2023-002)
Date:	Friday, March 10, 2023 3:25:26 PM

Darren and Elizabeth Senior
7958 Cistena Way
Parker, CO 80134

March 10, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

My wife and I appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for 5 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion

situation

Also, his development approach utilizes a “residential to commercial transitional” design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property is not compatible with the overall community character and harmful to wildlife and property values.

We absolutely DO NOT support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning which is exactly what it was when I invested in my home and exactly what is was when Mr. Hall’s group purchased it. Thank you for your kind consideration.

Sincerely,

Darren and Elizabeth Senior
Darren.Senior@gmail.com
(281) 804-0438

Josh & Lisa Reel
5407 Golden Currant Way
Parker, CO 80124

March 12, 2023

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for 12 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES.

Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Josh & Lisa Reel

From: Giselle McDonough (Coldwell Banker at DTC)
To: Michael Pesicka
Subject: Major Rezoning Amendment Effort for the Timbers/Pinery 40 Rezone and Subdivision
Date: Sunday, March 12, 2023 4:50:46 PM

Giselle McDonough
5400 Pinyon Jay Rd Parker, CO 80134
March 12, 2023

Douglas County Department of Community Development

Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104

mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

I appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). I have lived in the Timbers for 24 years and I moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like me to this Douglas County area. The open pastures and beautiful views surrounding the Colorado Horse Park are unique to this neighborhood and increase our home values. People move to Colorado to see and experience just this!

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- <!--[if !supportLists]-->○ <!--[endif]-->Lot density is 4 times existing zoning and is not comparable to the Timbers community
- <!--[if !supportLists]-->○ <!--[endif]-->Minimal open space, no walking paths, and no pocket park
- <!--[if !supportLists]-->○ <!--[endif]-->Drainage approach contributes to an already

existing Timbers Creek erosion situation
<!--[if !supportLists]-->o <!--[endif]-->Added traffic to our existing quiet neighborhood
Eliminating more of the natural habitat existing for the wildlife

Also, his development approach utilizes a “residential to commercial transitional” design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

I do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Giselle McDonough

303-921-8214

flowersareblessed@gmail.com

Jeff Yearsley and Kelly Weatherman
7605 Nuthatch Circle
Parker, CO 80134
March 12, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for just under a year and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. This was a large shock for us to see beautiful open space to proposed to be re-zoned into small 1/3-1/2 acres lots. The beautiful balance of the area that blends of low-density developments with natural landscapes of the Parker area would be lost. Wildlife corridors, valuable open space, and the neighborhood feel that drew my wife and I to move here all diminished.

I understand Mr. Russell Hall via his Pinery 40 LLC is asking re-zone up to 4 times as dense as current zoning. This is massive change, a smaller change to zoning density such as 2X reduction would be understandable, but increasing density to this degree would be heartbreaking to community. Additional setback would help mitigate the impact of density housing on the existing neighborhood. However, the current plan has almost no setback to existing community. The small setback proposed combined with the 4X increase in density from current zoned use make this change extremely disruptive to cohesion of neighborhood.

There is strong demand for 2.5 acre lots (as recent home buyer who purchased March of 2022), while there is currently some level of abundance of houses on .5 acres lots. Maintaining some level of development with larger lot fills a need as well as blends better with existing the neighborhoods and community.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration

Sincerely,

Jeff Yearsley and Kelly Weatherman

From: Amy Alderton
To: Michael Pesicka
Subject: We DO NOT SUPPORT Project number ZR2023-002
Date: Sunday, March 12, 2023 10:39:26 PM

Amy & Ben Alderton
7553 Nuthatch Circle, Parker, CO 80134

12 March 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for more than five years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- <!--[if !supportLists]-->○ <!--[endif]-->Lot density is 4 times existing zoning and is not comparable to the Timbers community
- <!--[if !supportLists]-->○ <!--[endif]-->Minimal open space, no walking paths, and no pocket park
- <!--[if !supportLists]-->○ <!--[endif]-->Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or

Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Amy & Ben Alderton

From:	Stacy Pocrass
To:	Michael Pesicka
Subject:	Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre
Date:	Tuesday, March 14, 2023 3:42:36 PM

Mike,

The plan for rezoning the Pinery is not acceptable to neighbors whom have lived in the area for years. The current zoning is consistent with the build out of homes in the Timbers and Pinery neighborhoods. The new major rezoning is not. Lot density is 4 times the existing zoning and not comparable to the Timbers nor the adjacent Pinery communities. Further, open space and walking paths will be taken away.

The neighbors do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

The plan should be reconsidered.

Thank you for your cooperation.

Stacy D Pocrass & Terri Tilliss
7515 Crooked Oak Ct.
Parker, CO 80134
spocrass@comcast.net
303-246-3226 cell

15 Mar 2023

Robert & Ja'net Schenk
5075 Bur Oak Lane
Parker, CO 80134

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for over 15 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Robert Schenk

From: William Klopfenstein
To: Michael Pesicka
Subject: Project #ZR2023-002; Pinery 40 Rezone and Subdivision
Date: Wednesday, March 15, 2023 12:32:03 PM

Greetings, Mister Pesicka:

I have lived at 5021 Bur Oak Lane in the South Pinery for over twenty years. I find the neighborhood objections to rezoning this project to allow for smaller lot sizes to be ridiculous and hypocritical; I do not feel that it is appropriate for us to restrict the reasonable rights of the property owner based on our own preferences.

I am writing to state my support of the property owner's right to rezone and develop with smaller lot sizes.

Kindest Regards,

Bill Klopfenstein
5021 Bur Oak Lane
(720) 732-5641

From: Lori Sables
To: Michael Pesicka
Subject: Project number ZR2023-002
Date: Wednesday, March 15, 2023 1:29:23 PM

Eric and Lori Sables

7243 Pine Forest Lane

Parker, CO 80134

March 15, 2023

Douglas County Department of Community Development

Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104

mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acres just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the South Pinery for 5 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The environment of our community including the open spaces is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a “residential to commercial transitional” design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

--
Lori Sables
7243 Pine Forest Lane
Parker, CO 80134

From: Tanya Shiflett
To: Michael Pesicka
Subject: Horse Park Property
Date: Thursday, March 16, 2023 10:01:13 AM

Shawn and Tanya Shiflett
5005 Bur Oak Lane
March 16, 2023

Douglas County Department of
Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the South Pinery for 6 years and we moved here with the knowledge that the Horse Park was directly behind us and was a protected property. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is notcomparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
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Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not

meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Shawn and Tanya Shiflett

Jason and Jennifer Winn
5247 Red Oak Way
03/16/2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 2 ½ years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
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Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Jason Winn & Jennifer Winn

Scott and Michelle Gerbozy
5376 Pinyon Jay Rd
Parker, CO 80134
3/17/2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers less than one year and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area. We were told when we bought that the zoning would not change and that worst case scenario would be that building on 15 houses may occur but that open spaces and trails and green space would look the same as it does now.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Scott and Michelle Gerbozy

Lisa Preble
5459 Golden Currant Way
3/19/23

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for over 13 years and moved here because of the rural location, wildlife and quiet nature. Our children freely ride their bikes through the neighborhood without concern of cars and traffic. We are able to sit on our back porch and enjoy the wildlife and quietly listen to the birds. This is a very special space that very few places in the Denver metro area offer.

I strongly oppose the proposed development of Pinery 40 LLC with the submission of 60 high density lots. This will stress our roads, our resources and significantly impact the intent of The Timbers. I have serious concerns that Towhee Circle will become a thoroughfare for residents of this development impacting our everyday life and my children's commute to school.

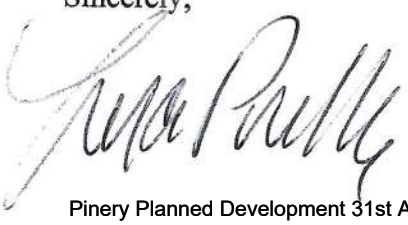
We chose The Timbers over The Pinery and other higher density neighborhood because of the larger lots, the unique nature of the homes and the views. Developing 60 homes on the 46 acres is too many homes and would not blend with the surrounding neighborhood and have impacts to our property values.

I fully support the right for the property to be developed but it must be done responsibly and consistently with the surrounding area. Thus, this parcel should be developed as originally zone.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,



From: Amy Jenkins
To: Michael Pesicka
Subject: Re: Against rezoning of Pinery 46 acres
Date: Friday, March 17, 2023 3:47:55 PM

HI Mr. Pesicka,
I was unable to see how to save the attachment as a pdf, but I can paste the contents below. I would like to add that to my knowledge, I have not received any communication from the developer who is requesting the rezoning on the requested plan. My house is adjacent to the property and we bought the land in 1999 with the understanding that no more that 15 houses could be built. The developer also purchased with the same understanding. I do not see any mutual benefit to increase the number of houses. This seems only to benefit the developer and so why would it even be considered?

Here is the letter with the details of the property I am talking about:

Dan and Amy Jenkins
7568 Cistena Way
March 11, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers since 1999. We bought the land, designed and built our house with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely, Amy Jenkins

On Mon, Mar 13, 2023 at 3:23 PM Michael Pesicka <mpesicka@douglas.co.us> wrote:

> Hi Amy,

I cannot open the attachment. Would it be possible for you to send a PDF?

Thank you,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 Main | 303-660-7460
Email | mpesicka@douglas.co.us

-----Original Message-----
From: Amy Jenkins <jenkinsamylou@gmail.com>
Sent: Sunday, March 12, 2023 4:01 PM
To: Michael Pesicka <mpesicka@douglas.co.us>
Subject: Against rezoning of Pinery 46 acres

Please read letter from longtime resident whose home is adjacent to development

From: Sheldon Irish
To: Michael Pesicka
Cc: Julie Luna; Steve Preston
Subject: Homeowner comments to Pinery 40 subdivision traffic report
Date: Friday, March 17, 2023 2:42:28 PM

Mike, below are some homeowner comments on the Traffic Impact Study submitted by Pinery 40 LLC (NOTE: Prepared for Highline Engineering and Survey not Pinery 40 LLC).
Please provide our comments to Chris Martin the Douglas County Traffic Engineer (referral agency engineer) or Pinery 40 LLC for their consideration
We request the traffic study be updated to address the the below comments

Thank you

Sheldon Irish
Protect The Timbers Volunteer

Homeowner Review Comments

1) The study was conducted on Tuesday January 24, 2023. According to historical weather reports for January 24th, 2023, the low temperature for the day was 17 degrees, with a high of 32 degrees.
Due to the low temperatures, we assume the traffic volumes would be lower than a normal 50 degree day. It is a fact, more people work from home on colder days. So a difference temperature should be conducted and the associated traffic volume. Also it appears cyclists and pedestrian traffic was not addressed around the street cross walks

2) The study identified the PM peak hours as 4-6 pm. Local schools have dismissal times between 2:30 (Sagewood MS) and 3 pm (Ponderosa HS). Additional traffic congestion on S. Pinery Pkwy, Fox Sparrow Rd, and Bayou Gulch Rd** was not considered. **Student traffic going to the area middle and high schools has already created significant traffic issues at the intersections of Fox Sparrow/bayou Gulch Rd, and S. Parker RD/Bayout Gulch Rd. particularly during the morning peak hours. Added homes to the area will only negatively impact an already problem.
NOTE: Due to the traffic concerns during these periods, the community has been paying for Douglas County Sheriff off duty patrols to monitor the traffic.

3) Site Description
The report states “the land for the development is currently vacant and surrounded by open space and a mix of residential, recreational and school land uses.” This is somewhat deceiving. In reality the development site is adjacent to the Colorado Horse Park (south side) and residential (north, east and west sides), with a small corner (south-east)touching open space. The way it’s phrased in the report downplays the significant impact on neighboring residences.

4) S. Parker Road and S. Pinery Pkwy intersection should be the west boundary for the traffic study (Chris Martin implied the same during a phone call last year). This intersection is a prime feeder to the S. Pinery Pkwy traffic especially during school morning and afternoon traffic periods. NOTE: Page 4-“Existing and Committed Surface Transportation Network”- Parker Road should be included in the transportation network.

5) Should the study address collision reports from Douglas County Sheriff? it is known that the intersection of S. Parker Rd and S. Pinery Pkwy has experienced a higher than normal accident rate.

Timothy & Francesca Kagele
5366 Saratoga Rd.
March 16, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel purchased by Pinery 40 LLC (Project ZR2023-002). We live in filing 8A, lot 105 of the Pinery, and have lived here for nearly 30 years. A primary reason we moved here was the unique character and rural nature, abundant wildlife, and many open spaces that this community offered. Although this area has experienced significant growth over the years due to planned expansion of "The Timbers", the development has so far maintained the unique character of the area.

We are aware that Mr. Russell Hall (Pinery 40 LLC) has submitted a proposal for major rezoning of the subject property from .3 DU per acre, to 1.3 DU per acre. Such a large density change is inconsistent with lot sizes in The Timbers bounded on the north and east sides, nor is it conducive to the commercial utilization of the Colorado Horse Park property situated on the west side of the subject land parcel. Changing from the planned density to the proposed density would adversely impact the unique character of the Pinery and The Timbers communities, not to mention how open space, walking paths, parks, and drainage will be integrated into the surrounding area.

Our property is situated to the northwest of the Colorado Horse Park property, and we are concerned about the amount of new traffic that will be generated along South Pinery Drive if ingress/egress of the new development is permitted from the west side of the Colorado Horse Park property. We also have safety concerns about impacts to children, pedestrians and pets that live along South Pinery Drive if traffic speeds are not controlled. Current traffic speeds and volume on South Pinery Drive between South Pinery Parkway and the Colorado Horse Park are already problematic.

We do not support this major rezoning amendment effort. The proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,
Timothy & Francesca Kagele

cc: the Pinery HOA

From: Rebecca Ellis
To: Planning Commission; Michael Pesicka; BOCC
Subject: Residents Opposition to Major Rezoning Project #ZR2023-002; Pinery 40
Date: Tuesday, March 21, 2023 10:48:23 AM

Dear Mr. Pesicka, Planning Commission Members, Commissioner Laydon, Commissioner Teal and Commissioner Thomas,

Thank you for your service to our citizens. Your decisions make a difference in protecting us, our safety and our quality of life. We appreciate your stewardship of the lands and development of our beautiful Douglas County.

Today I am recording my opposition to a preliminary proposed rezoning project near my home. I am in favor and support the current zoning for 15 new homes but oppose the major amendment which would allow 60, 90 or 130 new homes. This is a dramatic increase in the density of the neighborhood. Like most of my neighbors, we chose and invested in this Planned Development, counting on the continuation of the established zoning.

LOCATION: Near the Timbers main entrance; adjacent to Filing 22, 23 EAST) South Pinery development (WEST) High Prairie Farms (NORTH,) Horse Park (SOUTH.)

As you know and hopefully have seen, The Timbers of The Pinery is a well-established residential home development that has been built out in phases over the past 30 years. It is a well designed combination of natural Ponderosa Pine open space, trails and single family home lots. It embraces Ponderosa High School, Sagewood Middle School, a Dog Park, The Colorado Horse Park and Equestrian Trails. The proposal for rezoning inside of this established neighborhood is a misfit.

The proposed amendment Project #ZR2023-002; Pinery 40 is not consistent with the development standards, commitments and overall intent of The Timbers development adjacent to the Colorado Horse Park and does NOT include open spaces, pocket parks or walking trails. In addition, the Higher Density zoning changes that are proposed would likely cause erosion and drainage problems, disrupt wildlife movement and habitat, create congested traffic and increase light and noise pollution.

NOTE: The development standards which are violated by this proposed rezoning can be found in Douglas County Comprehensive Master Plan. Please reference Section 1503, Policy 2, and the restrictions for development of Separated Urban Areas (SUAs) which includes The Pinery and The Timbers.

I support the current zoning for 15 new homes on the 46 acres. The existing zoning is consistent with the development standards, commitments and overall intent of The Pinery and The Timbers. The existing zoning matches the adjacent existing development: High Prairie Farms, which has approximately 2.5 acres per home.

Please reject the proposed higher density in this major amendment Rezoning Project

#ZR2023-002; Pinery 40.

Thank you.

Sincerely,

Rebecca Bell Ellis
5215 Shade Tree Lane
Parker CO 80134
ph 408-833-4200

Don and Laurie Appleby
5096 Morningside Way
Parker, CO 80134
Email: lonapple2@live.com / laurie.0314@gmail.com

March 21, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka,

We are grateful for the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for six years, and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1,486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park.

We were attracted to the Timbers because of the plentiful open spaces, proximity to a rural environment, and the high quality and unique designs of each home in the Timbers, with large lot sizes and "elbow room" between homes. We are incredibly saddened to see the recent trend in Douglas County with the growth of high-density developments, making Parker just another big suburb of Denver. That is NOT what we want for our neighborhood! This proposed development further exacerbates that trend. Douglas County is losing its character that had previously attracted home owners to this area. We are also extremely concerned that this proposed development would have a significant negative effect on our home values.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by

their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We vehemently oppose this major rezoning amendment effort! Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please **deny** the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Don Appleby Laurie Appleby

Don and Laurie Appleby

From:	Tim Andree
To:	Michael Pesicka
Cc:	Julie Andree
Subject:	Project Nuber ZR2023-002; Shire Meadows
Date:	Tuesday, March 21, 2023 4:12:10 PM

Dear Mike,

I'm writing with respect to the re-zone effort being undertaken with respect to Project Number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46- acre parcel of land, east of SH83 and North of Bayou Gulch Road.

My family has lived in the Timbers for a year and a half and we moved here with the explicit knowledge of the zoning for the 46-acre parcel of 15 each 2.5 acre lots. The zoning of the open space was one of my first questions to my real estate agent. Interestingly enough, she provided me with the information on the zoning and followed it up with "you should take comfort in the horse park and the zoning, it would be shocking if anyone ever tried to destroy this area with a track house neighborhood". As a lawyer, I know that things can always change, but that comment has stood out to me since the news of the "new development" started. Who would want to destroy this area with yet another cookie cutter neighborhood? Parker has quite enough of those.

As a family, we paid a premium to live in the Timbers because we believed in a community that boasts 1486 acres, with 384 acres of open space, 12 miles of walking trails and bountiful park land. I loved my first morning here listening to the sounds of the horse park competitions. I'm personally shocked at the current plan. As you likely know Mr. Russel Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) MAJOR rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation.

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density small lots in the middle and along the Colorado Horse Property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property is not compatible with the overall community character.

I've yet to see any motivation for changing zoning that has stood on the books for decades other than **greed**. If decisions continue to be made based upon who can make the quickest buck, the community we know and love will cease to exist. The zoning was originally put in place for a reason. To preserve the beauty of the land and allow citizens of Douglas County to be able to actually live in areas that feel like open space.

Finally, I'm concerned about traffic that could result from the approval of this rezoning. Parker Road is extremely dangerous. Nearly every month there's a major incident within a mile of the Timbers entrance (including a fatal accident last year). Any major rezoning effort to increase density of population should absolutely come with a plan for how we are going to

make Parker Road safer and not rely on a bought and paid for traffic study conducted by the developer.

My family DOES NOT SUPPORT this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution- DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA- Development issues.

Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration and time.

Best,

Tim Andree on behalf of the entire Andree family- Julie (my wife), Grace (5), Rozzy (3) and Hayes (5 months)

7000 S Yosemite Street, Suite 120
Centennial, Colorado 80112
303-221-0802
iconeng.com

March 22, 2023

Mr. Rick Nelsen
High Prairie Farms Metro District

RE: Drainage Report and Plan Review – ZR-2023-02

Rick,

ICON Engineering has reviewed the Phase I drainage study for Shire Meadows Estates Subdivision, prepared by Highline Engineering and Surveying Company, dated February 15, 2023. Additional information provided by the Douglas County Planning Department under case number ZR 2023-02 included the land use application, PD plan, narrative, public comments, title, traffic report, and will serve letter. The Site Plan, dated 2/15/23, was reviewed as an apparent update to the sketch plan and referenced material in the case number files.

This review is an initial review intended to consider High Prairie Farms Metro District operation and maintenance impacts to the existing and proposed open space, common use, right of way, and stormwater features. It is expected the majority of the proposed development is included within the HPFMD and therefore open space, recreation, and stormwater features that are located within the HPFMD are the future responsibility of the HPFMD.

The following key points were identified in the course of the review:

1. **Detention**. Developed runoff is proposed to be treated for quantity, quality and manner of flow within 3 detention ponds. Two (2) of the detention ponds are off-site and not under the jurisdiction of the HPFMD or the proposed Shire Meadows homeowner's association. The parcel within the Colorado Horsepark would be required at a minimum to have a platted stormwater easement. And in addition, an operation and maintenance plan that includes a surety for non-compliance. Upgrading and utilizing the natural flow paths to the existing ponds may be acceptable provided the stormwater infrastructure is adequately protected for form and function, by the HPFMD where it has jurisdiction and by the property owner outside of the HFPMD.

2. **On-site detention**. Until such agreement and easement is secured or at least proposed for the offsite stormwater infrastructure, the proposed redevelopment should be revised to reserve additional space for 2 on-site ponds.
3. **Access**. Regardless of maintenance responsibilities, the ponds will require access for maintenance, observation, and emergency operations. Again, offsite ponds will require easement agreements with the adjacent property owner prescribing access routes with no restriction on time or unreasonable limits on type of vehicle access. On-site ponds should have access from proposed right-of-way without restriction from private property easements – shared lot line utility easements are not acceptable conveyance or maintenance for regional drainage features.
4. **Pond C**. Additional detail in subsequent submittals should address known erosion, scour, and migration of Timbers Creek. Basin F and the location of Pond C are not within a stable reach of Timbers Creek and should be anticipated to change over time. Pond C is at risk of failure owing to its close proximity to Timbers Creek.
5. **Pond Outfalls**. Drainage design should consider significant changes required for additional flows into existing ponds. It is not clear that Pond A was originally designed to accept stormwater from the proposed development. Outlet structures, freeboard, water quality, outfalls, and energy dissipation standards have changed since original construction of those ponds. For example, Pond A may require additional emergency spillway design and upsizing of the outfall pipe from Pond A approximately 1500 feet south to Bayou Gulch.
6. **Culverts**. Culverts under roadways are expected to be the responsibility of the County as integral to the roadway infrastructure.
    a. Headwalls, wingwalls, rundowns and related features should avoid conflict with private properties. (i.e. north end of culvert on Block 4 Lot 28 of 2/15/23 site plan).
    b. Drainage infrastructure into the open spaces between Block 3 Lots 1-9 and Block 2 Lot 1-8 should include clear open space and stormwater easement access without conflict on private property. Discharges should weigh heavily on erodibility of soils at outflows from conventional flared end sections and should consider level spreaders or other features to spread velocities across the denuded, neglected pasture grasses.
    c. Main entry. The western entry of the proposed site includes a traffic circle and should also provide a culvert, culverts, or conveyance for existing stormwater conveyance from north to south.
7. **Open Space**. Utilization of open space between blocks is highly advantageous to creating disconnected impervious areas that mimic historic drainage conditions. The separation along the drainageway between Blocks 1 and 2 is a good example. Blocks 2 and 3, 3-4-5 could benefit from similar configurations.

8. **Grading**. Block 5 Lots 12-15 will have a significant grade differential from front to back of lot. Given the regional high point in the open space off-site to the north, consideration of proposed slopes on native sandy soils and revegetation of those south-facing, high sun angle areas is important. A front-facing 'walk-out' configuration or other strategies to limit rear lot grading and revegetation may be worth further discussion. (Block 5 Lots 2-3-4 and 9-8 may have similar slope issues, but grading can mitigate those drainage and stability issues across the full depth of both north and south lots, there is no northern constraint as in Lots 12-13-14-15.)
9. **Off-site tributary flows**. Block 5 Lots 23-24-25 seem subject to surface drainage issues from the existing pond along the north-northeastern boundary. Additional details on surface flows in this area will be important to consider for maintenance, vegetation conditions such as overgrowth, sedimentation, ponding, mosquitos and other delinquencies of open channel swale diversions to move trickle flows along contours and around lot lines.
10. **Emergency Access**. The latest site plan does not connect the west boundary to Cistena Way. Consideration for at least emergency access that is gated, secured, or otherwise restricted can be highly advantageous for all parties. This can be during emergency response events, but also during routine maintenance or urgent operations that render public roadways closed for a period of time. Culvert failures, water line sinkhole repairs, and other infrequent but significant infrastructure events can be great uses for opening of emergency access and save money on costly half-and-half phased construction.

There are a number of stormwater and drainage design details that need to be resolved at this time.

Sincerely,

Troy W. Carmann, PE
ICON Engineering, Inc.

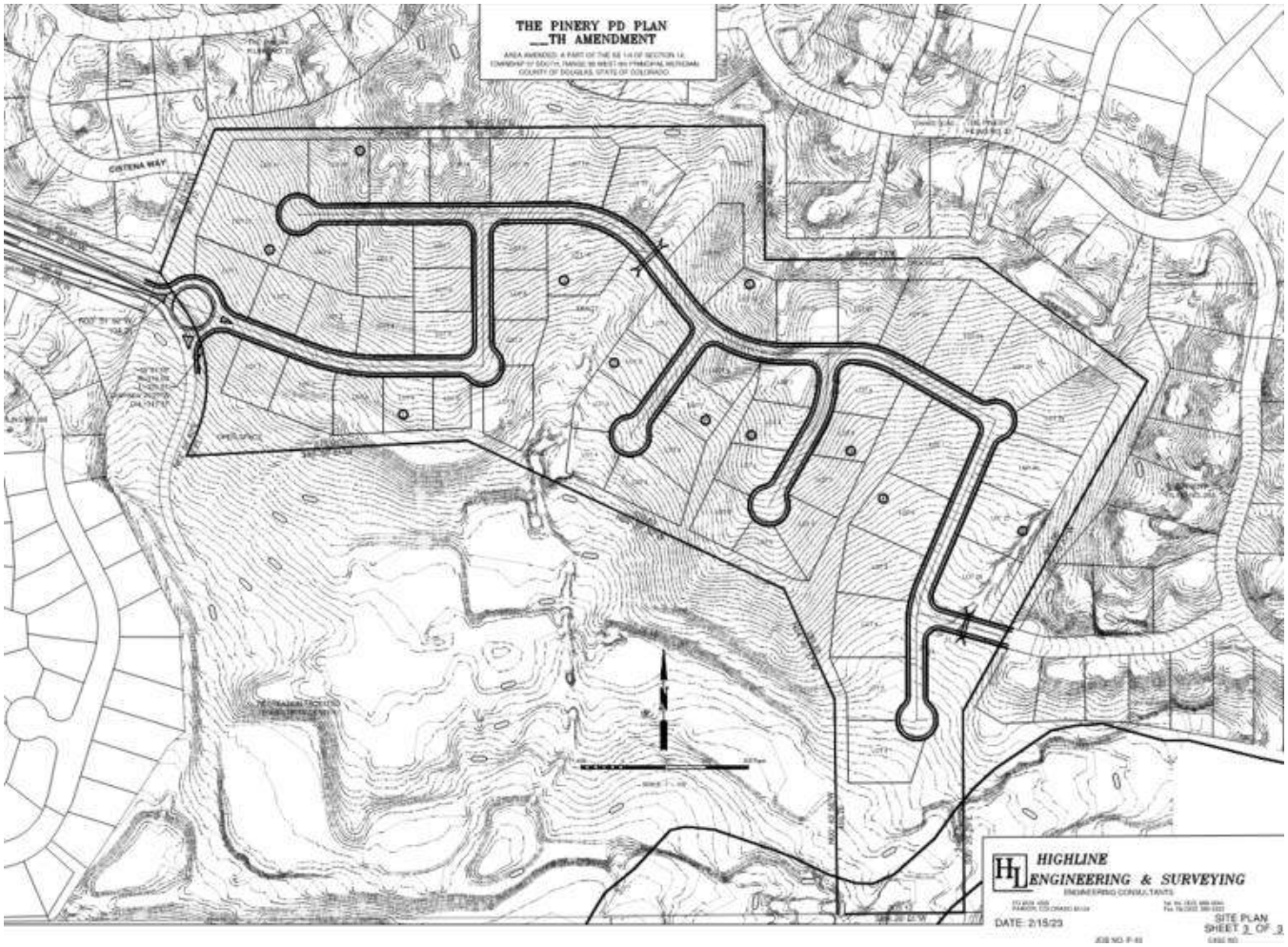


Figure 1 – 2/15/23 Site Plan snapshot

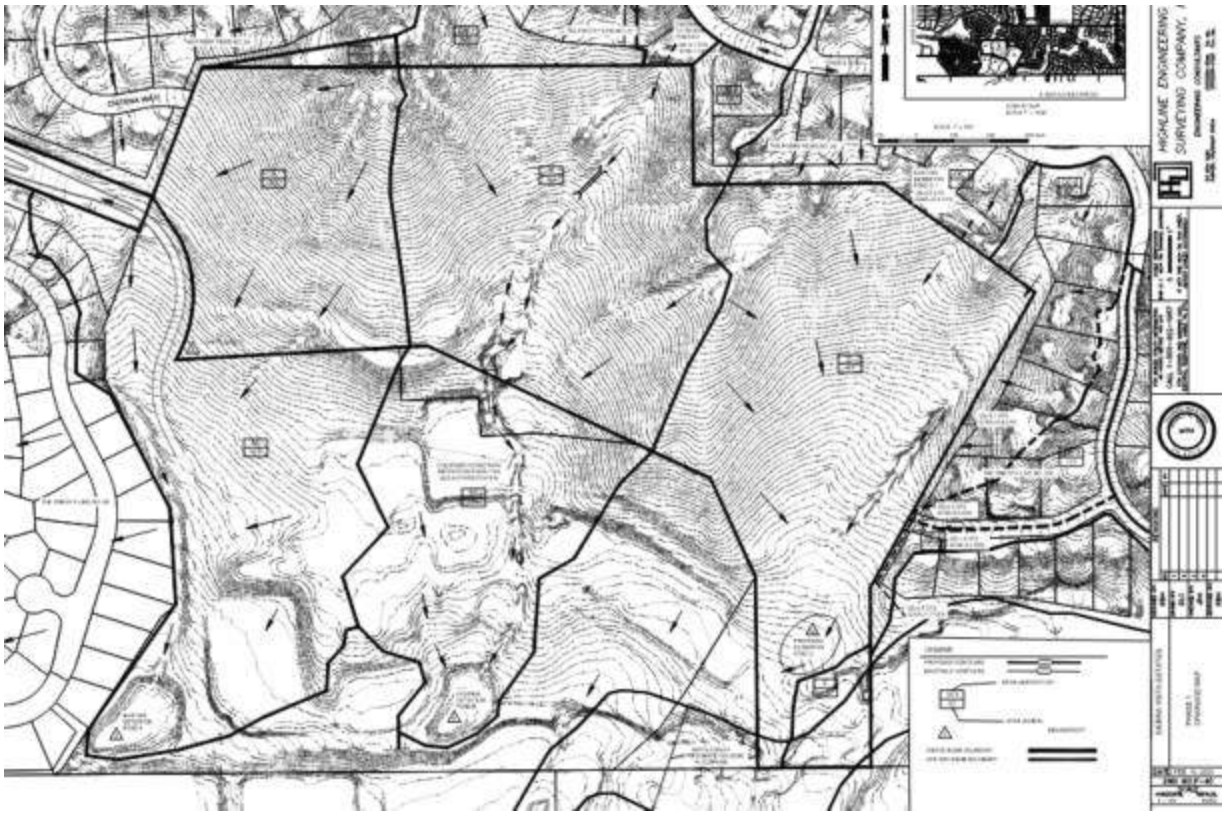


Figure 2 – Feb 15, 2023 Drainage Plan snapshot

From: Katherine Kipe
To: Michael Pesicka
Subject: ZR2023-002
Date: Friday, March 24, 2023 12:25:45 PM

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us
Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre
parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3
DU/acre to 1.3 DU/acre

To whom it may concern:

As a resident of the Pinery I am opposed to the rezoning and development noted above.
I've lived in the Pinery for 23 years and have seen the growth of traffic and the noise and light pollution.
When I moved here, I could see the stars and breathe fresh air. That has changed for the worse.
The main concern is the traffic.
Please stop this rezoning.

Katherine Kipe
Red Oak Way
The Pinery

From: Shauna Wilbraham
To: Michael Pesicka
Subject: Pinery 40 LLC
Date: Friday, March 24, 2023 4:14:25 PM

To whom it may concern:

My husband and I grew up in the Denver area (Littleton) and we married in 1984 and started raising our family. We had friends, in the 1980's, move into the newly developing Pinery neighborhood. We loved this area and we saved and saved until finally last year we were able to buy the home of our dreams in The Timbers. Almost 40 years it took us to get here. We wanted to live in an area that had a mountain feel but, wasn't in the mountains. We wanted

the beautiful trees and forest to surround us. We wanted space between neighbors because our other homes were all on top of each other. We wanted less traffic and to feel away from it all. We wanted to enjoy the wildlife, the deer, foxes and yes, even wild turkeys. We just get moved in to find out that right over the hill from us, a developer is going to try and change the landscape of what took us 40 years to begin to enjoy. We are not against houses being built. All we ask is that it is consistent with what is already surrounding this area. This development will not be consistent

with what is already here. Track homes are not part of this landscape. It will lower property value, take away our vegetation and wildlife and it will drastically increase traffic in the area. The other issue pertains to water. We are already strapped with water regulations, which is killing our trees when we are in draught conditions. How in the world can we keep sustaining this growth of new housing in an area that is already at the bottom of the well. Please listen to the residents living in the area and those of us who will be negatively impacted.

Thank you for your time and

consideration.

Scott and Shauna

Wilbraham

5524 Nuthatch Rd

From:	Scott Gough
To:	Michael Pesicka
Cc:	Laurie Gough; Carlo Jones; Deanna Jones; Tom Bozeman; Ann Bozeman; Jim Wambach; Judy Wambach; Mike Mike Bender; Lindsay Van Keuren; Rick Van Keuren; Gary Valko
Subject:	Do Not Rezone Colorado Horse Park For Pinery 40 LLC
Date:	Friday, March 24, 2023 1:50:07 PM

Laurie and Scott Gough
7420 Meadow View
Parker, CO 80134

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived for over 25 years in Pinery 8B and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.
Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property

line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.
We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration and sincerely,

Laurie and Scott Gough

Sent from AOL on Android

From: Mike Gutru
To: Michael Pesicka
Subject: Project #ZR2023-002; Pinery 40 Rezone and Subdivision
Date: Saturday, March 25, 2023 4:22:23 PM

Michael Gutru
5307 Pinyon Jay Rd, Parker 80134
March 25th, 2023

Douglas County Department of Community Development

Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104

mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Mr. Pesicka,

I am writing you in regards to the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). I am a Colorado native who has previously lived in southeast Denver (I-25 and Yale) and the Tech Center (I-25 and Belleview) areas for the better part of 6 decades. Each time I have moved has been due to the "increase in density" where I lived at the time and its' inevitable negative consequences. So, we (wife and family) moved to the South Pinery / Timbers area 2 years ago. We paid the "seller's market" price for a lower density neighborhood with less crime and congestion.

Now a developer and his investors (who do not live in the area) are trying to re-zone (increase the density per acre) for the 46-acre parcel of 15 each -2.5 acre lots. This re-zoning would also include the connecting of the Cistena Way cul-de-sacs off of Nuthatch Rd and Pinyon Jay Rd, turning neighborhood streets into main thoroughfares to Fox Sparrow Rd and Sagewood Middle School.

The proposed re-zoning runs counter to the current Timbers community which consists of 1,486 acres, 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots. This lower density community also restricts the traffic through the neighborhoods to just the families who live on a given street/in a specific filing. The streets Singletre Lane/Saddle Creek Trail, Prairie Lake Trail, Saratoga Rd / Meadow View, Nuthatch, Towhee and Pinyon Jay all restrict "thru" traffic - not allowing traffic from say Saddle Creek Trail to Prairie Lake Trail or Nuthatch to Pinyon Jay. This lower density neighborhood is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall's (Pinery 40 LLC) latest rezoning request of 60 lots (1.3 DU per acre) is still 4 times the original 15 lots. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

<!--[if !supportLists]-->○ <!--[endif]-->Lot density is 4 times existing zoning and is not comparable to the Timbers community
<!--[if !supportLists]-->○ <!--[endif]-->Minimal open space, no walking paths, and no pocket park
<!--[if !supportLists]-->○ <!--[endif]-->Drainage approach contributes to an already existing Timbers Creek erosion situation
<!--[if !supportLists]-->○ <!--[endif]-->Turning neighborhood streets into main thoroughfares to Fox Sparrow Rd and Sagewood Middle School.

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher

density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

And finally (on a more personal note) I do not understand why a developer and his investors (who do not live in the neighborhood and who would not want this kind of “density change” in their neighborhood) would be allowed to negatively impact the lives and home values of 900+ households solely because of greed. They purchased the land knowing it was zoned for 15 2.5 acre lots. I am hoping Douglas County puts the interests of its residents before the financial interests of non-resident investors. There is plenty of other undeveloped Douglas County land for Mr. Hall’s “high density” communities.

Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Michael Gutru

From: BOCC
To: Michael Pesicka
Subject: FW: Opposition to Re-Zoning of Colorado Horse Park Property
Date: Sunday, March 26, 2023 11:21:57 AM

From: manitou4@comcast.net <manitou4@comcast.net>
Sent: Saturday, March 25, 2023 3:27 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Opposition to Re-Zoning of Colorado Horse Park Property

Dear Douglas County Commissioners,

I am writing to you as a concerned resident of The Timbers community, to express my opposition to the proposed re-zoning of the Colorado Horse Park property in order to increase the density of future residential development on that property.

I, and probably most residents of The Timbers, do not oppose any and all future development on this property. I do, however, oppose development on this property at a density greater than what the current zoning allows. Currently that 46-acre property is zoned for 2.5 acres per dwelling unit, which would allow for construction of 15 homesites. There is a market for such homes, and the only one benefitting from higher building density would be the developer.

From a drainage perspective, higher-density development on this property would result in a significant increase of water flow to Timbers Creek and the remaining CO Horse Park, resulting in greater erosion and potential FEMA flood zone issues. This could foreseeably impact all property values in The Timbers and surrounding neighborhoods in a negative manner.

At 60 lots, the new rezone would be 4 times greater than current zoning with no provision for pocket parks, open space and sufficient water detention. As such, the proposed community would be completely out-of-character with the existing communities that surround it, which have incorporated all of these amenities.

The developer has not reached out to High Prairie Farms Metro District for consultation on open space management. This is unusual and MAY be indicative of drainage/erosion issues.

The 2040 Douglas County Master Plan states future development in the Pinery Separated Urban Area must be compatible with pre-existing density, character, etc. I, and I'm sure I speak for all residents of The Timbers, can think of no good reason to approve any exceptions to the 2040 Douglas County Master Plan. To do so would seem to have no valid purpose other than enrichment of the proposed developer.

For all of these reasons, I am opposed to any re-zoning of the Colorado Horse Park property.

Sincerely,

Rob Wignall

From:	Jim Wambach
To:	Michael Pesicka
Cc:	Scott Gough; Laurie Gough; Carlo Jones; Deanna Jones; Tom Bozeman; Ann Bozeman; Judy Wambach; Mike Mike Bender; Lindsay Van Keuren; Rick Van Keuren; Gary Valko
Subject:	Do Not Rezone Colorado Horse Park For Pinery 40 LLC
Date:	Monday, March 27, 2023 1:47:52 PM

Jim and Judy Wambach
7461 Meadow View
Parker, CO 80134.

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from 0.3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka,

While we appreciate the opportunity to comment on the proposed major amendment rezoning of the subject 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002), we're troubled by the trend shown by the project number, as well as by the subject of this specific rezoning request itself. Clearly this is at least the second rezoning request listed in the County's books.

We live in Pinery 8A, not 8B. That being said, we live in the portion of Pinery 8A in the "Pinery South" that is literally across the street from houses in Pinery 8B, and we share a single common road (South Pinery Drive) to access our house.

We have lived in this house for 27 years, moving here from more densely populated portions of Douglas County for the obvious reasons:
- more open spaces available to explore, and to raise our children in the beauty of Douglas County;
- less noise and traffic

We also did this knowing that we would have longer trips to work, but the cost was worth the benefits of a more "suburban/rural" location.

We bought our house here knowing that at some point in the future the 46-acre parcel would likely be filled with 15 2.5-acre lots. That seemed reasonable.

Beyond the noise and light impact on those of us who moved here for more peace & quiet, the traffic impact on South Pinery Drive by quadrupling the housing density of that parcel would be significant. Assuming 2 cars per family, we'll face traffic that we made it a point to move away from.

I'm sure the County's water engineers have a view on this, but as an engineer myself (not a water engineer, but Mechanical), I have a hard time believing that quadrupling the housing density in this area would have no detrimental impact on the stormwater runoff or, more importantly, the percolation of water into the local aquifer. As a Colorado native, I know just how important water management here is.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.
We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration and sincerely,

Jim and Judy Wambach
7461 Meadow View
Parker, CO 80134

From:	Tom Bozeman
To:	Michael Pesicka
Cc:	Laurie Gough; Carlo Jones; Deanna Jones; Ann Bozeman; Jim Wambach; Judy Wambach; Mike Mike Bender; Lindsay Van Keuren; Rick Van Keuren; Gary Valko; Scott Gough
Subject:	Do Not Rezone Colorado Horse Park For Pinery 40 LLC
Date:	Wednesday, March 29, 2023 9:52:15 AM

Tom Bozeman
7422 White Ash Place, Parker, CO 80134
March 29, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 22 years and we moved here specifically for the less urban environment and with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation
- No light pollution or landscaping plan

Safety - traffic and ingress/egress is a significant problem. A few years ago, we had a wildfire leading to a reverse 911 call and immediate evacuation of the entire area. The resulting traffic

congestion was extreme – people were trying to evacuate, plus people who got the reverse 911 call at work tried to enter and go to there homes to rescue family, dogs, pets, horses, etc.

The congestion led to the police setting up a roadblock on South Pinery Parkway and HW 83. This resulted in a traffic jam backing up traffic on HY 83. Thankfully the fire was put out before it reached our homes (fire department response would have been obstructed by all the cars backed up on HW 83)

The root issue is only **one evacuation route** (S Pinery Drive). The Pinery 40 rezoning will increase this safety problem.

If these 46 acres are developed:

- Stay within the long establish Development Plan of 2.5-acre home lots
- Include egress out of the 46 acres to the north to S Pinery Parkway and/or egress south to Bayou Gulch Rd

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,
Tom Bozeman
Cell 303 909 0013
tomboze@outlook.com

From:	Jim Wambach
To:	Michael Pesicka
Cc:	Scott Gough; Laurie Gough; Carlo Jones; Deanna Jones; Tom Bozeman; Ann Bozeman; Judy Wambach; Mike Mike Bender; Lindsay Van Keuren; Rick Van Keuren; Gary Valko
Subject:	Do Not Rezone Colorado Horse Park For Pinery 40 LLC
Date:	Wednesday, March 29, 2023 5:07:06 PM

Jim
Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from 0.3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka,

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We live in Pinery 8A, not 8B. That being said, we live in the portion of Pinery 8A in the "Pinery South" that is literally across the street from houses in Pinery 8B, and we share a single common road (South Pinery Drive) to access our house.

We have lived in this house for 27 years, moving here from more densely populated portions of Douglas County for the obvious reasons:
- more open spaces available to explore, and to raise our children in the beauty of Douglas County;
- less noise and traffic

We also did this knowing that we would have longer trips to work, but the cost was worth the benefits of a more "suburban/rural" location.

We bought our house here knowing that at some point in the future the 46-acre parcel would likely be filled with 15 2.5-acre lots. That seemed reasonable.

Beyond the noise and light impact on those of us who moved here for more peace & quiet, the traffic impact on South Pinery Drive by quadrupling the housing density of that parcel would be significant. Assuming 2 cars per family, we'll face traffic that we made it a point to move away from.

I'm sure the County's water engineers have a view on this, but as an engineer myself (not a water engineer, but Mechanical), I have a hard time believing that quadrupling the housing density in this area would have no detrimental impact on the stormwater runoff or, more

importantly, the percolation of water into the local aquifer. As a Colorado native, I know just how important water management here is.

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We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration and sincerely,

Jim and Judy Wambach
7461 Meadow View
Parker, CO 80134

From:	Tom Bozeman
To:	Michael Pesicka
Cc:	mbbender67@gmail.com; Ann Bozeman; laurieg7420@aol.com; cj2qik4u@comcast.net; megatron61@comcast.net; jim.wambach@comcast.net; judywambach@comcast.net; lindsayvankeuren@gmail.com; colosnow@gmail.com; president@pinerysouth.com; sgough33@aol.com
Subject:	Do Not Rezone Colorado Horse Park For Pinery 40 LLC
Date:	Friday, March 31, 2023 7:35:14 AM

Ann Bozeman

7422 White Ash Place, Parker, CO 80134

March 31, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 22 years. We moved here to enjoy the less urban surroundings and knowing the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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- No light pollution plan or landscaping plan

Safety/evacuation route. A few years ago, I was at home and received a reverse 911 call to immediately evacuate due to a wildfire. I grabbed the dog, laptop, and one family heirloom and left – or at least tried to leave. The traffic was crazy – people were trying to evacuate, plus people who got the reverse 911 call at work tried to enter and go to their homes to rescue family, dogs, pets, horses, etc.

The police set up a roadblock on South Pinery Parkway and HW 83, resulted in a traffic jam backing up traffic on HY 83. Thankfully, the fire was put out before it reached our home (fire department response would have been obstructed by all the cars backed up on HW 83)

The root issue is only **one evacuation route** (S Pinery Drive), creating a "box canyon". The Pinery 40 rezoning will add even more to this.

If these 46 acres are developed:

- Stay within the long establish Development Plan of 2.5-acre home lots
- Include egress out of the 46 acres to the north to S Pinery Parkway and/or egress south to Bayou Gulch Rd

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We oppose this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Ann Bozeman
785 554 3934
annboze@gmail.com

William McDonnell
7532 Cistena Way
March 31, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

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Thank you for your consideration. Sincerely,

William McDonnell

Karen McDonnell
7532 Cistena Way
March 31, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

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Thank you for your consideration. Sincerely,

Karen McDonnell

4/3/23

Patrick O'Neal
5388 Pinyon Jay Rd.
Parker CO 80134

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

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We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for 7 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

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Thank you for your consideration.

Sincerely,

Patrick and Cathy O'Neal

Dear Michael,

Craig and I have owned our home at 7985 Towhee Rd in the Timbers / Pinery for the past 5+ yrs. We are writing to let you know we are firmly AGAINST the rezoning and subsequent high density development proposed by Pinery 40 LLC in Project # ZR 2023-002. This rezoning of the PA63 (46 acre parcel, 2.5 acre lots, 15 each) to 60 parcels is unacceptable for many reasons, including:

- The proposed increased density development lacks adequate open space, trails and parks for those 60 homes.
- Creates increased risk for more Timbers Creek erosion.
- Drainage system leverages the Colorado Horse Park Detention Ponds.
- The proposal does not meet Douglas County Zoning Resolution - DCZR 1520-01-0.04, and is not consistent with the development standards, commitments and overall intent of the Timbers community adjacent to the Colorado Horse Park.
- Concerns for preserving wildlife habitat and movement of wildlife.
- Safety and traffic concerns with the proposed 4x higher density homes.

Please vote AGAINST this major amendment to rezone this 46 acre parcel.

Sincerely,

Valerie and Craig Moller

Parker 3/29/23

Homeowner name
Homeowner address
DATE, 2023



Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

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Thank you for your consideration. Sincerely,

Kris Aspenwall

303-929-2132

Greed and thoughtless, careless expansion. I absolutely oppose!

9928 Pine Forest Lane Parker Co 80134

Alyssa McCracken
7335 Meadow View
April 5, 2023



Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the South Pinery for 8 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely, Alyssa McCracken

10 April 2023

Dr. Jenna Preston
7998 Cistena Way, Parker, CO 80134

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street, Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: *Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre*

Dear Mike Pesicka,
I appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). I have lived in the Timbers for five (5) years. We bought our "forever" home using a VA loan following my husband's retirement from the U.S. Air Force. We were aware that there could be 15 homes built on 2.5 acre lots on the serene 46-acre open space we can see at the end of our cul de sac. We walk our dog throughout our neighborhood and on the miles of walking trails daily. The first moment I drive on Cistena Way five years ago, I knew immediately, this was our forever home in this Douglas County area with views of the Rocky Mountains and the Colorado Horse Park.

I work as a Licensed Clinical Psychologist on Buckley Space Force Base in Aurora. As I mentioned earlier, my husband is a military veteran. I am blown away by the number of veterans who have chosen the Timbers as their home following active service. On our street alone, 50% of the homes contain veterans. The military culture is built on integrity, honor, and service before self. I witness firsthand vets struggling with silent (depression, anxiety, trauma) and visible scars earned during service to this great land we call America. They deserve to retire in a quiet community like the Timber.

Mr. Russell Hall (Pinery 40 LLC) submitting a 60 lot (1.3 DU per acre) major rezoning request lacks honesty, integrity, and appreciation for this Douglas County land. It has created immense anxiety and disgust by the residents in our neighborhood, especially as we uncover documentation that Mr. Hall has engaged in similar behavior in the past. His attempt to re-zone for 4-times the existing zoning would make our Cistena Way a major vein to Fox Sparrow creating a cut through to the middle and high schools nearby, forever changing the safe, quiet road we chose to live. This re-zoning effort has no viable consideration for contributing positivity to the 900+ homes in the Timbers and Pinery South communities (i.e. walking trails, open space, appropriate drainage, etc) and would only add to the serious Timber's Creek erosion situation. Additionally, Mr. Hall's development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

In honor of our heroes and neighbors, I DO NOT SUPPORT this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Dr. Jenna Preston (preston.jenna@gmail.com, 301-266-2627-V

Hans & Annette Wychgram
8609 Windhaven Dr
Parker, CO 80134
April 4, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for 7 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each - 2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

H.H. Wychgram

From:	lorimnaes@gmail.com
To:	Michael Pesicka
Subject:	Rezoning in the Timbers
Date:	Wednesday, April 12, 2023 7:38:40 AM

Lori Naes

8355 Gopher Court

Parker, CO 80134

April 7, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka,

Thank you for being open to comments on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers **for almost 23 years** and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

The big lots and lower density are big reasons why people are attracted to this area and why they live here. The rezoning proposed by Mr. Russell Hall (Pinery 40 LLC) is contrary to that concept. While I understand the need for rezoning in certain circumstances, this seems purely for financial gain for Mr. Hall and absolute detriment to the homeowners whose current properties are adjacent to this property and the Timbers in general because of the increased density and wild character change with this proposed density. It seems wildly unfair to benefit the owner of this property in question over the multitude of Timbers residents who are adjacent to it and purchased their property with the knowledge that they border 15, 2.5 acre lots.

I do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your kind consideration,

Lori M. Naes

8355 Gopher Court, Parker, 80134 303-717-4157

April 12, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr. Pesicka:

We are reaching out to provide feedback regarding the proposed rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We just recently relocated to the Timbers with the appreciation of the current zoning and expectation that it would continue. Whether right or wrong, it is what drew us to the area. Our understanding is that parcel is currently zoned for 15 lots and roughly 2.5 acre per parcel which is significantly different than the numerous proposals put forth by the developer.

As you know The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is **4 times existing zoning** and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is **not** compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Dave and Pam Fisher – 8881 Windhaven Drive, Parker, CO 80134

From: Jennifer Hoye
To: Michael Pesicka
Subject: Rezoning in South Pinery
Date: Thursday, April 13, 2023 7:41:11 AM

Jennifer Saupe
7440 white ash pl
Parker, CO 80134
March 25 2023

Douglas County Dpt of Community Dvlpmnt
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 10 years, and I have lived in Parker for most of my life. I attended Parker Vista Middle School and Ponderosa, living in Stonegate throughout my childhood. As an adult, I moved to Chicago, got married, and had our first child, which motivated a change in moving back to Parker where we would have more recreational space for our family, great schools, and a sense of community. We specifically chose the Pinery for the established trees and unique design, unlike the cookie-cutter communities flooding the rest of Douglas County.

We had knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is

notcomparable to the Timbers community
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We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Jennifer Saupe

Sent from my iPhone

Ryan Westervelt
5643 Sunridge Dr
Parker, CO 80134
April 16, 2023

RECEIVED
APR 19 2023
Douglas County Planning

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). My wife and I have lived in the Timbers for three years, however I grew up in the Pinery South and have lived in the area since 1992. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
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Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet *Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07* or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Ryan Westervelt

From:	Randy Satrum
To:	Michael Pesicka
Cc:	RSatrum@comcast.net
Subject:	Re-Zoning of ZR2023-002; Shire Meadows: Rezone and Subdivision
Date:	Tuesday, April 18, 2023 12:56:22 PM
Attachments:	Timbers Rezoning.docx

Please consider my letter attached a formal request to deny the re-zoning of our community. Additional home with the requisite open space, parks and walking trails as currently enjoyed by the residents of the pinery, south pinery and timbers community needs to be protected. We do not want to cram dozens of homes into this space creating a concrete jungle like so many of the other new housing developments around Douglas County.

Best regards,

Randy Satrum
Sr. Services Account Manager | Regional Contract Manager
M +1 303-478-9860
Cell - 303-906-0558

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Randy and Alice Satrum
7385 Meadow View
Parker, CO 80134

April 17, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the South Pinery for over 20 years, and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each - 2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.
We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,
Randy S. Satrum
303-906-0558 c - RSatrum@comcast.net

Chuck and Tammy Caldwell
8716 Windhaven Dr.
Parker, CO 80134

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for 21 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Chuck and Tammy Caldwell

From: Curt Weitkunat
To: Darren Turco
Cc: Michael Pesicka
Subject: RE: new info re: development
Date: Tuesday, April 25, 2023 8:20:38 AM

Mr. Turco,

Thank you for you email. I've copied the project planner, Mike Pesicka, on this response. Your correspondence will be included in the file for this project. Staff does not approve or deny a major amendment to a Planned Development, but provides an assessment in light of the approval criteria (as you noted below) for consideration by the Planning Commission and County Commissioners in public hearings.

You may see the associated project records via this link.
https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=RezoningJob&PosseObjectId=85882339

Sincerely,

Curt
Curtis J. Weitkunat, AICP | Long Range Planning Manager
Douglas County Department of Community Development
Planning Services
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4365 **Main** | 303-660-7460
Email | cweitkunat@douglas.co.us

From: Darren Turco <darren@uhgllc.com>
Sent: Monday, April 24, 2023 6:09 PM
To: Curt Weitkunat <cweitkunat@douglas.co.us>
Subject: new info re: development

Dear Mr. Weitkunat:

Thank you for reading this email and your service to Douglas County.

I wanted to send this email to you to voice my concern and displeasure over the major rezoning efforts by Rick Hill, his partners, and the Pinery 40 LLC. Officially known as:

Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

-

I moved here in 2012 with a full understating that the area behind my home was zoned for 15 homes should the owner(s) of the Colorado Horse park ever sell the land. My family are horse owners, and active equestrians. The horse park has been and is currently a vital part of our family and our community. Over the years we have witnessed a family of coyotes raise their pups in the back pastures, witnessed a family of Great Horned owls' birth and raise their offspring in the trees along my property and train them to hunt in the back pastures. Witnessed birthing of deer and many other wildlife experiences that are once in a lifetime and extremely unique to the area under consideration of the major rezoning.

Through multiple meetings, review of proposals to Douglas County by Pinery 40 LLC, general conversations with multiple concerned parties. I, and many others, struggle with the purpose and benefit of this major rezoning effort. Based on all the studies I have reviewed, along with the requested responses by Douglas County officials, it seems this is a blatant land grab for profit that benefits an individual and/or a select few, while offering no benefit to the surrounding community, environment, or the equestrian community and Douglas County in general. There is no clear planning by Pinery 40 LLC, or how this positively impacts or enhances the well thought out Timbers Community development, the ripples of this major rezoning will have a negative impact on the all the communities for years.

Additionally, the major rezoning proposal submitted by Pinery 40 LLC, doesn't meet the following Douglas County Zoning Resolutions:

DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES

Furthermore, some of the studies submitted to the County have been completed by related companies owned by very developers attempting to get the major rezoning effort passed. I am not sure if this is a common occurrence in development projects, but it certainly raises a level of concern towards the authenticity, neutrality, and effectiveness of these studies.

In closing, I would welcome the opportunity to meet with you as a constituent who is very concerned with any major rezoning efforts to the Colorado Horse Park aka Pinery 40 LLC. Should we not be able to meet. I ask you to please deny this major rezoning effort.

Thank you!

The Turco Family
5333 Pinyon Jay Rd
Parker, CO 80134

Geoffrey & Carolyn Snell
7914 Towhee Rd.

April 29, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for 2.5 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area and **our lot borders the Pinery 40 LLC parcel**.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 90 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation which shouldn't be ignored.

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or

Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,



Geoffrey Snell

gobisonconst@msn.com

From: Richard & Barbara Skowronski
8745 Selly Road
Parker, CO 90134
May 8, 2023

To: Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers area (Misty Pines) 30+ years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration.

Sincerely,

Rich & Barb Skowronski

rskowronski3@comcast.net

From: Allison Forrest
To: Michael Pesicka
Subject: Project #ZR2023-002; Pinery 40 Rezone and Subdivision
Date: Monday, May 8, 2023 2:17:44 PM

Hi Mike,

My name is Allison Forrest. My address is: 8673 Selly Rd Parker, CO 80134

I am opposed to the rezoning effort regarding PA63: 46-acre parcel, 15 each, 2.5 acre lots. I wrote actually a few months ago regarding other development in this area and my concern for wildlife - I wanted to propose larger acreage lots instead of the higher density homes going in that are destroying wildlife. I have seen increased death of deer, racoon, antelope, and others on the roads, and I believe these animals were/are fleeing the housing developments in the area. In fact, I am concerned they might all be dead. The type of housing development - higher density housing - is extremely detrimental because they remove the natural vegetation and disable the larger wildlife from roaming freely between homes. That is the only way they can survive. It is terribly heartbreaking for me to see this every day - knowing they are not being left enough land to live. Parker Rd has become a death-zone. I do not believe the wildlife assessments done on the land prior to building are sufficient or relevant.

The recent proposal for rezoning a parcel of land South of the Pinery would have a massive impact on the already struggling deer we have living here. They depend on the maintenance of existing habitat, with enough spacing between housing, to roam between homes and graze. High density housing would destroy a section of their habitat that has already been destroyed by other developments here, and it would bring even more traffic to the area where they are trying to cross the roads. High density housing is also in opposition to the way people wish, and have wished, to live in this area - rural, wildlife, scenery, low traffic, etc. I never thought I would feel so depressed as though I am looking at a refinery when I see these housing developments - but that is exactly what I feel and see, and I am mourning the loss of the landscape and the wildlife each day. Please stop this type of development here - I do not believe the housing crisis is being helped by allowing developers to build million dollar homes with small acreage lots. It seems as though individual people are removed from the process, and now developers own Colorado - all in the name of "housing crisis". We need to protect what is still trying to live here.

If possible, I would like this section of land be left as open space. If not, I would like the existing zoning left intact so that we do not completely obliterate the land and animals.

Thanks,
Allison

Leroy G. and Janice R. Mossel
5317 Pinyon Jay Road
Parker, CO 80134

May 2, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for 18 years and we moved here with the express knowledge that the zoning for the 46-acre parcel was for 15 lots at 2.5 acres each. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This well spaced and treed environment is precisely what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal does not achieve key rezoning conditions and by its very nature has negative effects on the overall Timbers and Pinery South communities:

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Rezoning request includes minimal open space, no walking paths, and no pocket park
- Connecting roads will generate increased traffic affecting safety and daily life of adjacent Timbers residents
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, Mr. Hall's development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not at all compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Leroy G Mossel Janice R. Mossel

Leroy G. and Janice R. Mossel

Homeowner name Larry & Nancy Fallon
Homeowner address 5767 Wild Berry Ct Parker, CO
80134
May 2, 2023
2Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers 27 years and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. The Timbers community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely,

Larry & Nancy Fallon

From: Darren Turco
To: Michael Pesicka
Subject: Shire Meadows
Date: Tuesday, May 23, 2023 3:53:37 PM

Dear Mr. Pesicka:

I would like to bring attention to the below statement from a document submittal 4-24-2023 titled **Shire Meadows Narrative**. See highlighted section in yellow, and the section in red.

I have highlighted the section of this narrative that is most concerning to me. I live on the east side of this proposed development, and nowhere in any document submittal does this developer make any note to height restrictions regarding home builds along Lots 23-26. Any two story homes built on these lots, would have an adverse effect on my view in addition, allowing the occupants of these homes to have unobstructed views in to my home, which would be a travesty to my family's privacy. I strongly disagree with Shire Meadows desire to build the 53 homes, let alone having property so close to me that violates my family's privacy.

It is bad enough that our property values will decrease if this major re zoning is approved, but to layer this on top of the 50% increase on our property valuation for taxes purposes recently imposed by Douglas County is ludicrous.

1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

Shire Meadows will provide 25 to 50 feet additional private open space around the perimeter of the subdivision. Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depict pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch. Occasionally, it is anticipated to see a few golf carts using the trails. Existing homes adjoining the North property line currently enjoy un-obstructed views to the South. Shire Meadows generally slopes from North to South at slopes ranging from 5 to 20%. A maximum height was determined which would allow unobstructed views from the main floor of the neighboring lots. Proposed lots bordering the North property line will be limited to 25 feet in height in order to protect the view-lines from existing residences towards the south.

I strongly request that you vote NO on this major rezoning amendment.

The Turco Family
5333 Pinyon Jay Rd
Parker CO 80134

June 13, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
mpesicka@douglas.co.us

Subject: **Project number ZR2023-002**; Shire Meadows: Rezone and Subdivision: Misinformation submitted by Pinery 40 LLC in their "**24 April Pinery 40 LLC response to Planning Services Initial Review Letter dated 10 Mar 2023"** and **"24 April Shire Meadows Narrative, submitted by Pinery 40 LLC"**

Dear Mike Pesicka,

Mike, this letter is the follow-up to the letter sent to you dated 26 May, 2023: "Subject: Project number ZR2023-002: Shire Meadows: Rezone and Subdivision: Platted 47 acre parcel of land. 10 May 2023 Public Meeting homeowners' feedback".

This letter's 2 attachments capture what neighborhood homeowners believe to be misleading information / misinformation in 2 documents submitted to you by Pinery 40 LLC (Mr. Russell Hall) on 24 April.

Attachment 1: Homeowner response to
Regarding: ZR2023-002 – Pinery Planned Development Major Amendment
24 April Pinery 40 LLC response to Planning Services Initial Review Letter dated 10 Mar 2023

NOTE: The Planning Services Initial Review Letter responses from Pinery 40 LLC included an unsolicited Part 2 with statements about homeowner letters. This section was not in response to or part of your initial letter, but we have addressed the misinformation content as well.

Attachment 2: Homeowner response to
Regarding: ZR2023-002 – Pinery Planned Development Major Amendment *Reference*: **24 April, 2023 Shire Meadows Narrative, submitted by Pinery 40 LLC**

Mike, our neighborhood homeowners believe that you, the Planning Commission and BOCC should be aware of this misleading information / misinformation that you are being provided by Pinery 40 LLC (Mr. Russell Hall). It is clear their purpose is to point you away from the benefits and compatibility of preserving the current 15 lot equestrian estate zoning with their response approach, to include making statements of what the current homeowners should believe vs what they already know. This letter is so you are not surprised at a public meeting when homeowners talk about Pinery 40 LLC's misleading/misinformation statements and gives you an opportunity to question Pinery 40 LLC about their responses prior to going to any public meetings (including the 2 statements in the Planning Services Initial Review Letter responses that Mr. Hall said should be retracted).

Thank you for your consideration.

Sheldon Irish
Protect the Timbers Homeowner Group volunteer

ATTACHMENT 1

Regarding: ZR2023-002 – Pinery Planned Development Major Amendment

Reference: **24 April Pinery 40 LLC response to Planning Services Initial Review Letter dated 10 Mar 2023**

Subject: Misleading information in above referenced document

BLACK FONT: Douglas County Planning 10 March questions/comments
RED FONT: Pinery 40 LLC 24 April responses to Douglas County
BLUE FONT: Protect the Timbers Opposition feedback

vii) The project narrative anticipates that some of the site drainage will be conveyed to existing, off-site detention ponds on the Colorado Horse Park property. Has the owner of the Horse Park agreed to this?

RE: Meetings and general agreements have been reached with the Owner of the Colorado Horse Park. The Owner of the CHP has agreed to our use of the detention pond modifications and to the shared round-a-bout entrance.

Not true. When questioned about these agreements at the May 10 community meeting, Mr. Hall acknowledged no general agreements existed and agreed that statements indicating general agreements were in place should be retracted.

viii) Will the Pinery HOA or High Prairie Farms Metro District maintain any common areas, or will a new HOA or metro district be formed?

RE: We have met and discussed common area maintenance with the High Prairie Farms Metro District. The District seem generally agreeable, but no formal agreement has been reached yet.

Not true. When questioned about these agreements at the May 10 community meeting, Mr. Hall acknowledged no general agreements existed and agreed that statements indicating general agreements were in place should be retracted.

xii) Please provide notes and attendance lists from any neighborhood meetings.

RE: Representatives from Filing 8A and 8B, Filing 22, and Filing No. 23 attended a meeting at the Timbers Sales office in December 9, 2022.

RE: Highline Engineering presented a 90 lot subdivision for development of the Shire Meadows property.

Attendees included

1. Randy Capra 22
2. Heather Star MSI Management
3. Sonia Syre 8A
4. Steve Van Meter 23
5. Ines D-Abrosio 22
6. Sheldon Irish 23A

Corrections requested:

- **Ms. Sonia Eyre (Pinery HOA President) was not in attendance at the 9 December meeting. (Mr. Hall implied at the start of the meeting that he met with her in late November, showing her a pre-submittal 130 lot density map.)**
- **Attendees not listed: Al Myers (23), Nathan Hanneman (23), Sandra Krause (23), Gary Valko (Pinery South 8b), Bill Wood (22), Lindsay Van Keuren (23), and James Marine (AEGIS engineering)**

Concerns raised by the HOA Board Members were:

1. Traffic increase for parents driving East on Cistena Way to public Schools.
2. Request to eliminate the connection to Cistena Way on the West boundary. **Cistena Way West was already eliminated on the 90 lot density map shown at the meeting. It was not requested at 9 December meeting.**
3. Neighbors would prefer a Meandering Road to discourage traffic from using Shire Meadows as a short cut to public schools.
4. The proposed density for Shire Meadows appears to be greater than Timbers. **The statement: "appears to be greater than Timbers", makes it sound like the 90 lot density needed to be pondered awhile to discern whether it was similar to the Timbers. The 90 lot density map was not even close to acceptable to homeowners present (at 6 times current zoning of 15 lots).**

***Additional* concerns and questions raised at 9 December meeting, not included in Pinery 40's response:**

5. **Timbers development created Timbers Creek erosion situation, especially downstream. The MHFD December 2018 report documented the situation. There needs to be research to ensure Pinery 40 development doesn't further impact erosion (until mitigated by the MHFD).**
6. **It was recommended that Mr. Hall contact the High Prairie Farms Metro District to discuss open space and drainage as Pinery 40 is within their boundary.**
7. **Mr. Hall was asked why not just build the 15 lots? *Answer:* "*no market for them*" (our research has revealed there is a high demand/market for large lots in our area)**
8. **Mr. Hall was asked why not more open space? *Answer*: "*Don't know what to do with open space just put concrete and houses on it*". Obviously big concern raised based on that answer**

ADDITIONAL ISSUES FOR THE REFERRAL PERIOD AND GOING FORWARD:

5. The Pinery HOA will be provided a referral request during the process. The applicant is encouraged to continue communicating with The Pinery HOA in preparation of the resubmittal and during the review process in general.

RE: HOA Meetings were held with Pinery Filing 8A, 22, 23A, and Metro District prior to initial submittal. HOA meetings will continue to be held throughout the application process. Our next neighborhood meeting will be scheduled for the 2nd week of May, 2023

~Misinformation: The meeting on 9 December was not a formal board meeting with any HOA, just an introduction/planning type discussion with a few homeowners and board members from each of HOAs 22 & 23 (2 homeowners were also on the Metro District board), and 1 board member from HOA 8B, to listen to Mr. Hall's proposal. (Pinery 8A was not represented.) This was not a formal board meeting, nor was it an open community meeting. (NO Agreements were made by attendees.)

~Mr. Hall implied at this meeting that another group meeting would be requested prior to the formal submittal. That did not happen, and the 60 Lot density and associated drainage/traffic reports were submitted 15 February.

~To our knowledge, there have been no formal HOA board meetings with Pinery 40 LLC.

~The first and only community meeting with Pinery 40 LLC was held on 10 May.

*"Part 2", below, is additional comments that Pinery 40 included in their "*24 April Pinery 40 LLC response to Planning Services Initial Review Letter" *(**not** responses to questions asked by DC Planning). Therefore there are only Pinery 40 LLC comments in* black font*, and opposition responses in **blue font**)*

Part 2
Response to letters in opposition of Shire Meadows

***Pinery 40**:* Letters in opposition to Shire Meadows were prepared containing similar statements which are addressed below. Because most of the letters were prepared form letters, containing repetitive comments we have identified the general theme and comments with responses below. Most of the response to comments have been included in the Application Narrative in order to inform the public uniformly without mis-information.
*Opposition: **Misleading:*** **Pinery 40 implies that opposition letters using a form letter with similar statements from concerned homeowners were "most" of the letters sent. In fact, the majority of the letters sent were individualized letters. Many homeowners leveraged a sample letter made available to them (individual tailoring was encouraged). However, less than half of the total submitted letters used the sample letter (because they agreed with the points laid forth within). The fact that quite a few homeowners agreed with and sent in a version of the sample letter makes the viewpoints and opinions no less valid, and these letters should not be viewed negatively.**
Misinformation: **Pinery 40 implies public/homeowners were being provided misinformation. The homeowner letters referenced are based on the 15 February submittal documentation and all statements were factually based on that data.**
Misleading: **In their 24 April submittal, Pinery 40 LLC highlighted 4 general homeowner comments (below) as inaccurate/misinformation. They based some of their claims of misinformation on updated information submitted 24 April, but the letters were based on the 15 February submittal on record at the time the letters were sent.**

The following are general sentiments (from letters written by homeowners to DC Planning) which were identified by P40 LLC as "misinformation"
(Pinery 40 summary of homeowner sentiments in black font*, Opposition response as to why these sentiments are not misinformation in **blue font**)*
1) "Lot density is 4 times existing zoning and is not comparable to the Timbers community."
Letters were correct based on 60 lot density map submitted 15 February, 2023
2) "Minimal open space, no walking paths, and no pocket park."
Letters were correct based on 60 lot density map submitted 15 February, 2023
3) "Drainage approach contributes to an already existing Timbers Creek erosion situation."
Letters were correct based on the December 2018 Mile High Flood District (MHFD) Timbers Creek Report, indicating down stream erosion, and Pinery 40 LLC initial drainage report did not address potential negative impacts.
4) "We all purchased our property with the understanding that the land in question is zoned for 15 dwellings assigned to 2.5 acre lots. Pinery 40 LLC also purchased the land in question with the same understanding, and is now pursuing efforts to change the intent of The Pinery Master plan."
This statement is true based on community understanding of current zoning and The Pinery Master Plan. Mr. Russell Hall acknowledged he knew about current zoning when purchasing property.
*** Mr. Hall was asked about this at the 10 May public meeting, and he acknowledged the Pinery 40 comments were based on information submitted in 24 April documents. Mr. Hall should correct Pinery 40's "misinformation" claim, as the 4 items listed were accurate based on the 15 February, 2023 formal submittal.**

ATTACHMENT 2

Regarding: ZR2023-002 – Pinery Planned Development Major Amendment
Reference: **24 April, 2023 Shire Meadows Narrative, submitted by Pinery 40 LLC**
Subject: Misleading information in above referenced document

BLACK FONT: Pinery 40 LLC Narrative statements
BLUE FONT: Protect the Timbers Opposition feedback

Introduction:
The Shire Meadows property was not rezoned to the smaller custom home lot product because Shire Meadows was owned by the Owner of the Colorado Horse Park, and did not participate in the 5th Amendment rezoning.
Helen Kreibel did not participate by choice, because she still envisioned equestrian lots next to the operational horse park. BTW: Colorado Horse Park is still operational, and the lots are desired by the surrounding community as well as the new Colorado Horse Park Ownership Group

Visualizing Shire Meadows with 2-1/2 acre lots, having homes, barns, horses, and equipment between the existing Urban residential developments may be considered a buffer between residences and the Horse Park. In actuality, an Equestrian Estate lot development is a conflicting land use with urban development, being a remnant of the Pinery 3rd Amendment.
Misinformation: Current equestrian lot zoning is still applicable, marketable and not a conflicting land use. The current zoning is a compatible transition to the surroundings of the Shire Meadows development, including an operational Colorado Horse Park, existing neighborhoods, and green space.

Since the approval of the Pinery 5th Amendment, the Shire Meadows property has remained dormant with no development activity while the Pinery Filing no 22 and 23 are nearly 100 percent complete. This lack of activity may be a good indication of what type of product homeowners are seeking in the Pinery and Douglas County.
Misinformation: The 47 acres has not been dormant. It was used as horse pasture, especially during equestrian events. Additionally, the lack of development/historic use as pasture is not a reason to pursue 3.5X higher density than the current marketable zoning. The usage as a pasture with horses is a good indication of what type of surrounding homeowners are seeking in the Pinery. Douglas County should help preserve and protect the current zoning.

Over the last few decades, ownership of the Colorado Horse Park has changed, and currently is a facility for veterinary and private horse show venues. Services and connectivity with the existing Horse Park are no longer available to the future homeowners in PA 63.
Misinformation: New Colorado Horse Park Ownership confirmed their equestrian events will be conducted under the same conditions as the previous owners. They also will provide a training and boarding capability, attractive to local property owners. Their property has a bridle path that, with approval, can be used to access Metro District and Douglas County open spaces. Thus, services and connectivity still exists

From: Darren Turco
To: Michael Pesicka
Subject: Pinery 40 Major Rezone effort.
Date: Wednesday, June 21, 2023 9:37:06 AM

Mike –

Hope this finds you well. As you know, I have sent prior emails that detail my opposition to the Major rezoning effort currently being considered for the Pinery 40 Rezone and Subdivision. I would like to submit this email into the public record for consideration by the planning commission and the BOCC.

A picture is worth 1000 words, and these pictures are spectacular. They are taken from the rear deck of my home early in the morning and at sunset. This is a daily occurrence. It would be disappointing to lose these views. In the picture below, the deer are grazing where multiple homes will be placed, if the major rezoning effort is approved.

The Second picture(attached above) is the sunset from Sunday evening. Again, homes will be built directly behind my home(note the fence line) and scattered around the pasture. Another beautiful setting, that would be lost if the Major Rezoning effort is approved.

I respectfully request that the major rezoning is denied. Please Stop the Californication of our beautiful community and county.

The Turco Family



Darren

Sheldon Irish
7978 Cistena Way
16 August, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: **Project number ZR2023-002;** Shire Meadows: Rezone and Subdivision: Platted 47-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd.

Dear Mr. Pesicka,

Attached is a recent survey of homeowners who live adjacent to or will have a line-of-sight impact from the proposed 47-acre major amendment change by Pinery 40 LLC called Shire Meadows. The survey was completed between the dates of 17 July and 12 August.

The signatures are a combination of homeowners who have sent in individual letters, and those who have not. The attached signature list represents 97 % (36 of 37 homeowners) of the most impacted homeowner properties, with 100% of them against the major amendment change being approved by the Board of County Commissioners (BOCC). The remaining 1 homeowner is on extended travel, so was not available during this period.

Could you please include this data as part of the major rezone opposition documentation?

Thank You,

Sheldon Irish
Protect the Timbers Volunteer Lead

Attached: Homeowner Survey

PPRE: ZR2023-002 – Pinery Planned Development Major Amendment – 31st Amendment
Pinery 40 LLC Shire Meadows
State Parcel Numbers: 2349-144-00-013, 2349-144-00-012, 2349-144-00-014

While there are hundreds of homeowners who will be negatively impacted, for various reasons, if the Pinery 40 LLC's pursuit of a 'major amendment change' is successful, those most impacted would be Timbers at the Pinery Filings 22 and 23 homeowners who border the 47-acre development property.

As is, the current 15 equestrian lot zoning of this property adjacent to the operational Colorado Horse Park preserves the land in its most natural and compatible state and ensures the environment and ethos of the area remain intact, as well as the beauty and history of the Horse Park. If the major amendment is approved, allowing houses on smaller acreages to be "dropped in", these treasured characteristics would be forever lost.

There is no reason to change from the existing 15-lot zoning commitment made to existing perimeter homeowners by the county other than a developer's desire for financial gain.

WE, THE UNDERSIGNED HOMEOWNERS BORDERING THE 47-ACRE PROPERTY IN QUESTION, STRONGLY OPPOSE THE APPROVAL OF THE MAJOR AMENDMENT CHANGE SUBMITTAL!

FILING #	NAME Print & Signature	ADDRESS
23	Nathan Hannemann	7938 Cistena Way Parker CO 80134
23	Patrick Burbridge	7972 Cistena Way Parker, Co 80134
23	Andrea & Jessie Rayl	7987 Cistena Way Parker, CO 80134
23	Darren Terreo	5333 Pinyon Jay Rd Parker, Co 80134
23	Edward J Stapleton	5341 Pinyon Jay Rd Parker, CO 80134
23	Norman Berger	5353 Pinyon Jay Rd Parker CO 80134
23	Gregory Watanabe	5379 Pinyon Jay Rd Parker, CO 80134

PWE, THE UNDERSIGNED HOMEOWNERS BORDERING THE 47-ACRE PROPERTY IN QUESTION, STRONGLY OPPOSE THE APPROVAL OF THE MAJOR AMENDMENT CHANGE SUBMITTAL!

FILING #	NAME Print & Signature	ADDRESS
22	Christine + David Callahan Christine Callahan	5389 Canyon Jay Rd Parker CO 80134
22	Jane Trevor	7928 Towhee Rd Parker CO 80134
22	CAROLYN M. SNELL Carolyn M. Snell	7914 Towhee Rd. Parker, Co 80134
22	Carl + Bobbie Finamore Carl Finamore	7902 Towhee Road Parker, CO 80134
22	Richard & Amy Hurelbrink Richard T. Hurelbrink	7730 Running Fox Way Parker, Co 80134
22	Stan + Nancy VonFeldt Stan VonFeldt	7850 Towhee Road Parker, Colorado 80134
22	LAWRENCE + RUTH BOHRER Ruth B	7760 RUNNING FOX WAY PARKER, CO 80134
22	Pagiel B. Lowe Pagiel B. Lowe	7858 Towhee Rd Parker, Co 80134
22	Mike & Marthe Lynn Mike Henriksen	7776 Running Fox Way Parker, CO 80134
22	Joel St. Germain JOEL ST. GERMAIN	7727 RUNNING FOX WAY PARKER, CO 80134
22	Eric Arnold Eric Arnold	7872 Towhee Rd Parker Co 80134
22	Wendi Schofield	7748 Running Fox Way Parker, CO 80134
22	Ronald Nix Ronald Nix	7882 Towhee Rd Parker, Co 80134
22	EDWARDO & BRENDA GACCETTA	7567 CISTENA WAY PARKER CO 80134

PWE, THE UNDERSIGNED HOMEOWNERS BORDERING THE 47-ACRE PROPERTY IN QUESTION, STRONGLY OPPOSE THE APPROVAL OF THE MAJOR AMENDMENT CHANGE SUBMITTAL!

FILING #	NAME Print & Signature	ADDRESS
22	Tim Andree	7589 Nuthatch Cir Parker, CO 80134
22	Kelly Weatherman	7605 Nuthatch Circle Parker, CO 80134
22	Charlene Roach Jean Pickle	7579 Cistena Way Parker, CO 80134
23	Jean Pickle	8010 Cistena Way Parker, CO 80134
23	Elizabeth Senior	7958 Cistena Way Parker, CO 80134
23	Sheldon Hyslop	7978 Cistena Way Parker, CO 80134
23	Jenna Preston	7998 Cistena Way Parker, CO 80134
23	Jason Fuller	5367 Pinyon Jay Rd Parker, CO 80134
22	Brittany Ahern	7940 Towhee Rd. Parker, CO 80134
22	Paris Hudspeth	7613 Nuthatch Circle Parker, CO 80134
22	Heidi Hunter	7621 Nuthatch Circle Parker, CO 80134
22	DONALD TAYLOR	7537 Cistena Parker Co 80134
22	Amy Jenkins	7568 Cistena Way Parker, Co 80134
22		7797 Nuthatch Cir

WE, THE UNDERSIGNED HOMEOWNERS BORDERING THE 47-ACRE PROPERTY IN QUESTION, STRONGLY OPPOSE THE APPROVAL OF THE MAJOR AMENDMENT CHANGE SUBMITTAL!

FILING #	NAME Print & Signature	ADDRESS
22	Kelle E. Richardson	7686 Nuthatch Way, Parker, CO 80134

LAST SIGNATURE

Dear Mike Pesicka,
I appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel purchased by Pinery 40 LLC (Project #ZR2023-002). I have lived in the Timbers for 7 years and bought here after researching the zoning for the 46-acre parcel of 15 each -2.5 acre lots. If implemented, it would serve to enhance the character of the area.

The existing zoned 2.5 acre lots are marketable per local real estate agents. Pinery 40 LLC planning efforts clearly show their intentions are to maximize profit while not having the best interests of our community in mind. Despite how fast the housing market was moving at the time that I bought, I held out for the right home in the Timbers, due to the existing zoning that wouldn't destroy the beautiful natural surroundings of the Timbers neighborhood. This proposed development includes limited gravel walking paths (hard to clear snow) no pocket parks, limits the space to enjoy this beautiful setting, the wildlife, and the lovely views. The proposed development doesn't comply with CMP2040:

- The existing character of the Timbers area is compromised by removing the equestrian estate zoning around existing Colorado Horse Park and allowing higher density lots.

- More traffic will be generated through our neighborhoods; light/noise pollution, etc. Particularly on my stretch of Pinyon Jay, where it already is difficult to get around when school traffic is barreling thru.

- Wildlife natural movement will be inhibited due to the lack of Pinery 40 LLC open space allocation, lot locations, increased density.

- Timber's property values will be negatively impacted

- Proposal doesn't maintain the compatible landscape/environment between Colorado Horse Park and The Timbers

I do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. The proposed development density and associated landscape does not fit the character of the surrounding neighborhoods and would most certainly have negative impacts on wildlife habitat, traffic, home values, views, and infrastructure. Please deny the proposal and retain the existing 15 site plan and density zoning.

Thank you for your consideration.
Sincerely,

D.McCormack

August 31, 2023

Mike Pesicka
Principal Planner
Douglas County Community Development
100 Third Street
Castle Rock, Colorado
80104

Mr. Pesicka,

My wife and I are writing to you to express our continued opposition to the proposed 31st amendment to the 47-acre plot owned by the Pinery 40 LLC. This project is numbered ZR2023-002.

My wife and I started building our house in 1996 and moved into it in January of 1998. We have lived in the Timbers for 25 years. We plan on staying here for a long time as we love the location and the people of Douglas County and the Timbers. What brought us to the Timbers was the well-planned zoning of our community and especially the Colorado Horse property abutting the southern part of our property.

Imagine our surprise when we found out the Horse property had been sold, except for the 47-acre plot which was going to be developed into a high-density suburb. In reviewing the latest proposed 31st amendment, we cannot understand how this proposed 31st amendment would follow the design of the Timbers; especially the part of The Timbers that directly abuts the 47-acre plot Pinery 40 is planning on developing.

My wife and I do not support this major rezoning amendment effort. The proposal seems to be in violation of the Douglas County Zoning Resolutions, the Douglas County 2040 Master Plan, and the PINERY SUA-Development Issues.

Please deny this 31st amendment proposal of 46 homes on .5-acre lots and maintain the current 15-site density zoning on 2.5-acre lots as was originally proposed.

Thank you in advance for your time and consideration.

Sincerely,

Stan VonFeldt

Stan & Nancy VonFeldt
7850 Towhee Road
Parker, Colorado
80134
Stan's MB: 303-888-3347

September 3, 2023

Lawrence and Ruth Bohrer
7760 Running Fox Way
Parker, C80134

Mr. Mike Pesicka
Principal Planner
Douglas County Community Development
Sent via email to: mpesicka@douglas.co.us

Re: Referral Notice Response for Project File #ZR2023-002

Dear Mr. Pesicka:

We are writing this letter in response to the Courtesy Notice we received dated 25 August 2023 regarding the proposed major amendment to Planning Area 63 under the above-noted project file number. We are **vehemently opposed** to the proposed increase of 31 dwelling units above the current zoning. We are not opposed to the development of 15 dwelling units, but strongly object to more than that.

We have resided at our address above for more than 24 years, and have enjoyed unobstructed views of the equestrian area below us as well as views of Pikes Peak during this time. When we bought our home in 1999 we did so with the understanding that not more than 15 dwelling units could be built on the property immediately below us. In our opinion, the increase in housing density would impact our views, decrease our property value, and significantly change in a negative way, the bucolic lifestyle we have come to love.

While the Developer states that equestrian property is 'incompatible' with the surrounding homes, that statement could not be further from the truth. When we first moved into our home and for the next two decades thereafter, the pastures immediately below us (which are the subject property for the proposed change) were continually occupied by horses, which in our opinion enhanced our views and gave us a tranquil feeling of being a bit removed from an urban setting. We have been compatible with equestrian property next to ours for the last 24 years.

The Developer has also stated that there is no market for equestrian property. However, nearby equestrian property has sold rapidly due in part to the limited number of equestrian parcels in our area.

The Developer has proposed to place a gravel walking trail that terminates very close to our back yard. We do NOT want trails between our property and the adjoining property that makes it easier for pedestrians to walk into or near our back yard. Secondly, a gravel path will quickly yield to weeds and decay unless constantly maintained, yet the Developer has not indicated how maintenance will occur.

The Developer has proposed to limit building height to not more than 25 feet. While that gesture is appreciated, they have not given adequate consideration to the variation of slope in various parts of the subject property. Our property sits in an area of gentle slope. As such, even a home of only 25 feet high could block our views.

September 3, 2023

Lastly, **the Developer has engaged its own engineering firm to conduct a drainage study** as part of its submission package. We believe this is a significant conflict of interest, and does not give credence to the current erosion issues that are arising from Timbers Creek, which adjoins the subject property and would only be exacerbated by increased housing density above what is currently approved.

As stated at the beginning of this letter, we are not opposed to development overall, but cannot support increased housing density of the magnitude currently proposed.

Thank you for your consideration.

Sincerely,

Lawrence and Ruth Bohrer

From: Curtis Knudsen
To: Michael Pesicka
Subject: Pinery 40 LLC Rezone; Project #AR2023-002
Date: Thursday, September 7, 2023 2:15:27 PM

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner; mpesicka@douglas.co.us
100 Third Street
Castle Rock, Colorado 80104

Subject: Project number ZR2023-002;
Pinery 40 LLC Rezone and Subdivision

Dear Mr. Pesicka,

We are writing to you in connection with the above-referenced proposed major amendment rezoning of the 46-acre parcel being proposed by Pinery 40 LLC (Project ZR2023-002).

We have lived in the Timbers for 5 years (since August, 2018) and we moved here with the knowledge of the existing zoning in the area, including PA63: 46-acre parcel of 15 each -2.5 acre lots. We were seeking a sizable well-planned established residential community in Douglas County such as The Timbers with hundreds of acres of open space and many walking trails and parks. **We specifically sought out an area that was zoned for larger lots and did not contain developments with high density of the type being proposed.**

In our opinion, Pinery 40 LLC's original submittal and subsequent revisions do not comport with the overall design and planning for The Timbers. Pinery 40 LLC is trying to squeeze in a high density housing project that does not fit in with the general plan and design of The Timbers. They are trying to take advantage of the fact that The Timbers is a well-planned and well-designed community of homeowners who purchased here and who are trying hard to preserve the nature of the low density suburban environment of The Timbers. Pinery 40 LLC is simply hoping to carve out a high density 46 acre project that can make a lot of money off of the fact that the surrounding area of The Timbers is otherwise well planned, designed and preserved without considering the inconsistent and negative effects that such a project will have on the existing neighborhood.

They are not respecting the residential environment that currently exists here, they just see a chance to misuse it for a sizable profit. They knew full-well when they purchased the property that their plans were contrary to the intentions of all the other neighbors that purchased and live in The Timbers, but they decided that they would see if they could get away with their plan. Please do not let them do so.

We do not support this major rezoning effort. Please deny the proposal and retain the existing 15-site density zoning.

Thank you for your consideration.

Sincerely,

Curtis Knudsen
Tonya Knudsen

8997 Scenic Pine Drive
Parker, CO 80134
303-683-4221

From: Darren Turco
To: Michael Pesicka
Subject: Pinery Planned ZR2023-002
Date: Saturday, September 9, 2023 3:14:48 PM

Mike –

Thanks for the notice and opportunity to respond.

So our position isn't lost in translation. **The Turco family is adamantly against the petition for a Major Amendment to Planning Area 63 of the Pinery PD.**

I have read and reviewed the response to the public comments that have been submitted. I will admit, I am having a difficult time keeping up with the various entities and individuals who are pushing for this Amendment. I now believe Chris Meeks from Hope Homes may be a developer/investor as well as an individual as a Project Manager for Highline Engineering. We also have Aegis Engineering, Rusty/Russell Hall with Highline and I also believe we have out of State Investors/Developers. Not sure their interests align with the larger community. I would hope that these entities and their representatives have had ample Risk, Audit and Regulatory reviews as well as the appropriate background screenings. If they have, we would like to see these made public for compliance purposes and help us all make informed statements and questions at future public meetings.

One more thing. Russell Hall seems to make regular reference to his experience, either as a developer representative or Highline Engineering representative. I cannot find any information that shows he has any experience and his email is an AOL email address. Which limits any public search options. If the county has information to support any prior experience by Mr. Hall, the citizens would like to see it and request it be made public.

My point is, as a citizen of Douglas County/Parker CO/The Pinery. I am having a difficult time trying to understand what is the benefit to us and the community by approving this Major Amendment. I still don't see it. With all the land in this county, why are we trying to ruin a special and unique plot of land to satisfy a few individuals?. Through all these meetings and document submittals, we still have no clear idea of any real benefit. Again in the 8-23-23 Public comments responses, lots of promises, misdirection statements and in my opinion, very flippant responses by Shire Meadows to the public, which are concerning. Additionally, there still seems to be a lot of open items to be addressed that are material to any successful application or project role out.

Few items:

To the naked eye, driving thru the existing HOA's, one would notice lots of trees between and around property lines, HOA borders and on each individual property. The submittals by Shire Meadows do not have any illustrations that detail this. They do consistently say they will ensure that anyone driving between HOA's wouldn't be able to notice any difference in neighborhoods. I think we all have a right to actually see what they envision. Major issue, and should be openly discussed at the public hearing. I highly recommend that a professional Arborist is contracted to ensure

compatibility to existing/surrounding neighborhoods.

There are no height restrictions for the east side of the Shire Meadows site plan. Why? Are our homes, views and family privacy less important than the homes along the north side.

Traffic studies. When will these be offered to the public to review.

And lastly, the more homes allowed, the longer it will take to complete the project. This is right in my back yard and will be an absolute environmental headache for all of us.

In closing, we have all purchased our homes knowing that it was a possibility that this 45 acre tract would be developed with 15 equestrian home concepts in mind. This would keep the wildlife intact, limit pollution(noise, light and CO2 emissions) and be a net positive to community and the Pinery residents as a whole. We should keep to the original plan and **deny the major amendment.**

Thank you the Turco Family.

PS. As I continue to review information, I may have additional responses.

September 11, 2023

Mr. Mike Pesicka
Principal Planner
Department of Community Development, Planning Services
Douglas County
100 Third Street
Castle Rock, CO 80104

Via Electronic Mail: mpesicka@douglas.co.us

Re: Pinery Planned Development 31st – Major PD Amendment (Project File ZR20223-002)

Mr. Pesicka:
We are in receipt of the attached Courtesy Notice of Application in Process for the above referenced project for Planning Area 63 of The Pinery PD. We thank you for your notice and appreciate the opportunity to share our **OPPOSISTION** of the proposed PD amendment.

We moved into the Timbers F. 22 neighborhood in 2016 and our property abuts to and views the Colorado Horse Park property (PA 63). At the time of purchase, we understood the Horse Park could be developed at a future date and understood the approved zoning would allow approximately 15 2.5-acre homesites for equestrian use. We believed the approved zoning complements the existing overall Timbers/Pinery development and felt comfortable proceeding with the purchase of our home.

The proposed PD amendment would triple the number of proposed homesites in PA 63 and complete connectivity of Cistena Way at an increased density. This will undoubtedly have an adverse effect on the existing community through increased traffic and resulting safety concerns, increased light pollution, increased noise pollution, and decreased property values.

We ask that you and Douglas County staff **not support** the proposed PD amendment to the Board of County Commissioners.

Regards,

Mark and Michelle Armstrong
7629 Nuthatch Circle
Parker, CO 80134

PA 31 Amendment



Real Property

- Parcel

Public Land Survey System

- Township
- Section

General Features

- School
- Private Road
- Railroad

0 0.1 0.2
Miles

DISCLAIMER:

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Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104

Jeff Yearsley and Kelly Weatherman
7605 Nuthatch Circle
Parker, CO 80134
September 11, 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Timbers for just over a year and we moved here with the knowledge of the zoning for the 46-acre parcel of 15 each -2.5 acre lots. This was a large shock for us to see beautiful open space to proposed to be re-zoned into small 1/3-1/2 acres lots. The beautiful balance of the area that blends of low-density developments with natural landscapes of the Parker area would be lost. Wildlife corridors, valuable open space, and the neighborhood feel that drew my wife and I to move here all diminished.

I understand Mr. Russell Hall via his Pinery 40 LLC is asking re-zone up to 3 times as dense as current zoning. This is massive change, a smaller change to zoning density such as 2X reduction would be understandable, but increasing density to this degree would be heartbreaking to community. The current plan does not have an adequate setback to the existing community. The small setback proposed combined with the 3X increase in density from current zoned use make this change extremely disruptive to cohesion of neighborhood. In addition, more pressure would be put on the already significantly eroded Timbers Creek.

This proposed development would impact our unobstructed view towards the south of Pikes Peaks. We understand from Mr. Russell Hall's proposal that homes built on the north end of the development will be no more than 25 feet tall. He also states in the Pinery 40 Narrative that the Shire Meadows development slopes from North to South ranging from 5-20% grade slopes. However, this misrepresents the elevation changes from the plot map with respect to our views and our neighbors. The graphics in the narrative are very misleading and have continually changed. The average single story U.S. home is between 10-15 feet tall. Russell Hall originally proposed in the 02/15/23 60 Lot Narrative that he would limit the height of the houses on the North end to one story but that has changed in the most recent Pinery 40 Narrative allowing up to 25 feet which is on the high end of an average U.S. two-story home. This feels that the views are being downplayed and the proposal does not accurately represent the impact to the neighborhood.

We do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration

Sincerely,

Jeff Yearsley and Kelly Weatherman

Carl R. Finamore
7902 Towhee Road. Parker, CO 80134
(720)-851-7935 - (720) 250-8655

September 10, 2023

Mr. Mike Pesicka, Principal Planner
Douglas Couty Community Development
100 Third Street
Castle Rock, CO 80104

RE: **Project ZR2023-02** (Pinery Planned Development 31st- Major PD Amendment)

Dear Mr. Pesicka,

Thank you for your courtesy notification dated August 25, 2023, regarding the proposed Major PD Amendment for the Pinery, specifically the Timbers at the Pinery. I believe the property involved is also referred to as Pinery 40 LLC.

As an adjoining property owner, I am writing to express my well-founded opposition to the proposal. There are many reasons for denying the rezoning request. Among them are a yet-to-be-determined Timber Creek runoff mitigation plan, drainage from the Horse Park, runoff from the development, open space responsibilities, traffic and safety issues, the Metro District's association, and the list goes on. I am sure you have heard these and additional concerns from several residents and hopefully County Officials. I believe another major concern, seldom discussed, is the negative financial impact on homeowners.

When we purchased our home in 2003 the long-term outlook for the Colorado Horse Park was a concern. We did our research and learned about the zoning. The price of our home was heavily influenced by the adjoining open pastureland, the Pikes Peak view, limited traffic, and open space. We clearly understood that 13 homes, on two to five-acre lots, could someday be built on the property. When the Horse Park was sold, both purchasers were aware of the same zoning requirements. There were no surprises. The zoning has been in place for years.

The Singletree Equestrian LLC purchase had little to no impact. The business footprint and fundamental business model, centering around horses, did not change. There was little objection from homeowners since there was no impact on the zoning requirements for the 43 acres later purchased by Russel Hall, dba Pinery 40 LLC. The Pinery 40 LLC *chose to ignore or disregard* the long-standing zoning requirements and seek approval for a large-scale development. Pinery 40 LLC's objective in rezoning is to maximize its estimated $5 million investment with no regard for the negative financial impact on the 50+ homeowners abutting the property. Our homes are, in most cases, our single largest investment. That is not the Case for the developer. It's just another money-making "deal". While Pinery 40 LLC has $5 million+ invested, homeowners investment exceeds $60 million. If the request is approved, zoning ceases to protect existing properties from, among other things, devaluation. It then begs the question; What is the real purpose of zoning?

I respectfully request that the Pinery 40 LLC Rezoning Request be denied and that the current, long-standing, zoning requirements be honored and remain in place. If Pinery 40 LLC were to decide to proceed under the current, long-standing, zoning requirements, there would be no objection.

Thank you for your time and consideration.

Best regards,

Carl R Finamore

CC: Mr. George Teal, County Commissioner

Nathan and Lauren Hannemann
7938 Cistena Way
Parker, CO 80134
12 September 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Referral period response. Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre.

Dear Mr. Pesicka,

We appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel purchased by Pinery 40 LLC (Project ZR2023-002). My wife and I purchased a home 2 years ago in the Timbers that borders the 46-acre parcel to the east. We live on the circle at the end of Cistena Way and will be impacted greatly by any development that occurs next to us. We purchased our home with the knowledge that the acreage that borders our property was zoned for 15 lots of 2.5 acres each. The revised proposed plat is 3 times the current zoning. We value the privacy and aesthetics of our neighborhood and the proposed rezoning will completely change the look, character, and quality of our home environment. We would not have purchased our home if we knew that land was zoned for 3 times the current zoning. This is contrary to Douglas County Zoning Resolution – DCZR 1520.01 or 1520.02 Major Amendment Approval Criteria being inconsistent with the overall intent of the planned development and inconsistent with the preservation of the entire planned development.

Much of Pinery 40 LLC response regarding land use involves creating a neighborhood that conforms to the surrounding neighborhoods but they are not considering their biggest neighbors, the Colorado Horse Park, a commercial veterinary facility and horse event organization. Their proposed development places many homes closer to the horse park and 9 homes directly bordering the horse park with a token 25 foot boundary. In a community meeting on 10 May, Pinery 40 LLC suggests that current neighboring residents would not want the odors and insects resulting from livestock on 2.5 acre ranchettes and yet they intend to place homes bordering a facility with hundreds of horses at times! The originally designed neighborhood of 2.5 acre parcels is the perfect buffer between an active equestrian facility and a residential setting like the Timbers HOA filling 22 and 23.

Our daughter took riding lessons for 5 years at a small riding facility outside of San Antonio, TX. We are very familiar with the concept of small ranchettes intended for horse use. We would welcome 2.5 acre equestrian neighbors with open arms. We are familiar with sharing our neighborhood trails with the horses from the horse park and would love to share them with our new equestrian minded neighbors.

We do not support this major rezoning amendment effort. This proposal is inconsistent with DCZR 1520.03 as we know it will adversely affect the public interest and enjoyment of adjacent land in our community. Please deny the proposal and retain the existing 15-site density zoning. We are very concerned about the negative impact on the established communities adjacent to this proposed development.

Thank you for your consideration.

Sincerely,



Nathan and Lauren Hannemann

A hard copy of this letter is also being sent to Douglas County by certified post.

Richard & Amy Hurelbrink
7730 Running Fox Way
Parker, CO 80134

12 Sep 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Referral Notice Response for Project #ZR2023-002
Pinery Planned Development 31st – Major PD Amendment

Dear Mr. Pesicka,

As our home abuts to the subject property, we have received a 'Douglas County Courtesy Notification of Application in Process' and would like to comment and state that **we strongly oppose the approval of this rezoning effort**.

While we believe there are multiple concerning issues that could be argued against this submittal, e.g. possible resultant devaluation of existing bordering properties while property taxes have significantly increased, obstructed views, traffic increase & unaddressed traffic issues, etc., we would like to focus on the following:

Appropriate Transitional Land Use

After a lengthy search, we purchased our Filing 22 Timbers home located at the northern boundary of the proposed 47-acre project area and have enjoyed living in this unique and beautiful residential development for 4 years now. Like many of our neighbors, prior to purchase of our home, our research revealed that more than twenty-five years ago the original developer had a vision, plan and commitment to build upscale homes, intermingled among 100-year-old Ponderosa pines, with abundant natural open space to allow for wildlife habitation, and concrete walking pathways to be enjoyed by all residents – AND - we learned – **zoning was already in place for (15) 2.5-acre equestrian estate lots** in Planning Area 63. If building was to be inevitable we agreed 15 dwellings on larger lots would provide a logical/an acceptable transition between our property and the Colorado Horse Park – and – based on that information we decided to purchase our home, where, on a daily basis we appreciate the idyllic setting, magnificent views, and the Colorado Horse Park activity from a distance.

The developer states in his narrative that Equestrian Estate lot zoning is a conflicting land use with urban residential development. He believes his proposal of dropping 46 dwellings into the project area "will blend in with the existing residential development and complement and improve the community with additional open space and trails." It should be noted that nearly all of the 'open space' referenced and submitted on the Plan Layout is merely a 25 – 40 ft buffer around the perimeter of the proposed project where the gravel pathways are to be located – definitely not comparable to the open space currently enjoyed in our community. This approach totally contradicts the original plan of using the Project Area to harmoniously transition and blend FROM residential areas, TO the (15) equestrian estates, and on TO the operating Colorado Horse Park. Most Timbers homeowners believe that the current **(15) 2.5 acre equestrian estate lot zoning** is the most appropriate **transitional land use and provides the most compatibility** between the existing homes on the east, west & north boundaries of Area 63 - and - the operational Colorado Horse Park to the south. This approach to land use was appropriate at the time the zoning was put into place and it remains so today.

If the increase in density proposal is approved and subsequently 46 homes are dropped into the nearly treeless, 47-acre area, the original planned development goal of allowing homes to be built while maintaining the uniqueness and beauty of this land will forever be lost.

Drainage

For many years our community has had concerns about the ongoing Timbers Creek erosion issue with which Douglas County is familiar. While rehabilitation measures have been undertaken on upper sections of the Creek, work downstream is dependent on future availability of County funds. As recently as this year, downstream homeowners who border the Creek, experienced several heavy rains which produced flash flooding, floodwater encroachment towards property lines, and continuing bank erosion extending as far down as 3 – 4 feet from the Colorado Horse Park fencing. (Homeowner videos of these occurrences have been provided to the Planning Department.)

Given these events and our community's concern, it has been alarming to note the developer's lack of priority to addressing the possible contribution his 46 dwelling project could have on downstream erosion. Of significance are the following: 1) The developer's initial drainage report, failed to even discuss Timbers Creek erosion. 2) When specifically asked about his thoughts on this subject, he replied, "It's an upstream issue." 3) He also stated that his proposed development will not contribute to downstream erosion."

While not a drainage engineer, early in my career I worked for the USDA Soil Conservation Service, and later on was engaged on an internationally funded soil erosion control project in Lesotho (southern Africa). Takeaways from this experience included the realization that 1) it's critical to formulate a plan, 2) erosion mitigation typically takes longer than expected, and 3) implementation usually exceeds projected costing, **but most significant, was the importance of not allowing any further development until the planned mitigation was completed.**

We are aware that the County intends to continue phased rehabilitation of Timbers Creek **as funds become available,** but in the meantime, our **homeowners would like to know how the county can rationalize approving any development projects draining into Timbers Creek. It could be argued that even the current 15-lot zoning should not be developed until mitigation is completed.**

Please consider our concerns and deny approval of Project #ZR2023-002.

Sincerely,

Richard T. Hurelbrink
Amy A. Hurelbrink

Richard & Amy Hurelbrink

From:	Lucas Carroll
To:	Michael Pesicka
Cc:	Katherine Carroll
Subject:	Opposition - Pinery Planned Development 31st - Major PD Amendment
Date:	Wednesday, September 13, 2023 11:16:17 AM

Douglas County Community Development
100 Third St., Castle Rock, CO 80104

Homeowners Lucas & Katherine Carroll
5411 Soapweed Cir.
Parker, CO 80134

September 13, 2023

RE: Letter in Opposition to the Pinery Planned Development 31st - Major PD Amendment

Dear Douglas County Community Development,

I am writing to express my strong opposition to the proposed housing development in Shire Meadows, specifically related to the rezoning request for the 46-acre parcel, known as PA63. This opposition is based on the concerns and comments shared by members of our community. I urge you to consider these concerns as you review the proposal for Shire Meadows.

1. Lack of Compatibility with Surrounding Developments: It is crucial to preserve the character and integrity of our neighborhood. The existing zoning for 15 homes on 2.5-acre lots aligns with the essence of our community, offering a harmonious blend of urban and rural living. The proposed high-density housing does not align with the character of the surrounding properties and would negatively impact our way of life. The 15 homes on 2.5-acre lots is the understanding when we purchase our home in the Pinery that directly overlooks this 46 acres parcel.

2. Impact on Wildlife: Our area is known for its unique wildlife and natural beauty. The proposed development, with its higher density housing and removal of natural vegetation, threatens the local wildlife's habitat and disrupts their ability to roam freely. It also increases the risk of wildlife-vehicle collisions on our roads. The well-being of our local wildlife and the enjoyment we derive from observing them are at stake.

3. Traffic Safety Concerns: The safety of our community during emergencies, such as wildfires, is paramount. The current lack of multiple evacuation routes poses a significant risk to residents. The proposed development will exacerbate this issue. To address this concern, the development must include multiple emergency egress routes, ensuring the safety of all

residents in the event of a crisis. In addition, the direct route from Cistena Way for cars to exit the neighborhood goes directly in front of our house. We have kids ranging in age from 6 to 15 years old. This creates a new level of safety concerns for our family with the number of proposed homes and cars that would come with it.

4. Changes to Land Use and Zoning: The proposed rezoning of Shire Meadows contradicts the existing land use and zoning regulations, including DCZR 1520.01, 1520.02, 1520.03, 1520.04, and 1520.07. The change in zoning should align with the principles and guidelines established by the county.

Our community strongly believes in responsible development that respects the unique qualities of our neighborhood. We are not against growth but seek to preserve the essence that attracted us to this area in the first place. We urge the Douglas County Community Development Department to carefully consider these concerns and assess the proposed development's impact on our community.

We kindly request transparency in the decision-making process and the opportunity for ongoing community engagement. We value our neighborhood's future, and we trust that you will make choices that prioritize our shared well-being.

Thank you for your attention to this matter. We look forward to a thoughtful and responsible evaluation of the proposed housing development in Shire Meadows.

Sincerely,

Lucas & Katherine Carroll, 5411 Soapweed Cir., Parker, CO 80134

From: jane traver
To: Michael Pesicka
Subject: ZR2023-002
Date: Wednesday, September 13, 2023 9:54:57 PM

I own the property at 7928 Towhee Road. This house borders the CO horse park to the south. I received the letter about the new houses being proposed. We purchased the land in 1998 with the promise that the horse park would always be there and our views would always be there.
I oppose the new development on so many issues….the most importantly the quality and quantity of the open spaces in the Timbers neighborhood with the crowding of 46 units as the letter doesn't specify exactly the size and type of housing thats
proposed. This lack of information is concerning in other matters also, such as roads, traffic, parks and open space and home values.
I would appreciate more specific information.
Jane Traver

Sent from my iPad

From: Michael Pesicka
To: jane traver
Subject: RE: ZR2023-002
Date: Thursday, September 14, 2023 10:11:00 AM

Jane,

Thank you for your correspondence regarding the proposed Pinery Planned Development 31st Major Amendment, Project No. ZR2023-002. Your comments will be included in the public record and will be provided to the Planning Commission and Board of County Commissioners as part of their consideration of the PD Amendment request. The application is in the referral stage of the review process and public hearings have not been scheduled at this time.

You may view all the application documents by using the Project Records Online public portal via the following link: https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LandingPage&PosseObjectId=25146422. Type in the Project No. (ZR2023-002) using the Project Search tab to access the project file. Please let me know if you have any questions.

Sincerely,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 Main | 303-660-7460
Email | mpesicka@douglas.co.us

-----Original Message-----
From: jane traver <jtjaneinoz@gmail.com>
Sent: Wednesday, September 13, 2023 9:55 PM
To: Michael Pesicka <mpesicka@douglas.co.us>
Subject: ZR2023-002

I own the property at 7928 Towhee Road. This house borders the CO horse park to the south. I received the letter about the new houses being proposed. We purchased the land in 1998 with the promise that the horse park would always be there and our views would always be there.
I oppose the new development on so many issues….the most importantly the quality and quantity of the open spaces in the Timbers neighborhood with the crowding of 46 units as the letter doesn't specify exactly the size and type of housing thats proposed. This lack of information is concerning in other matters also, such as roads, traffic, parks and open space and home values.
I would appreciate more specific information.
Jane Traver

Sent from my iPad

September 15, 2023

Attention: Mike pesicka@douglas.co.us

Mr. Pesicka,

In response to the “Review” Notification from your office, we are one of the 60 homeowners/associations/businesses notified for Referral Review of the adjacent property under consideration for rezoning: Project Number ZR2023-002..

My wife and I are opposed to the Rezoning request by Pinery 40 LLC.

We have been residents of the Timbers at the Pinery for the past 22 years and have lived adjacent to the 47 acres under consideration. The property in question was zoned 20 years ago for 15 home sites of 2.5 acres each. In the intervening time, it has been an “oasis” for us, our neighbors, and visitors.

We are not against development, *per se*, but we do object to any development of a higher density than that of the current surrounding communities. Also, there is insufficient open space allocated to match our neighborhoods. We are also troubled by the drainage proposal. We watched the Timbers Creek turn into a raging torrent when it rains because the drainage issues initially were not addressed to handle the rain runoff. We are apprehensive that this rezoning action could have similar results. Also, we do not believe this rezoning action would be compatible or comparable to our existing neighborhoods and would result in urban congestion.

The earlier zoning of 15 homes was designed with ranchette style housing architecture to complement the Horse Park’s atmosphere of open spaces and minimum traffic. That would best suit the charm and character we currently enjoy.

Therefore, we do not support this rezoning request and request it be denied.

Additional factors to consider denying this request are contained in the separate input from the HOA Board from Timbers at the Pinery Filing 23 A/B also submitted for this Review.

Respectfully

Richard A. Myers
Elfriede Myers
5329 Pinyon Jay Road
Parker, CO 80134

Sheldon & Nancy Irish
7978 Cistena Way, Parker Colorado
14 September 2023

Attn: Mike Pesicka, Principal Planner
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows Rezone Referral Response

Nancy and I are 100% against the proposed major rezone amendment by Pinery 40 LLC. We have lived at our current residence which abuts to the subject 47 acres, for over 19 years and understand its history. We are not against development; just want development limited to the current equestrian estate zoning. The current 15 2.5-acre lot zoning was in place when we invested in our home, and feel it is still compatible and applicable today. Our view is based on local real estate agents' data, discussions with our neighbors, and discussions with the current Colorado Horse Park ownership.

Mr. Hall's major rezone effort is focused on closely matching a Timbers development with his 46-lot proposal. Mr. Hall implies that homeowners don't understand what living next to a 2.5-acre ranchette is like, and he thinks the 46 custom homes are better for us. Mr. Hall's team has created a vision of unmaintained and worst-case livestock ownership, quality of life degradation, a publicly closed off Colorado Horse Park, and the 47 acres as a forgotten parcel of land to justify their higher density pursuit. Our community finds some of those assertions insulting and incorrect. Many of our neighbors have had experiences with horse properties or horse ownership, and totally understand living next to a ranchette. 100% of the 36 surveyed adjacent homeowners agreed the current 2.5-acre lot zoning is critical to our public interest and enjoyment. It is reflective of the Colorado lifestyle that we moved to the Timbers for. The Colorado Horse Park ownership confirmed that 2.5-acre equestrian estate lots are compatible and could have access to their public operations. **Maintaining the current equestrian estate zoning is consistent with the intent, efficient development, and preservation of the entire planned development. (DCZR 1520.02).**

Timbers Creek flows thru the Timbers development and south of the Colorado Horse Park. It was evaluated by the Mile High Flood District (MHFD) who generated a report in December 2018 capturing the erosion damage and recommended repairs costing an estimated $8-$10M (2018 dollars). Mr. Hall's drainage report identifies intent to add detention ponds and increase water flow into Timbers creek at REACH 1 & 2. This area of the creek has significant erosion, compromised banks and the Colorado Horse Park (Reach #1) is in danger of having one of their horse arenas compromised. Mr. Hall indicates he will comply with Douglas County drainage requirements. Timbers development was also to comply with Douglas County drainage requirements, but the significant creek damage indicates there are repairs and some lessons to be applied to prevent further damage before higher density development is allowed/approved. We strongly encourage the BOCC to disapprove any density increases to the 47 acres, until erosion mitigations have been completed in REACH 1& 2. See Attachment 1 for the MHFD 2018

Timbers Creek Assessment specifically addressing Reach 1 & 2, and a few recent storm photos.
This rezone will **adversely affect the public interest or enjoyment of the adjacent land (DCZR 1520.03).**

Our community has been tracking this major rezone pursuit from the beginning. Mr. Hall is the constant through the total application process. Mr. Hall submitted the pre-submittal documents in September 2022, prior to his ownership of the property. He is the Pinery 40 LLC Principal and owner of Highline Engineering and Surveying which performed the surveying/mapping and drainage reports. It is clear Mr. Hall's major amendment pursuit of higher density will **confer a special benefit upon him** if the BOCC approves his request **(DCZR 1520.04).**

Mr. Hall stated in his 24 April & 23 August submittals to DC Planning, that the development will be either 15 or 46 lots. **We support 15 equestrian estates lots as currently zoned.**

Sheldon Irish Nancy Irish

Sheldon and Nancy Irish
Sheldon William Irish Living Trust and Nancy Margaret Irish Living Trust

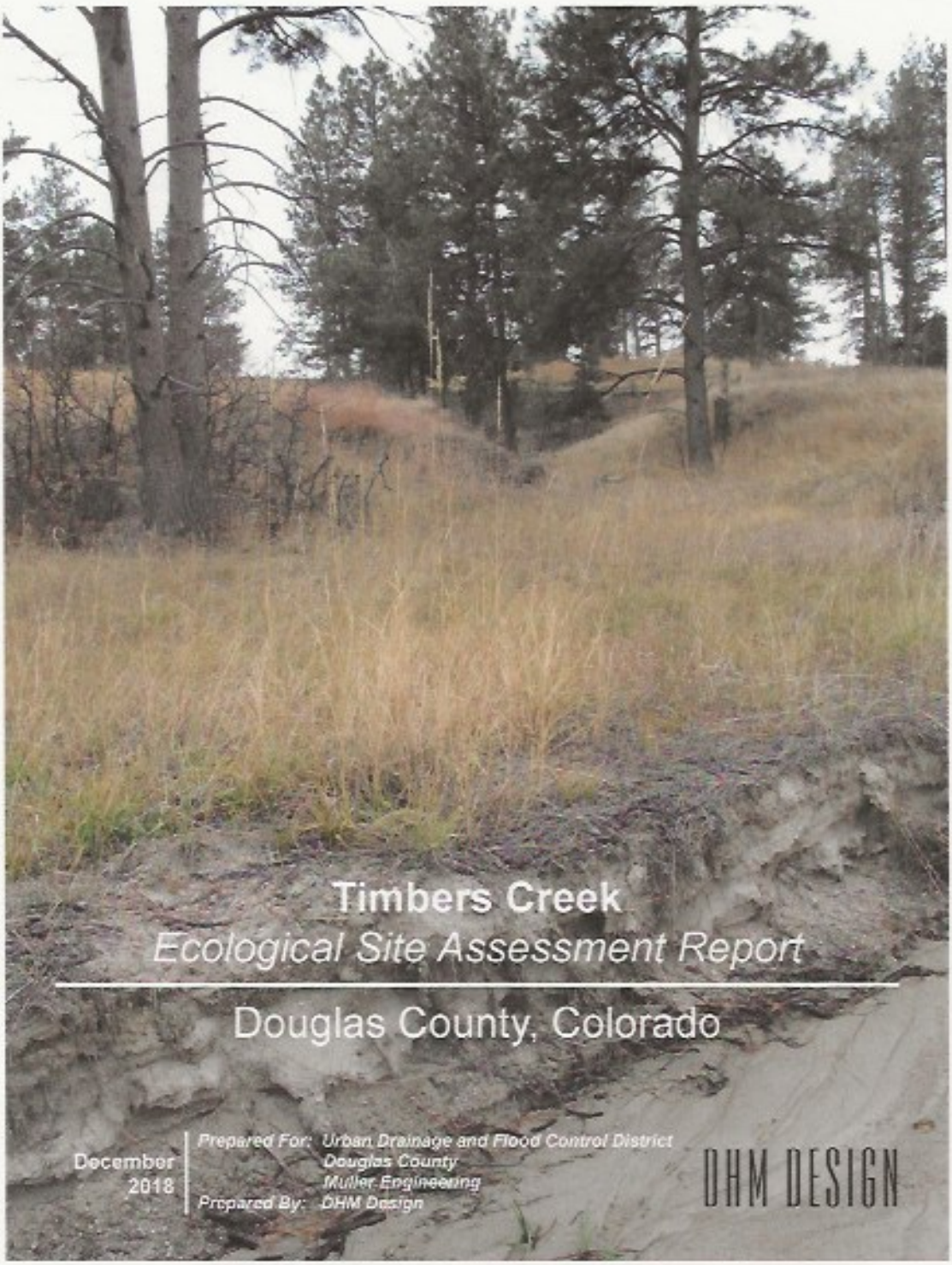
Attachment 1:

Timbers Creek 2018 Reach #1 & #2 MHFD Assessment

&

Summer 2023 Storm Pictures

NOTE: 2 upstream mitigation projects have already been funded by Douglas County/MHFD/HPFMD


Timbers Creek
Ecological Site Assessment Report
Douglas County, Colorado
December 2018
Prepared For: Urban Drainage and Flood Control District
Douglas County
Muller Engineering
Prepared By: DHM Design
DHM DESIGN

Timbers Creek Reach - 1

Existing Conditions

This reach of Timbers Creek is located at the furthest downstream point of the project area. It is characterized by a very wide and exposed outfall zone of deposition, where large quantities of sediment from upstream have been deposited over time. The creek bed is extremely flat, with very little gradient or morphologic channel diversity within the reach. Cutbanks exist where heavy flows have scoured the bank, but the majority of the surrounding shortgrass prairie slopes gently towards the creek.

This reach is located where the woodland zone of higher elevations transitions to the lower elevation and drier prairie landscape, with ponderosa pine (Pinus ponderosa) becoming more sparse, and xeric floodplain species becoming more dominant including yucca (*Yucca glauca*), silver sagebrush (*Artemisia cana)* prickly pear cactus (*Opuntia polyacantha*), and a variety of grasses. Very few riparian species were observed along the banks or in the floodplain.

Restoration Opportunities

The goal for restoration in this reach of the creek would be add diversity in the hydraulic geometry and shape of the channel, and restore riparian ecological diversity. One recommendation would be to alter the grade so a more narrow channel is created with vegetated terraces on the banks, in an effort to decrease sediment deposition. The surrounding terraced banks could be seeded and planted with appropriate trees, shrubs, and grasses to encourage diversity and stabilize the terraced areas.

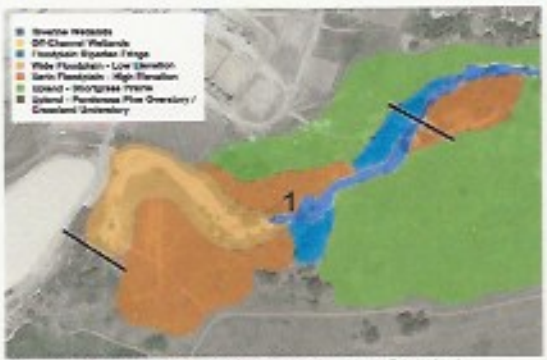


Figure 17 - Vegetative zones observed at Reach 1



Figure 18 - Image of wide delta deposition zone in channel



Figure 19 - Typical existing section across creek channel. Note cut banks, wide channel area, sandy deposition in channel, lack of riparian vegetation, and dry, xeric floodplain above channel.

Timbers Creek Reach - 2

Existing Conditions

This stream channel within this reach is braided and heavily vegetated with ponderosa pine on both sides of the channel, extending into the channel in places. Debris and water marks from high flows are present on lower branches of trees and shrubs, and there was no constant flow of water observed through this section of the creek. Residences are located on the north side of the creek, and large areas of xeric floodplain and shortgrass prairie vegetation are located on the south side.

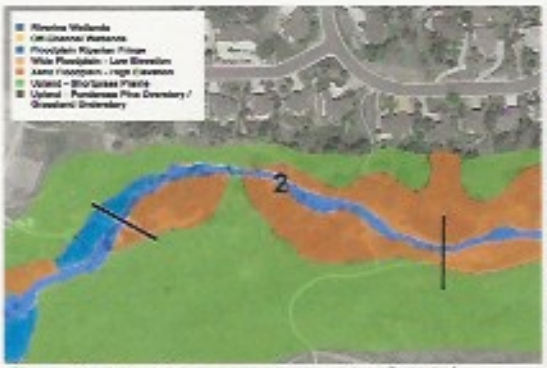


Figure 20 - Vegetative zones observed at Reach 2



Figure 21 - Image of typical section in creek bed. Note multiple ponderosa pine growing in channel.

Restoration Opportunities

The goal for restoration in this reach of the creek would be to define a main channel, introduce ephemeral wetland areas within the abandoned channel, and increase diversity of vegetation along the edges of the channel and floodplain. The cross-section below (Figure 22) illustrates how off-channel wetlands could be constructed on the edge of the floodplain to hold water during high flows, and to create habitat for ephemeral wetland grasses, sedges, and rushes. Vegetation such as three-leaf sumac, gambel oak, mountain mahogany, rabbitbrush, American plum, and chokecherry could be planted to reestablish a natural stream ecology in a prairie system. These species would not only add diversity to the ecology, but they would also stabilize soil in place during high-water events.

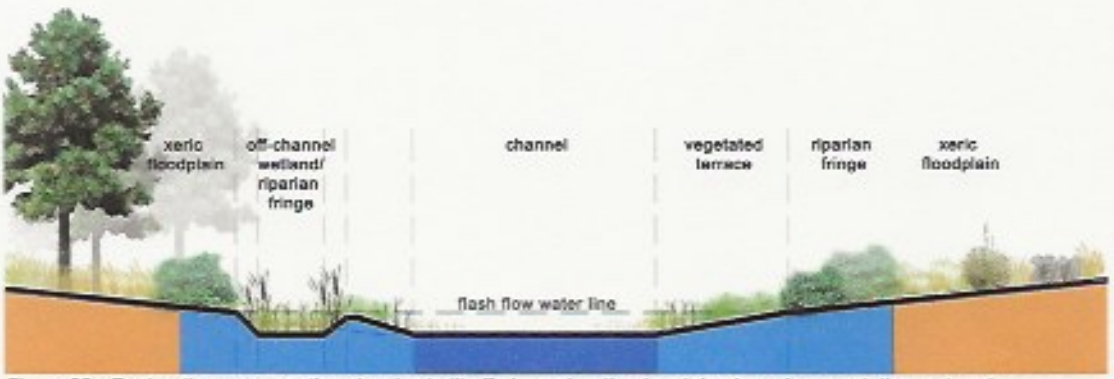


Figure 22 - Restoration cross-section showing built off-channel wetland and riparian edge vegetation restored.



5



From:	Darren Senior
To:	Michael Pesicka
Subject:	Project number ZR2023-002 -- Strongly Oppose Major Rezoning Effort
Date:	Friday, September 15, 2023 10:01:47 AM

September 15, 2023

Darren and Elizabeth Senior
7958 Cistena Way
Parker, CO 80134

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 47-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from 0.3 DU/acre to 1.1 DU/acre

Dear Mr. Pesicka,

We are writing to you today to strongly oppose the major rezoning effort by the Pinery 40 LLC referenced above. When we moved to the Timbers five years ago and chose our specific home it was based on the known and understood zoning of the adjacent land. Zoning is fundamental to the decision making process and without it there is no way people will be able to choose communities to build lives in due to the uncertainty of what may be developed close to them.

The Pinery 40 LLC's request Is not preserving the adjacent property owner expectations when they purchased their property, and does not meet the intent of the current zoning. The current zoning for fifteen equestrian estate lots is a fitting transition between the Colorado Horse Park, green space and surrounding neighborhoods and is **exactly what the Pinery 40 LLC knew it was they were purchased the land**. Their rezoning request doesn't preserve the existing wildlife habitat and travel corridors nor does it address the numerous drainage issues affecting Timbers creek.

To add insult to the process, Mr Hall of the Pinery 40 LLC has presented misinformation in both their submittals to the planning department. Mr. Hall has indicated they had reached general agreements with the Colorado Horse Park (regarding roundabout and detention pond usage) and with High Prairie Farms Metro District regarding common area maintenance. However, as of the dates of their first two document submittals, no general agreements had occurred. This is a man who is not of his word and appears to not be able to be trusted.

We do not support this major rezoning amendment effort. Please deny the proposal and retain the existing (15) 2.5-acre lot density zoning. Thank you for your consideration.

Sincerely,

Darren and Elizabeth Senior
darren.senior@gmail.com
(281) 804-0438

From:	William Hartwick
To:	Michael Pesicka; Sue Kellar; khorne516@gmail.com
Subject:	Pinery Planned development project ZR2023-002
Date:	Friday, September 15, 2023 10:46:15 AM

Mr. Pesicka, Principal planner
Douglas County Department of Community Development
Planning Services
Mr. Pesicka,

I am writing to you as a long-term resident of South Pinery8B HOA area and as the current treasurer for Pinery 8B HOA to voice my opposition to the rezoning proposed for the area in question adjacent to the Colorado horse Park and the Timbers development. In my opinion, allowing a major rezoning of this area will have a negative effect on the residents and the contiguous communities within the Timbers and South Pinery area.
Given all of the recent development and construction of new homes within the Pinery area extending east on Democrat Road towards Elbert County. I cannot believe that this type of rezoning is even being considered. There appears to be no abundance of new single-family homes that are available at this time. This type of rezoning and development within the open space in question appears to be redundant and unnecessary.

I attended the meeting in April of this year to listen to the developers ideas regarding his plans for this area and his reasons to rezone this area from 15 equestrian lots to 46 single-family lots. In my opinion, the design of this area, including the home layout and the roadway access/egress appear very constricted. I am concerned about the increased traffic coming through the area from S. Pinery Blvd. through S. Pinery Way leading into this new development. I am also concerned for the safety of residents who utilize this road daily for recreation including jogging, bicycling, walking dogs etc. This roadway has already experienced increased traffic due to more activity at the Colorado Horse Park and large animal veterinary clinic. A larger volume of traffic traveling through the proposed development would cause increased vehicle noise, and congestion during peak traffic hours as we have already experienced from Parker Road leading into and through our communities. We have recently had a request by homeowner whose house backs up to S. Pinery Dr. to place a privacy fence in their backyard to reduce the noise of traffic flow if this project approved. Any traffic study that suggests that there will be no impact of this project resulting in increased traffic is not credible, in my opinion.

Another issue of importance for those of us who have lived in the Timbers and Pinery area for over 20 years is the lack of consideration of the wildlife within the open space in this area. There is a significant deer population that roams from High Prairie Farms through the Timbers and into the South Pinery area as a part of their natural habitat. We have seen the deer population being forced out of this area and crossing heavily traffic roadways resulting in increased deer strikes and accidents. The remaining open space proposed by the developer, Pinery 40 LLC, appears to be a "gravel walkway" to be used by residents and the wildlife population. This is a significant

reduction in natural habitat of the deer and other wildlife population. This does not appear to be a concern of the developer in their request to rezone to a higher density, 46 lot project.

Another area of concern is information regarding the potential effects of erosion through the Timbers Creek area and flowing south into the Colorado Horse Park and potentially affecting homeowners who live along the S. Pinery Dr. and Equestrian Center area. A drainage report by the developer has been submitted which indicates their intention to build detention ponds with increased water flow into the Timbers Creek area, potentially increasing erosion to the Colorado Horse Park arenas. The impact of this increased water flow in our area and the need for drainage repair/ remediation to prevent potential flooding should be highly considered before any approval should be given to rezone this area to a higher density development..

For all the above reasons, I am adamantly opposed to rezoning project ZR 2023-002 (Shire Meadows) from it's current zoning of 15 horse lots to 46 higher density residential lots. If this area is developed at all, building 15 properties consistent with its current zoning will have less impact on the surrounding communities. Thank you for your consideration of all these matters.

William Hartwick
4993 Oak Ln.
Parker, CO 80134

CLIFF SHOEFELT

720-220-9512
cshoefelt@gmail.com

4973 Bur Oak Ln
Parker, CO 80134

September 15, 2023

Mike Pesicka
Douglas County
Re: Courtesy Notification of Application in Process, ZR2023-002

Mr. Pesicka,

Thank for the opportunity to provide feedabck. I support development within our community for the currently approved zoning for 15 residential units on ~2.5 acre lots. I am in opposition of the proposed rezoning that increases density to 46 units on 0.5 acre lots. The following are my additional comments with regard to the proposed rezoning effort as outlined by ZR2023-002:

1) As summarized by the Department of Public Works Engineering letter, dated September 12th 2023, the traffic study is not complete and does not consider all variables to understand the traffic impacts at peak times, average daily traffic, and the appropriate enveloping boundary that would result in a proper, comprehensive study. Not fully understanding the impacts to the area and the community violates Amendment Approval Criteria 1520.07. Further, the traffic study was conducted on January 24th 2023, where temperatures ranged between roughly 21 to 30 degrees Fahrenheit and were out of season for warm weather events at the Colorado Horse Park. As a result, the average daily traffic numbers are likely seasonally low for pedestrian and vehicular traffic and do not accurately reflect nor predict traffic patterns throughout the year. I recommend that the study be completed to allow the county to truly assess the impacts to the area and whether the proposed rezoning adequately addresses those impacts.

2) Pinery 40 LLC through public responses to residential comments, continues to state what they feel is appropriate for the area and residents in terms of unit density, land usage, access, traffic volume, and safety. It's clear from the documented opposition within the public record, that the residents in the surrounding communities do not want higher density and prefer the zoning as-is. The community's sentiment should be honored, as most understood how the area was zoned when purchasing their property and are drawn by the horse park, wildlife, and what was minimal risk of high-density development in the area occupied by the Colorado Horse Park. The proposed rezoning destroys much of what has drawn residents to the area and want to maintain. The proposed rezoning is overly dense for the area and the surrounding communities. This is exemplified by the feedback from the community that has highlighted concerns on disruptive traffic patterns, traffic volume, safety, etc for the proposed density. Finally, the residents will have to live with the impacts to the area, not the developer. As such, the County Planners should heavily weight the feedback provided by the community. Due to heavy residential

opposition in the public record, ZR2023-002 violates Amendment Approval Criteria 1520.03.

3) ZR2023-002 aims to expand Pinery Dr./Side Saddle Ln into a divided, 2-way collector road. Expansion of this road will draw the road closer to the fence lines for homes along Side Saddle Ln and significantly increase noise from traffic patterns, and will introduce safety issues into the area. Safety risks to people, property, and pets increases due to the potential conversion of a private road (as stated by the sign entering Side Saddle Ln) to public access along with the increase in average daily traffic. For example, traffic accidents that breach residential fence lines introduce physical risk to people and property. No provisions have been publicly documented by the developer that help to mitigate similar impacts to the community. For example:

    1) Noise: Tress and or other landscaping that would help to suppress traffic noise have not been proposed.

    2) Safety: Speed bumps on the road and maintaining a tapper to the road to naturally force the slowing of traffic. As it stands now, the design of the collector road aims to get as much traffic through the area as fast as possible. This further highlights that the proposed rezoning of the area is in violation to the Amendment Approval Criteria.

On behalf of our community, thank you for your consideration,

Cliff Shoefelt

From:	Bryan J. Flanagan
To:	Michael Pesicka
Cc:	Sheri Flanagan
Subject:	Pinery Planned Development Project ZR2023-002 - Objections
Date:	Friday, September 15, 2023 2:40:06 PM

Mr. Pesicka, Principal planner
Douglas County Department of Community Development
Planning Services

Mr. Pesicka,

I am writing to you as a long-term resident of South Pinery 8B HOA (26 years – and my property buttes up to the Colorado Horse Park access road/fencing) area to voice my opposition to the rezoning proposed for the area in question adjacent to the Colorado Horse Park and the Timbers development. In my opinion, allowing a major rezoning of this area will have a very negative effect on the current residents and the contiguous communities within the Timbers and South Pinery area.

Given all of the recent development and construction of new homes near the Pinery area extending east on Democrat Road towards Elbert County I cannot believe that this type of rezoning is even being considered. There appears to be no shortage of new single-family homes that are available currently on the market. Yet it seems that developers and the planning board continue to approve these types of projects despite objections by the home owners directly affected by these actions.

I attended the meeting in April of this year to listen to the developers' ideas regarding his plans for this area and his reasons to rezone this area from 15 equestrian lots to 46 single-family lots. In my opinion, the design of this area, including the home layout and the roadway access/egress appear very constricted. I am concerned about the increased traffic coming through the area from S. Pinery Blvd. through S. Pinery Way leading into this new development. I am also concerned for the safety of residents who utilize this road daily for recreation including jogging, bicycling, walking dogs etc. I see many people every day out my back window using this access for those purposes that would be endangered by dramatically increased traffic.

This roadway (that runs directly behind my home) has already experienced significantly more traffic flow due to increased activity at the Colorado Horse Park and their new large animal veterinary clinic. A larger volume of traffic traveling through the proposed development would cause increased vehicle noise and congestion during peak traffic hours as we have already experienced from Parker Road leading into and through our communities. Any traffic study that suggests that there will be no impact of this project resulting in increased traffic is simply not credible, in my opinion.

Another issue of importance for those of us who have lived in the Timbers and Pinery area for over 20 years is the lack of consideration of the wildlife within the open space in this area. There is a significant deer population that roams from High Prairie Farms

through the Timbers and into the South Pinery area as a part of their natural habitat. We have seen the deer population being forced out of this area and crossing heavily traffic roadways resulting in increased deer strikes and accidents. The remaining open space proposed by the developer, Pinery 40 LLC, appears to be a "gravel walkway" to be used by residents and the wildlife population. This is a significant reduction in the natural habitat of the deer and other wildlife population. This issue simply does not appear to be of any concern of the developer in their request to rezone to a higher density, 46 lot project.

Another area of concern is information regarding the potential effects of erosion through the Timbers Creek area and flowing south into the Colorado Horse Park and potentially affecting homeowners who live along the S. Pinery Dr. (my home is affected) and Equestrian Center area. A drainage report by the developer has been submitted which indicates their intention to build retention ponds with increased water flow into the Timbers Creek area with potentially increasing erosion to the Colorado Horse Park arenas. The impact of this increased water flow in our area and the need for drainage repair/remediation to prevent potential flooding should be highly considered before any approval should be given to rezone this area to a higher density development.

For all the above reasons, I am strongly opposed to rezoning project ZR 2023-002 (Shire Meadows) from its current zoning of 15 horse lots to 46 higher density residential lots. The potential negative effects should be obvious – with dramatic traffic increases, documented drainage issues, wildlife constriction and the environmental impact of 46 homes replacing open space that we have enjoyed for over 26 years from my home.

Respectfully submitted,

Bryan & Sheri Flanagan

4989 Bur Oak Lane

Parker, CO 80134

Cellular: 303-520-0527

<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

From: Dan Lowe
To: Michael Pesicka
Subject: Comments on Pinery Planned Development Major PD Amendment
Date: Friday, September 15, 2023 4:42:23 PM

To whom it may concern:

I live in a house which will directly abut to the planned expansion.

While people have rights to purchase land and develop it, they do not and should not have the right to –

- Diminish existing property values by $x0,000,000s by changing the existing landscape, drainage, sight lines, and density.
    - This is something we'll need to research/output and should be funded by the planned developer(s). If not assume we'll plan to retain counsel/objective planners.
- Change the established plans/densities of the neighborhood which were developed to keep the natural in place via green zones, planned flood drainage/run-off zones.
- Change the natural landscape and potentially endanger various wildlife including owls, bald eagles, turkeys, foxes, and numerous others who currently call the current green zone {Planned expansion area} home.

I will need to both consult with neighbors, counsel, CO Dept of Wildlife, County Experts on water rights, drainage to confirm that all plans are legal, approved, normal and customary for this area.

Others and I moved here to enjoy deep/wide sight lines, vast expanses of green zones, unobstructed views of the front range, wildlife and other aspects which you now seemingly plan to alter.

Please let me know any/all plans for meetings and submissions.

Thanks in advance.

Dan

Daniel B. Lowe
Dan.lowe2@gmail.com
303.956.9023 (Mobile)
Timbers/Pinery Resident

Dr. Jenna Preston
7998 Cistena Way, Parker, CO 80134
Preston.jenna@gmail.com, 301-266-2627

11 Sept 2023

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street, Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: *Project name: Pinery Planned Development 31st – Major PD Amendment. Project number ZR2023-002. Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd.*

Dear Mike Pesicka,
I am writing to you again to express my ongoing strong opposition to the proposed Major Amendment Rezoning of the 46-acre parcel purchased by Pinery 40 LLC (Project ZR2023-002). **Let me state outright, I do not oppose upholding the original zoning of 15 homes. I oppose any expansion beyond 15 homes. Second, I oppose connecting the Cistena Ways and creating a 'super highway' for drivers looking for a quick route to Fox Sparrow! Maintaining the current zoning (15 homes) would prevent the need to connect these roads.**

I have lived in the Timbers for over five years. We bought our "forever" home on Cistena Way using a Veteran's Association [VA] loan following my husband's retirement from the U.S. Air Force, fully aware that someday 15 homes could be built on 2.5 acre lots on the serene 46-acre open space we can see at the end of our cul-de-sac adjacent to the beautiful Colorado Horse Park [CHP]. We are comfortable with the idea of 2.5-acre equestrian lots filling in this unique Parker open space connected to the CHP. The more horses the better! Knowing the CHP is now authorized to serve as a veterinary clinic only solidifies my pride in living so close to this Parker icon. We walk our dog daily throughout our neighborhood and bike paths and my best days are Saturdays when I come across a rider mounted on their horse and we exchange pleasant greetings. Numerous homes are being built on 2-3 acre lots near the Colorado Golf Club only five miles north, so there is DEFINITELY a market for homes on 2.5 acres!

I am a Licensed Clinical Psychologist working on Buckley Space Force Base in Aurora. As I mentioned earlier, my husband is a military veteran. I am moved by the number of veterans who chose the Timbers to be their home following active duty service. Veterans reside in 50% of homes on our street (Cistena Way). The military culture is built on integrity, honor, and service before self. I witness firsthand vets struggling with silent (depression, anxiety, trauma, insomnia) and visible scars earned during service to this great land we call America. My husband and the veterans we call neighbors deserve to reside in a quiet community like the Timbers with a promise to preserve the promise of only added 15 homes. They also deserve to maintain our cul-de-sac (Cistena Way) where they play with their children & pets, care for their land, and retreat to their sanctuary called home. **Maintaining the current zoning of 15 homes would ensure this peace for our veterans!**

The intent behind Mr. Russell Hall's (Pinery 40 LLC) request to increase by **over 3 times** the existing zoning to 46 units lacks honesty, integrity, and appreciation for this unique Douglas County land. It is obvious to me that Russell Hall does understand what it means to put service before self and he is not interested in honoring the land he owns. He is focused on quantity and profit. If this request is granted by our elected members it will show that profit and greed are more important to Douglas County than history, integrity, and maintaining zoning agreements. History has shown that Mr. Hall has engaged in similar greed-driven behavior over and over. His greed has created immense anxiety and disgust by the residents in our neighborhood. It is also obvious Mr. Hall does not understand or seem to care about the concerns and problems he has and will create if his request is granted. For example, the added strain on Timber's Creek behind our home, traffic issues and accidents if Cistena Way is opened up creating a major vein to Fox Sparrow and a shortcut through to Sagewood middle, Ponderosa High School, and ball parks in Bayou Gulch Park. Mr. Hall's offer for consolations such as "pocket parks" is a perfect example of how he does not understand his proposal. We don't need pocket parks, we have a regional park! With the rainfall this summer, I watched the destructive transformation on the **Timber's Creek bed which needs to be fixed. This is a concern Mr Hall has repeatedly ignored and not addressed!** Adding a road and more homes adjacent to the CHP veterinary hospital property line with rehabbing horses is ridiculous and further evidence of his lack of awareness of this land. Mr. Hall's arguments that, "*Shire Meadows property was planned to be developed with 2 ½ acre lots, the residents were probably unaware of the incompatibility Ranchettes with livestock would produce. Did the adjoining residents consider odors …Most equestrians have experienced the frighting*

and sometimes violent situations that occur when horses confront people, children or pets in confined space." This is yet another ridiculous and insulting statement. We are residents who chose to live adjacent to a horse park! His arguments lack truth, respect and integrity for this community!

In honor of our heroes and neighbors, I DO NOT SUPPORT this major rezoning amendment. The proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning**. Lastly, please consider two requests. (1) Please do not allow more than 15 homes to be built, honoring the current zoning and (2) please keep Cisterna Way closed/a cul-de-sac. Do not create a 'super highway' through our street.**

Thank you for your consideration.

Sincerely,

Dr. Jenna Preston

From: Shauna Wilbraham
To: Michael Pesicka
Subject: Pinery 40 LLC project #ZR2023-002.
Date: Friday, September 22, 2023 2:49:36 PM

To Whom it May Concern;

My husband and I grew up in the Denver area (Littleton) and we married in 1984 and started raising our family. We had friends, in the 1980's, move into the newly developing Pinery neighborhood. We loved this area and we saved and saved until finally, in 2021, we were able to buy the home of our dreams. Almost 40 years it took us to get here. We wanted to live in an area that had a mountain/country feel but, wasn't in the mountains or out in the

middle of nowhere (due to jobs). We wanted the beautiful trees and forest to surround us. We wanted space between neighbors because our other homes were all on top of each other. We wanted less traffic and to feel away from it all. We wanted to enjoy the wildlife, the deer, foxes and yes, even wild turkeys. We just get moved in to find out that, just over the hill, a developer is going to try and change the landscape of what took us 40 years to begin to enjoy. This new development literally backs up to our neighborhood. We are not against new homes being built, all we ask is that it is consistent with what is

already surrounding this area. This development will not be consistent with what is already here. These are not going to be custom/unique homes and this will lower the property value of surrounding neighborhoods, take away our vegetation and wildlife and it will drastically increase traffic in the area. Especially since they will be funneling traffic through the neighborhood over to South Pinery Parkway. The other issue pertains to water. We are already strapped with water regulations, which is killing our trees when we are in draught conditions. How in the world can we keep sustaining this growth of new

housing in an area that is already at the bottom of the well. Please listen to the residents living in the area and those of us who will be negatively impacted.

Thank you for your time and consideration.

Sincerely,

Scott and Shauna Wilbraham

The Henshaw Trust

K. Michael Henshaw and Martha-Lynn Henshaw, Trustees
7776 Running Fox Way
Parker, CO 80134
303-807-6696

September 23, 2023

Subject: Project ZR2023-002

Douglas County Department
of Community Development

Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Dear Mr. Pesicka,

Mr. Pesicka, we appreciate the opportunity Douglas County gives citizens to express concerns and "be heard". Your continued leadership and proven excellence in planning ensures that will continue. As a resident owner in the Timbers for 23 years this month, and in one of the homes adjacent to the dense pack rezoning under consideration, we are opposed to the project, but very much for the current approved zoning.

The purpose of this letter is to respond to the Courtesy Notice received dated August 23, 2023, outlining the proposed amendment to Planning Area 63, adjacent to The Timbers, under the above-noted project number, and to highlight our concerns.

We strongly oppose the approval of the subject Project. Logic follows, below.

The Timbers 22 HOA Board, in support of our 133 homeowners, and residential communities of High Prairie Farms, Misty Pines, Pinery South 8b, and others oppose the rezoning request from Pinery 40 LLC tripling the density of the 47-acre plat to 46 homes.

The majority of our homeowners oppose this. We have dozens of current owners, including us, whose properties directly abut this area that unanimously oppose this major rezoning. We purchased our properties with the legitimate expectation that the current zoning of 15 homes would be used for future development in line with a transition between Timbers and the Colorado Horse Park.

The Timbers community was designed over 20 years ago and consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks. These are integrated into the natural environment with a well-planned housing community of 918 residential lots.

The original concept, expressed by the original owners of the horse park, was to have 15, 2.5-acre equestrian ready lots as a natural transition from the Timbers to the horse park.

The current zoning also celebrates and supports the strong Colorado equestrian interests and business.

The rezoning proposal is inconsistent with this design and does not add any park space. There is minimal open space between many of the proposed properties and our current Timbers residents. There is also minimal space between several proposed properties and active Horse Park pastures.

Timbers Creek is already in need of several million dollars of additional erosion control in addition to the recently completed project in the Timbers for which we are grateful. The proposed increase in density will contribute further to the downstream erosion problem with no clear plan for mitigation, especially to horse show arenas and surrounding park areas. The erosion plans the developer submitted were done in the 1990's, and marginally updated by the developer's company and signed by the developer. I call your attention to several drainage and water studies and entities that say more needs to be done before any development proceeds.

In summary, the Colorado Horse Park has been our neighbor since 2000 when we moved into our new home adjacent to the rezone request area. The tranquility, horses, horse events, views, animal migration paths, and ethos of the area drove us to buy where we are now, knowing that 2.5-acre equestrian estate lots, some with horses, would be eventually built. We liked the natural transition plan between residential to 15 equestrian lots to the horse park. Dropping 45 or so homes, roads, traffic, etc., seems to ignore the sanity of the existing zoning.
Planning Team, please seriously consider opposing this rezoning.

The Henshaw Trust
K. Michael Henshaw and Martha-Lynn Henshaw, Trustees

2.

Tom Bozeman
7422 White Ash Place, Parker, CO 80134
October 2, 2023

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

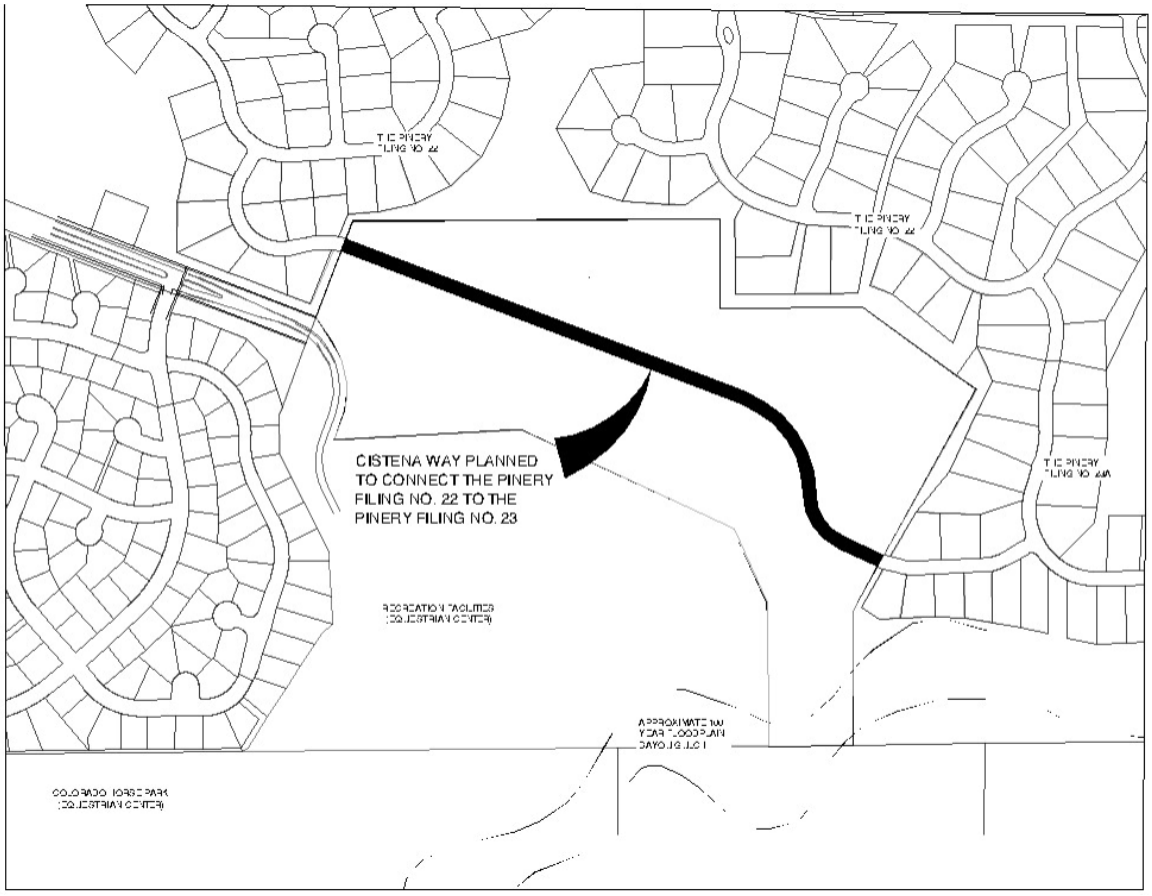
Dear Mike Pesicka,

I provided an earlier letter in March in opposition to this re-zoning request. Since then, I see the developer has submitted an amended application.

After carefully reviewing the amended application file in August, I remain strongly in opposition to this re-zoning request.

On the next page I have listed some of my concerns:

The existing and current zoning for Shire Meadows, consisting of 47 acres in Planning Area 63, allows for 15 home sites - see the below zoning of the existing Planned Development (PD)



The August amended application calls for:

- Lot density is 4 times existing zoning and is not comparable to the Timbers community.
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation.
- No light pollution or landscaping plan

Safety - traffic and ingress/egress is a significant problem. A few years ago, we had a wildfire leading to a reverse 911 call and immediate evacuation of the entire area. The resulting traffic congestion was extreme – people were trying to evacuate, plus people who got the reverse 911 call at work tried to enter and go to there homes to rescue family, dogs, pets, horses, etc.

The congestion led to the police setting up a roadblock on South Pinery Parkway and HW 83. This resulted in a traffic jam backing up traffic on HY 83. Thankfully the fire was put out before it reached our homes (fire department response would have been obstructed by all the cars backed up on HW 83)

The root issue is only **one evacuation route** (S Pinery Drive). The Pinery 40 rezoning will increase this safety problem.

Developer Response to Public Comments stated Pinery Drive "would be restored as a collector street". Not sure what this means, and not sure what "additional Traffic studies" will say.

For the Commissioners:
We bought here 23 years ago, in Doug Co, understanding a Planned Development existing in the area, and trusting you, the Commissioners, to uphold these zoning and development plans.
I hope we can all still trust you.

Example: the appaired value for my house recently went up, significantly. But seemed to align with recent comps in the area. I see the subject area (63) tax appraisal is $969,399 which does not align with the over $4,000,000 purchase price last year.
Trust this will be vetted.

Thank you for your consideration.

Sincerely,

Tom Bozeman
303 909 0013

From:	Scott Gough
To:	Michael Pesicka
Cc:	Laurie Gough; Tom Bozeman; Ann Bozeman; Carlo Jones; Deanna Jones; Bender Mike Mike; Jim Wambach; Judy Wambach; Gary Valko
Subject:	Shire Meadows Rezonning
Date:	Monday, October 2, 2023 3:29:46 PM

Scott and Laurie Gough
7420 Meadow View
Parker, CO 80134

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr Pesicka,

We provided an earlier letter in opposition to this re-zoning request. Since then, we see the developer has submitted an amended application.

After carefully reviewing the amended application file in August, We remain STRONGLY opposed to this re-zoning request.

On the next page we have listed some of our concerns.

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- Drainage approach contributes to an already existing Timbers Creek erosion situation.
- No light pollution or landscaping plan

SAFETY - traffic and ingress/egress is a significant problem. A few years ago, we had a

wildfire leading to a reverse 911 call and immediate evacuation of the entire area. The resulting traffic congestion was extreme – people were trying to evacuate, plus people who got the reverse 911 call at work tried to enter and go to there homes to rescue family, dogs, pets, horses, etc.

The congestion led to the police setting up a roadblock on South Pinery Parkway and HW 83. This resulted in a traffic jam backing up traffic on HY 83. Thankfully the fire was put out before it reached our homes (fire department response would have been obstructed by all the cars backed up on HW 83)

The root issue is only **one evacuation route** (S Pinery Drive). The Pinery 40 rezoning will increase this safety problem.

The developer responded in obtuse and imprecise language, using terms like "a collector street" and "additional traffic studies" will say.

For the Commissioners:
We purchased our home 26 years ago here in Douglas County, trusting that our elected officials would uphold the zoning rules that made this party of Douglas County so attractive for our family, and trusting our Commissioners, to uphold these zoning and development plans. We hope we can all still trust you.

Example: the appaired value for my our house recently went up, significantly. But seemed to align with recent comps in the area. We see the subject area (63) tax appraisal is $969,399 which does not align with the over $4,000,000 purchase price last year.

We hope this will be vetted.

Thank you for your consideration, and
sincerely,
Scott and Laurie Gough
303 522 7439

Sent from AOL on Android

From:	Jim Wambach
To:	Michael Pesicka
Cc:	Scott Gough; Laurie Gough; Tom Bozeman; Ann Bozeman; Carlo Jones; Deanna Jones; Bender Mike Mike; Judy Wambach; Gary Valko
Subject:	Re: Shire Meadows Rezonning
Date:	Monday, October 2, 2023 5:12:01 PM

Mr. Pesicka,
My neighbors have done a wonderful job of pointing out our opposition to this proposed amendment to the rezoning. Everything my neighbors have said is factually correct, and as an engineer, that should be sufficient for me.
However, as a Colorado native of over 60 years, and a 27+ year resident in our current house (7461 Meadow View) the points made about promises made years ago (aka zoning rules made by past commissioners) and the hope that current commissioners could still have our trust rings true.
Every one of us moved here for a reason: the lifestyle that was on the books at the time, including the understanding that some few homes would be built in the disputed area.
This current developer/realtor are now seeking to make money by circumventing those promises and that trust. I seriously doubt that those developers/realtors care a whit about our plight, nor the trust shown by your predecessors.

I truly hope that our trust in you as our elected representatives holds true.
Best regards,
Jim & Judy Wambach
7461 Meadow View
Parker, CO

Sent from my iPhone

> On Oct 2, 2023, at 4:33 PM, Michael Pesicka <mpesicka@douglas.co.us> wrote:
>
> Scott and Laurie,
>
> Thank you for your correspondence regarding the proposed Pinery Planned Development 31st Major Amendment, Project No. ZR2023-002. Your comments will be included in the public record and will be provided to the Planning Commission and Board of County Commissioners as part of their consideration of the PD Amendment request. The application is in the referral stage of the review process and public hearings have not been scheduled at this time.
>
> Regards,
>
> **Mike Pesicka** | Principal Planner
> **Douglas County Department of Community Development**
> **Address** | 100 Third St., Castle Rock, CO 80104
> **Direct** | 303-814-4367 **Main** | 303-660-7460

Email | mpesicka@douglas.co.us

From: Scott Gough <sgough33@aol.com>
Sent: Monday, October 2, 2023 3:30 PM
To: Michael Pesicka <mpesicka@douglas.co.us>
Cc: Laurie Gough <laurieg7420@aol.com>; Tom Bozeman <tomboze@outlook.com>; Ann Bozeman <annboze@gmail.com>; Carlo Jones <cj2qik4u@comcast.net>; Deanna Jones <megatron61@comcast.net>; Bender Mike Mike <mbbender67@gmail.com>; Jim Wambach <jim.wambach@comcast.net>; Judy Wambach <judywambach@comcast.net>; Gary Valko <president@pinerysouth.com>
Subject: Shire Meadows Rezonning

Scott and Laurie Gough

7420 Meadow View

Parker, CO 80134

Douglas County Department of
Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mr Pesicka,

We provided an earlier letter in opposition to this re-zoning request. Since then, we see the developer has submitted an amended application.

After carefully reviewing the amended application file in August, We remain STRONGLY opposed to this re-zoning request.

On the next page we have listed some of our concerns.

The existing and current zoning for Shire Meadows, consisting of 47 acres in Planning Area 63, allows for 15 home sites - see the below zoning of the existing Planned Development (PD)

The August amended application calls for:

- Lot density is 4 times existing zoning and is not comparable to the Timbers community.

- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation.
- No light pollution or landscaping plan

SAFETY - traffic and ingress/egress is a significant problem. A few years ago, we had a wildfire leading to a reverse 911 call and immediate evacuation of the entire area. The resulting traffic congestion was extreme – people were trying to evacuate, plus people who got the reverse 911 call at work tried to enter and go to there homes to rescue family, dogs, pets, horses, etc.

The congestion led to the police setting up a roadblock on South Pinery Parkway and HW 83. This resulted in a traffic jam backing up traffic on HY 83. Thankfully the fire was put out before it reached our homes (fire department response would have been obstructed by all the cars backed up on HW 83)

The root issue is only **one evacuation route** (S Pinery Drive). The Pinery 40 rezoning will increase this safety problem.

The developer responded in obtuse and imprecise language, using terms like "a collector street" and "additional traffic studies" will say.

For the Commissioners:
We purchased our home 26 years ago here in Douglas County, trusting that our elected officials would uphold the zoning rules that made this party of Douglas County so attractive for our family, and trusting our Commissioners, to uphold these zoning and development plans.
We hope we can all still trust you.

Example: the appaired value for my our house recently went up, significantly. But seemed to align with recent comps in the area. We see the subject area (63) tax appraisal is $969,399 which does not align with the over $4,000,000 purchase price last year.

We hope this will be vetted.

Thank you for your consideration, and
sincerely,
Scott and Laurie Gough
303 522 7439

Sent from AOL on Android

Singletree Equestrian, LLC

7522 South Pinery Drive Parker, Colorado 80134

October 9, 2023

Attention: Mike Pesicka, Principal Planner
mpesicka@douglas.co.us

Subject: Project # ZR2023-002; Shire Meadows Rezone Referral Response

Singletree Equestrian, LLC, owners of the Colorado Horse Park adamantly oppose the rezoning to increase the previous zoned area in question from 15 lots to 46 lots. The current zoning of 2.5 acre lots is the current density in which Mr. Hall purchased the property and is the zoning that was in place when all neighbors including ourselves purchased our property.

One of the primary decision drivers when deciding to purchase a home is understanding what is going to happen next. What will we all need to live with as the next level of completion of the counties plan for our neighboring property is completed. Changing this zoning to three times the density undermines the confidence that citizens have in this process. If there were significant changes to the entire development area, the zoning change could potentially be considered. But, with the area having solid foundation, including the Colorado Horse Park, a beautiful amenity and support of the Douglas County lifestyle, it would be wrong to change that zoning and allow increased density.

The current zoning offers a nice blend of smaller lots to larger ranchette lots (current zoning of the parcel in question) to the horse park, 120 acres of equestrian use, a vision that was memorialized in the current PD. This type of ranchette product, adjacent to a world class horse show venue, has been available in several other areas around the country with great success. The ability to have horses at these ranchettes and ride over to the show grounds is exceptionally valuable.

Sincerely,

Kelly B. Tisher, DVM, Managing Partner
720-490-6214
Singletree Equestrian, LLC

From: Rodney Perry
To: Michael Pesicka
Subject: Reference Project #ZR2023-002; Pinery 40 Rezone and Subdivision
Date: Tuesday, October 17, 2023 1:25:58 PM

To: Mike Pesicka

From: Rodney Perry
5797 Wild Berry Ct.
Parker, CO 80134

I have lived at my current residence for over 9 years. Which is located very close to this proposed development project #ZR2023-002; Pinery 40 Rezone and Subdivision area. We moved to this area for the nice environment and open space. When the developer of this property purchased the property, they knew the zoning of PA63 with 15 lots of 2.5 acres for the 46 acres. In my opinion, they do not care about Parker or the current residences in the area. **The zoning should not change.** It is not the job of Douglas County or Parker leadership to make this company rich or more profitable at the expense of Parker residences. Our leadership should be looking out for the constituents of the area, not a developer. Over developing this property is a huge negative for the area, not a benefit.

Thank you in advance for considering my opinion.

Sincerely,
Rodney Perry

Sheldon Irish
7978 Cistena Way, Parker Colorado
7 November 2023

Attn: Mike Pesicka, Principal Planner
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows Rezone Claims Opposing view

Mr. Russel Hall and his staff supporting the Shire Meadows rezone pursuit have continuously claimed throughout their document submittals, that the 47-acre PA63 should be populated with custom homes like the Timbers development vs maintaining the current equestrian estate zoning. They have claimed that the 47-acre parcel is a forgotten parcel of land, undeveloped void, a chasm, dormant, conflicting land use, and was an oversight during the Timbers development. They imply because the equestrian estate zoning has not been implemented to date, then it should be replaced with higher density development.

When challenged about their claims, that the parcel was intended to be an equestrian estate development by Helen Krieble and it is still applicable today given the operational Colorado Horse Park, Mr. Hall's response was **"Our sources were taken from testimony from people who actually knew Mrs. Kriebel [*sic*]. The points made in the Narrative are accurate based on our research."**

Attached is a declaration from John Evans, who was a long-time legal counsel to Helen Krieble. His declaration states in part: "Helen intentionally did not participate in the PD amendment change #5, which created the Timbers development. Helen had strong feelings about developing the zoning (IE: PA63) and had intent to someday develop it. Helen's intent was to have a natural transition from the Timbers and an operational horse park entity, and had always planned a 15 lot, 2.5 acre equestrian estate development, which would be a complement to and be complemented by the Colorado Horse Park."

This rationale is still applicable today and Helen's equestrian estate zoning established in the 3rd amendment of the Pinery PD still meets her intent and should be preserved.

Sheldon Irish
Protect the Timbers Volunteer Group Lead

Attachment 1: John Evans Declaration Letter

DECLARATION OF JOHN EVANS

John Evans, under penalty of perjury declares as follows:

1. My name is John Evans, and I am a partner in the law firm Evans Legal Group. I am licensed to practice in the state and federal courts of Colorado.

2. I was a member of the Colorado State Senate from 1999 to 2006.

3. I have represented the Colorado Horse Park located at: 7522 S. Pinery Drive, Parker, Colorado 80134 and Helen Krieble for the last 20 years.

4. This declaration is to clarify and demonstrate that the property known as PA63 (47 acres north of the main Colorado Horse Park facility) zoned for 15 equestrian estate lots of 2.5 acres each by Helen Krieble, owner of the Colorado Horse Park was not an oversight when other property was sold to the Timbers Development. Helen Krieble had strong feelings about the zoning and had intent to someday develop it.

11479 S PINE DRIVE
PARKER, CO 80134
(303) 840-2431
JOHN@EVANSLEGALGROUP.COM

5. Helen Krieble intentionally did not participate in the Pinery PD amendment change #5, which created the Timbers development. Her lack of participation was not an oversight as has been stated by the new Pinery 40 LLC ownership.

6. Helen's intent was to have a natural transition from the Timbers to an operational horse park entity, and had always planned a 15 lot, 2.5-acre equestrian estate development, which would be a complement to, and be complemented by the Colorado Horse Park. This is the same intent presently held by a large majority of the Timbers homeowners.

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

Executed on this 9th day of October, 2023.

EVANS LEGAL GROUP, P.C.

John Evans #20549
11479 Pine Dr.
Parker, CO 80134
Tel: 303-840-2431

Douglas County Department of Community Development, Atten : Mike Pesicka – Principal Planner

Subject: Project - #ZR2023-002 Sire Meadows Referral Response

Dear Mr. Pesicka,

I appreciate the opportunity to comment on the proposed rezoning of the 46-acre parcel known as Shire Meadows.

Prior to entering into a contract 24 years ago to design and build our home, I had two very in-depth conversations regarding the area directly behind our property. The first was with a predecessor of yours in Douglas County regarding the specifics of the zoning in place when the whole Timbers development plan was put together. I was informed that the design could include 2.5-acre home sites to mesh with the horse park. At the time, I understood the possibility of this type of development and moved forward with our home.

The second conversation I had was with Helen Krieble, the owner and developer of High Prairie Farms. She had extensive plans to develop the facility into a world class destination horse park. Her efforts to do so were fulfilled for a number of years with boarding, training, and showing international hunter/jumper events. Routinely, we have had many horses grazing in the pastures directly behind our house. Conversely, one of the arguments regularly heard from Mr. Hall and his associates is that residents do not understand how disruptive it would be if the 2.5-acre sites included horses, but the residents that live on properties close to the existing horse pastures have already dealt with having these animals in close proximity for a number of years, so I find this argument ludicrous. When Ms. Krieble desired to relocate back to the east coast and entered into an agreement to sell the Horse Park to Mark Bellissimo and the Colorado Equestrian Partners, the community around the Horse Park were pleased with the transaction.

To quote from an article in the December 2014 issue of Dressage News, Helen Kriebel stated “It is important to me that the Horse Park was kept intact. The contract includes the purchase of an additional 47acres that abuts the horse park. I believe this will ensure CHP has the ability to operate effectively and **preserve the area from future residential development**. This is a great day for Colorado equestrians, residents and businesses.”

When the horse park was sold to the veterinary hospital group, again we were pleased that they were going to invest in the property and continue with private horse shows. The news that the 46 acres were not part of sale and the intent was to ignore the existing zoning summary approx. 15 homes on 2.5 acre lots and decrease the lot size to .5 acre and add 45 homes to be unacceptable on many fronts.

I do not support this rezone application and request your support in denying the proposed application.

Thank you for your time and consideration.

Donald W. Nex

7886 Towhee Road

Parker, CO, 80134

Nexdon64@gmail.com

Neil McCracken
7335 Meadow View (South Pinery)
Parker CO 80134
April 8, 2024

Douglas County Department of Community
Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 46-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from .3 DU/acre to 1.3 DU/acre

Dear Mike Pesicka,
I appreciate the opportunity to comment on the proposed major amendment rezoning of the 46-acre parcel just purchased by Pinery 40 LLC (Project ZR2023-002). We have lived in the Pinery 8B for 9 years and we moved here because of the lower density of houses. The Pinery 8B and surrounding neighborhood community consists of 1486 acres of which there are 384 acres of open space, 12 miles of walking trails, and several parks integrated into the natural environment with a well-planned housing community of 918 residential lots - all situated around the attraction of the Colorado Horse Park. This environment is what attracted homeowners like us to this Douglas County area.

Mr. Russell Hall (Pinery 40 LLC) has now submitted a 60 lot (1.3 DU per acre) major rezoning request. Like his prior attempts at 130 and 91 lot densities, this submittal doesn't achieve key rezoning conditions, which by their very nature have negative effects on the overall Timbers and Pinery South communities.

- Lot density is 4 times existing zoning and is not comparable to the Timbers community
- Minimal open space, no walking paths, and no pocket park
- Drainage approach contributes to an already existing Timbers Creek erosion situation

Also, his development approach utilizes a "residential to commercial transitional" design, which puts higher density/small lots in the middle and along the Colorado Horse Park property line. This higher density approach and treating the Colorado Horse Park like a standard commercial property, is not compatible with the overall community character.

I do not support this major rezoning amendment effort. Their proposal does not meet Douglas County Zoning Resolution – DCZR 1520.01, 1520.02, 1520.03, 1520.04, 1520.07 or Douglas County 2040 Master Plan (page 2-11), Pinery SUA - DEVELOPMENT ISSUES. Please deny the proposal and retain the existing 15 site density zoning.

Thank you for your consideration. Sincerely, Neil A McCracken

Neil A. McCracken

Pinery 8B HOA Board of Directors
Pinery South
Parker, CO 80134
hoaboard@pinerysouth.org

August 19, 2024

Mike Pesicka
Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

RE: ZR2022-010, Pinery Planned Development 29th - Major Amendment

Dear Mr. Pesicka,

We, the Board of the Pinery South 8B Homeowners Association, are writing to express our strong opposition to the proposed rezoning of the open space from its current designation of a 15-site equestrian ranch to a much higher density 45-home residential area. We firmly believe that this rezoning will have adverse effects not only on our HOA but also on the surrounding communities within the Timbers and South Pinery areas. Please find our primary areas of concern and their related approval criteria below.

Traffic Concerns (approval criteria 1520.02)

One of our primary concerns is the significant increase in traffic that will result from this rezoning. The proposed 45 homes, with an average of two vehicles per household, will undoubtedly lead to a substantial rise in traffic on S. Pinery Dr. and Cestena Way. This increased traffic will affect both directions throughout the day and will include deliveries and other vehicles using these roads as shortcuts. A traffic study commissioned by the developer claims that the traffic increase will be "negligible". However, this assessment does not align with our daily experiences on Parker Road and S. Pinery Parkway, where we already face traffic congestion. A "negligible" impact defies common sense and calls into question the objectivity of the study.

Safety and Accessibility Issues (approval criteria 1520.03)

If an emergency gate is added at the northern end of the project, it will funnel all traffic through Pinery Drive, which serves as a recreational area for residents who walk dogs, jog, and bike. This will increase the danger for pedestrians and disrupt daily recreational activities. Furthermore, S. Pinery Dr. will only be upgraded from the Meadow View stop sign to the new project's entrance, leaving the rest of the road unchanged. This lack of improvement will create unsafe conditions for pedestrians and cyclists, and limits the use of the roadway.

Noise and Congestion (approval criteria 1520.02)

Homeowners whose properties back onto S. Pinery Dr. from Meadow View to the proposed project entrance are concerned about increased noise and congestion. The traffic flow has already intensified due to Parker Road, and if this project proceeds, we anticipate further disturbances. Homeowners have even requested privacy fences to mitigate noise, highlighting the anticipated negative impact on their quality of life.

Impact on Wildlife (approval criteria 1520.03)

For over 25 years, residents of the Timbers and Pinery areas have enjoyed a thriving deer population that migrates through our communities. This rezoning will severely disrupt their natural habitat, forcing wildlife to cross heavily trafficked roads, which increases the risk of deer strikes and accidents involving displaced animals. The developer's proposal includes only a minimal amount of open space with gravel walkways, which is a significant reduction from the natural habitat and food supply currently available to wildlife.

Erosion and Flooding Risks (approval criteria 1520.01)

Another critical issue is the potential for increased erosion in the Timbers Creek area and Colorado Horse Park, which could eventually affect S. Pinery Dr. The developer's drainage report mentions the construction of detention ponds to manage erosion, but we are concerned that this may not be sufficient to prevent potential flooding. The effects of increased water flow and inadequate drainage need thorough consideration before approving this high-density development.

For these reasons, as representatives of the Pinery South 8B Homeowners Association, we strongly oppose the rezoning of this area to a 45-home residential development. We believe the current zoning for 15 properties better aligns with the lifestyle of our community and will have a significantly lower impact on the surrounding areas.

Thank you for your attention to these important concerns.

Sincerely,

Susan Keller - President



William Hartwick - Vice President



Joe Kempsell - Secretary



From: Sheldon Irish
To: Michael Pesicka
Cc: Julie Luna
Subject: Fwd: Pinery 40 project
Date: Tuesday, August 20, 2024 8:13:59 AM

Mike, for your records.

Below is Mr. JENSEN's email that was read last night at the Planning Commission Meeting, because he could not connect remotely

Sheldon

Sent from my iPhone

Begin forwarded message:

> **From:** Erik Jensen <erikjensen2072@gmail.com>
> **Date:** August 19, 2024 at 9:55:18 AM MDT
> **To:** Sheldon Irish <irish694@icloud.com>, julielauria@me.com
> **Subject: Fwd: Pinery 40 project**
>
> My proposed comments for this evening. I had to delete a lot to get down to a fast 3 minutes. Is there any way I can present this in written form, if I am unable to present it online?
> Are the comments suitable and reasonably understandable?
> I'd appreciate your feedback. Thanks, EMJ.
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Erik Jensen <erikjensen2072@gmail.com>
> > **Date:** August 19, 2024 at 5:45:26 AM MDT
> > **To:** Erik Jensen <erikjensen2072@gmail.com>
> > **Subject: Pinery 40 project**
> >
> > My name is Erik Jensen. I have lived with my family in the Parker/ Franktown area since 1982. I have seen a great deal of change in Douglas County as it has evolved from a rural agricultural county to a more urbanized and densely populated county. I have been involved in the horse industry in a multitude of different activities. Helen Kreble did not build the Colorado House Park but she had a dream for it. I served on her board for a number of years, I know. She acquired it shortly after construction and proceeded to make it one of the Premier show facilities in the western half of the United

States. It became a very important part of the equestrian fabric of Douglas county. But facilities like Colorado Horse Park do not exist in a vacuum. It is there to serve the multitude of individual horse owners who own and show horses that they maintain on their individual properties, as well as the larger training facilities that exist throughout the area.

Together these properties provide business benefits which support feed stores, tack stores, lumberyards, truck and trailer dealerships, and many others. The horse park with up to 800 or more horses on site, gathered from all over the country for several months a year, generates tremendous business for hotels, restaurants, gas stations, etc.

But to me, the most important benefit derived from the horse industry is the preservation of open space. At no cost to the public, without tax initiatives or contributions, thousands of acres are protected from development. These horse properties very in size from a few acres to hundreds of acres. The individual small property horse owners provide the horses to the large training barns. Those same small owners along with the training barns provide the horses that support the Colorado horse park.

It is all an intricate and interwoven fabric. Douglas county and the development community should be doing everything they can to support the horse industry. It is the horse industry that has created and still maintains the Douglas County that people want to move to. Kill the horse industry and all you have is a sea of rooftops and a few parks and open spaces purchased and maintained at great public expense.

One can say that these are but a few lots. They are not that important.

But we have all heard of " death by 1000 cuts". They are important to the people who live in the Timbers. They are important to the Colorado horse park. They are important to the people who buy them. And, they are important to maintaining the equestrian fabric of Douglas County. Please consider all of these factors in making your decision regarding the future use of this property.

Sent from my iPhone

From:	annette marshall
To:	Michael Pesicka
Subject:	Russell Hall, Pinery 40 llc Rezoning concerns
Date:	Tuesday, September 3, 2024 1:15:02 PM

I am contacting you in regards to the 47-acre prairie property adjacent to the Colorado Horse Park of which Russell Hall of Pinery 40 LLC is requesting a major rezoning to increase the number of homes and decrease the lot sizes reducing the number of equestrian homes that would be around the CHP.
As an attendant to many of the events at the CHP, I am very concerned in how this additional traffic of homeowners will affect the use of CHP. All equestrians seek event facilities that are easy to access and safe for their animals to attend. Having an equestrian community supporting and surrounding this unique Horse Park is important for it's continued use and success.
There will be a definite impact on the enjoyment of attending events at CHP if we have an increase in the number of homes, traffic and safe access.
To decrease lot sizes to increase the number of homes seems to only benefit one entity, Russell Hal of Pinery 40 LLC.. As some Equestrians have stopped attending events at locations where there is increased homes and traffic, many of these facilities have decreased hosting equestrian events. We in Colorado can not lose the equine community the CHP supports and we can not support the financial gain and growth of one entity/person by allowing a rezoning from 15 homes to more than 40 homes. Keep our CHP a treasured equestrian facility by refusing to rezone this property adjacent to it. Do not allow one to decrease the enjoyment of Colorado Equestrians by agreeing to rezone so he can build far too many homes on a location citizens want to support the equestrian lifestyle Colorado is known for.

I hope you will consider my opposition to this rezoning request with others you receive so we can keep the Colorado Horse Park and surrounding area a treasure for Colorado!

Annette Marshall
Estes Park, CO

From: Tiffany Cook
To: Michael Pesicka
Subject: Reasoning Petition
Date: Tuesday, September 3, 2024 11:01:39 AM

To whom it may concern,

My name is Tiffany Cook and I would like to sign the petition opposing the rezoning of Colorado Horse Park! Colorado Horse Park and the land it's on has been a part of my life for over 15 years and has had such a positive impact on me. Building a new neighborhood would be a huge hit to the equine community as this is one of our favorite places to compete and just a beautiful place all around. To build on this land would be devastating. Thank you for you time!

Get Outlook for iOS

From:	S Porter
To:	Michael Pesicka
Subject:	Opposition to rezoning near Horse Park
Date:	Saturday, August 31, 2024 9:07:00 PM

Hello Mike,
I am writing to oppose the proposed rezoning near the horse park. Everywhere within 30 miles of Denver has lost its agricultural setting and it's becoming a high density wasteland. Coloradans don't want to be California. Please deny this request. There is plenty of building and housing about to come on the market in Lakewood, Arvada, Erie, Longmont, and Aurora already, not to mention the new developments already in Parker.

Sincerely,
Sara Porter
(Currently in Lakewood, moving to horse property in Parker because of urban development here forcing me out!)

From: Shannon Maloney
To: Michael Pesicka
Subject: Rezoning by CO Horse park
Date: Saturday, August 31, 2024 10:41:27 PM

Please reject the rezoning planned by the Colorado horse park. We are losing all this land that makes Parker special. No more housing! Let the horse community survive! Parker is growing at a ridiculous rate and can't sustain all these houses and people. Please reject this nonsense.
Shannon Maloney
Parker CO
Sent from my iPhone

From:	Daniel McCann
To:	Michael Pesicka
Cc:	roni paproski
Subject:	Concerns on--Pinery LLC Corporation 40 Planned Development Project ZR2023-002
Date:	Wednesday, September 4, 2024 4:30:45 PM

Hello Mr. Pesicka, We are homeowners in the South Pinery. The Pinery South HOA has been providing updates on the proposed rezoning efforts with Development Project ZR2023-002. We agree with the list of concerns that have been documented from the start with this effort. We are encouraged on the results of the meeting on 19 August--The commissioners decided unanimously to deny this rezoning request. We are out of town on Sep 24 and can't attend in person. We would definitely attend if possible. Respectfully please consider our opinion as strongly opposed to the development. Thank you. Daniel McCann 720-317-7295

Personal concerns on the development:

- With the rampant development west of Hwy 83--The Pinery is one last area with space and nature on the south side of Parker--this area is highly valuable for Parker in the natural beauty and space provided considering the over development throughout the Denver Metro area. There is real value in preserving Parker as a small suburban town outside the metro city--it provides Parker a valuable identity as a small town
    - Additionally, the proposed road for high traffic is legitimate concern in a small area considering speeds, the density of vehicles and noise.
- We completely agree that some areas should be left for wildlife in the area and that section of land is very important with the space and forests entact--the erosion and loss of habitat is a real concern for watershed quality and species protection.
- We think crime is a real issue with further development around Parker--we've seen an increase in crime as the metro development pushes south and maintaining a smaller community is of high value to the residents in this area.

List of concerns that have been raised over the past year.

- Increased daily traffic flow and noise on South Pinery adjacent to 8B HOA homeowners
- lack of improvement of S. Pinery Dr. roadway from Meadowview to S. Pinery Pkwy.
- reduced recreational pursuits, increased danger to pedestrians, bicyclists on S. Pinery Drive,
- Impact on wildlife within the Pinery, timbers and S Pinery subdivisions due to higher density rezoning from 15 home sites to 45 home sites
- Impact of erosion and increased drainage from Shire Meadows affecting properties and homes along S. Pinery Dr. and equestrian center property and roadway.

From: Kaitlin Spak
To: Michael Pesicka
Subject: Please do NOT rezone the area around the Colorado Horse Park
Date: Monday, September 9, 2024 8:55:26 PM

Hello,

I am not a Douglas County resident, but I am in Douglas County frequently for one reason and one reason only: the Colorado Horse Park. The Colorado Horse Park hosts shows and events throughout the year, including championship shows that otherwise would be hours and hours of drive time instead of convenient to those of us living in the greater Denver area.

It was brought to my attention that there has been a request to rezone the 47 acres adjacent to the horse park to build single family homes and eliminate equestrian properties. This has got to stop! All over Colorado, we are losing horse facilities, equestrian amenities, and equestrian properties. Housing developments are built next to horse facilities, and then the residents start complaining about the horses, smell, noise, etc., (despite the fact that those things were there when they moved in!) and then yet ANOTHER equine facility gets shut down.

Please help protect people from themselves; do not let another equestrian facility become surrounded by houses and residents who have no interest in horses. Please maintain the zoning to allow for horses to be kept on these properties.

I have also emailed the Board of County Commissioners. Please let me know if there are others I should reach out to.

Thank you,
Kaitlin Spak
kaitlin.spak@gmail.com

From: Leslie W
To: BOCC; Michael Pesicka
Subject: Rezoning efforts near the Horse Park Project #ZR2023-002
Date: Thursday, September 12, 2024 9:36:17 AM

Dear Commissioners and Mike,

I'm writing to express my opinion and request on this proposed rezoning project. I'd like it to be known that both my husband and myself are against this project and ask that it be rejected.

We have a beautiful horse park that is wonderful for equestrian events along with wildlife. With all the unfortunate building occurring in Parker that will bring in way too much traffic and congestion I'm asking that we don't add any more building of homes especially in this green space area. This new build will obviously increase the traffic and congestion and will take away from the beauty of the horse park and the land wildlife enjoy. We're already taking away too much from the wildlife.

Please vote no on the rezoning and build project.

Thank you

Mark and Leslie Wood

From:	STAN VONFELDT
To:	Michael Pesicka
Subject:	Continued opposition of Pinery 40 LLC ZR2023-002
Date:	Friday, August 23, 2024 12:33:22 PM

8-23-2024

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 Main | 303-660-7760
Email | mpesicka@douglas.co.us

Mr. Pesicka,

My wife, Nancy, and I were able to attend the August 19, 2024, Douglas County public meeting with the Planning Commission and were extremely impressed with the 6-member Planning Commission and their staff's professionalism, knowledge, and courtesy throughout the long night. We stayed until the final vote, which we were very pleased with, in order to support the Timbers but especially to support our friends and neighbors. My wife and I got to bed around 12:00am and I was up at 4:00am Tuesday morning to make my kidney dialysis appointment. As you can tell we were and remain committed to opposing the Pinery 40 LLC project as it is currently proposed.

My wife and I are writing to you in order to continue to express our ongoing opposition to the proposed 31st amendment to the plot owned by the Pinery 40 LLC. This project is numbered ZR2023-002. This 47-acre plot was originally planned and platted for 15 2.5-acre equestrian properties situated between the Colorado Horse Park and our Timbers filing. Please understand we have no problem with the original plat of 15 2.5-acre equestrian properties and look forward to them. We do, however, have major problems with the 45 sites as currently proposed by the Pinery 40 LLC Group. In reading the Douglas County Zoning Resolution (DCZR) Major Amendment approval criteria for the Planning Commission/ DC Commissioners we believe the Pinery 40 LLC is inconsistent with their current proposal especially:

1520.01 We believe the proposed Pinery 40 LLC amendment for 45 sites does not maintain the county commitment and the equestrian zoning intent that the original and current zoning of 15 2.5-acre lots does.

1520.02 We do not believe the proposed Pinery 40 LLC amendment is consistent with the intent of the 15 2.5-acre equestrian community development, and preservation (heritage) of the entire planned development.

1520.03 We believe the proposed Pinery 40 LLC amendment will definitely adversely affect both the public interest and the enjoyment of the adjacent lands (known as The Timbers and the Colorado Horse Park).

We also believe the original plat of 15 2.5-acre equestrian properties was and still is a long-term commitment from the county and that homeowners' expectations should be honored.

We now hope the Douglas County Commissioners would support the Planning Commission's recommendation, by a 6 to 0 vote, to maintain the current and original zoned density of 15-sites on 2.5-acre lots as was originally platted.

Sincerely,
Stan & Nancy VonFeldt
7850 Towhee Road
Parker, Colorado 80134
Stan's MB: 303-888-3347

From: Liz Tucker
To: Michael Pesicka
Subject: Proposed rezoning of file no ZR2023-002 Pinery Planned Development 31st major amendment
Date: Thursday, September 5, 2024 4:07:10 PM

Dear Mr Pesicka,
I am writing today to voice my concerns about the rezoning of this property. Its unique location next to the Colorado horse park and the Bijou open space lends itself to remaining zoned for horses. There are fewer and fewer places to keep and ride horses on the front range, and this open space is of them. The Parker area is overcrowded enough as it is, please preserve a little bit of our heritage.

Thank you for all of your hard work
Liz Tucker
Sent from my iPhone

From:	Michael Pesicka
To:	Michael Pesicka
Subject:	RE: Project ZR2023-002
Date:	Friday, September 13, 2024 11:35:11 AM

From: Richard and Jan Schultz <rj.schultz@comcast.net>
Sent: Friday, September 6, 2024 4:35 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Project ZR2023-002
Importance: High

TO: Board of County Commissioners

Greetings Gentlefolks,

Kindly say **NO to Project ZR2023-002** and keep these lovely 47 acres zoned for horse property, which is how they have been zoned, and what those of us in the Horse Park area and Timbers have been told this property would ALWAYS be!
We invested in our homes here because of the ambiance, and that beautiful ambiance includes equestrian properties. Horse owners deserve to have places where they can live and enable their beautiful horses to thrive, and we deserve to have the County uphold the original zoning so none of us will be duped by a switch in the zoning.

Best Regards,
Jan & Richard Schultz
5171 Shade Tree Lane
Parker, CO 80134
Timbers #24
707.888.8954

From: BOCC
To: Michael Pesicka
Subject: FW: Project #ZR2023-002
Date: Monday, September 9, 2024 8:26:44 AM

-----Original Message-----
From: Courtney Buck <courtabuck@yahoo.com>
Sent: Sunday, September 8, 2024 9:55 PM
To: BOCC <BOCC@douglas.co.us>
Subject: Project #ZR2023-002

To the Douglas County Commissioners Layton, Teal and Thomas:

As a resident of the Timbers who stands to be affected by this development, I urge you to maintain the current zoning for 15 equestrian estates on the property immediately adjacent to the Colorado Horse Park (CHP). The attempt by Russell Hall and the Pinery 40 LLC's to increase density to 45 non-equestrian properties from the currently zoned 15 equestrian properties is a blatant land grab and is not consistent with the historical land use plan.

Mr. Hall's argument that the animals that may be kept on these properties pose a threat to our community is laughable. Our community has co-existed with the CHP since its inception in 1992. We regularly encounter, without incident, horses on the multi-use trails around our neighborhood.

In addition, the traffic and drainage plans have not been adequately addressed by Mr.
Hall. We have a current upstream drainage issue in Timbers Creek, and over development in this lower area will further burden the drainage systems.

Finally, and in general, our water resources are not infinite.
There should be very real concerns regarding any additional development in our county.

Please, say "no" to Project #ZR2023-002. Keep this land equestrian!

Sincerely,
Courtney Buck

Sent from my iPhone

-----Original Message-----
From: Nancy Klein <klein7737@yahoo.com>
Sent: Friday, September 6, 2024 7:46 PM
To: BOCC <BOCC@douglas.co.us>
Subject: No on project

Please vote NO on project at horse property behind timbers Keep space beautiful and green .
Too much building going on and taking away horse property is an awful idea - so disappointed in the greediness of building going on in Parker .
Thanks
Nancy Klein
Timbers resident
Sent from my iPhone

From:	Una Schade
To:	Michael Pesicka
Subject:	I do not support the rezoning ZR2023-002
Date:	Tuesday, September 10, 2024 2:18:17 PM

Hello Mike,

I do not support the rezoning of the development surrounding the Colorado Horse Park. Filing ZR2023-002.

Turning this area into high density homes will only infringe on the Colorado Horse Park and those that utilize it for our lifestyle and passion. Having residential VS rural homes here will directly affect the venue, the events held at the venue, the small businesses that utilzie these events for their business, and the local equestrian community.

Douglas County is all about the western lifestyle. Let's keep it that way.

This decision is being based solely on the developers want to make money, and not the best interest of the neighbors or community in the area.

Thanks so much for your attention to this matter.

Warm Regards,
Una Schade

From:	Rick Karcich
To:	Michael Pesicka
Subject:	re: (OPPOSE)Major Rezoning Adjacent to the Colorado Horse Park - Project #ZR2023-002
Date:	Thursday, September 12, 2024 12:59:05 AM

Dear Mr. Pesicka,

I'm Rick Karcich, a 72yo native Coloradoan, long-time horse owner and advocate for a sustainable way-of-life in Douglas County.

I oppose the increased density and urban sprawl promoted by those supporting this rezoning proposal! Please deny it!

Respectfully,
-Rick Karcich
Douglas County

Sent from my iPad

From:	Tracy Guy - Parker Store Manager
To:	Michael Pesicka
Subject:	reject project #zr2023-002
Date:	Saturday, September 14, 2024 2:56:30 PM

To Whom It May Concern,
The Colorado Horse Park is an important asset to the community. It holds multiple horse shows and clinics every year and is imperative for the survival of many small and large businesses in the area. It brings in people from all over the country as well as Canada and Mexico which in turn brings in tax dollars. Hotels, restaurants, tack stores, vets, training/boarding barns, and little businesses like braiders, embroidery businesses, horse massage and sports medicine all are supported by a strong horse community. The Colorado Horse Park is one of the center stones of this community. The land behind the horse park needs to remain a horse community because every time a large housing development is built beside a horse property, the complaints soon follow. The complaints are made to the city government about flies, traffic, manure disposal etc and it invariably makes it difficult for the horse property to function/do business.
Parker is losing more and more land to housing developers, and we will never it back once it is lost.

Tracy Urrutia
Dover Saddlery Parker Manager

From: Judith Stokes
To: Michael Pesicka
Subject: Pinery Planned Development 31st – Major PD Amendment. Project number/Filing number ZR2023-002.
Date: Saturday, September 14, 2024 4:52:37 AM

Mr. Pesicka,

Douglas County has been overrun with developments and is being ruined by all the building which puts a major drain on tax payers and ruins the beauty of the area. This project will be another of the many of the poor planning and implementation that has been approved by the current set of commissioners. We request that building be halted until infrastructure catches up and the taxpayer is not drained of all their resources. Douglas County is becoming like Castle Rock and Parker which are both ugly eyesores in what used to be a beautiful area of Colorado.

Respectfully,

Judith Stokes

Jenna Preston
7998 Cistena Way
Parker, Colorado 80134

17 September, 2024

Attn: Mike Pesicka, Principal Planner
mpesicka@douglas.co.us
Subject: Project number ZR2023-002; Shire Meadows Rezone Opposition Petition

Mr. Pesicka,

Following the 19 August Planning Commission public hearing, our community reached out to the Douglas County equestrian community to find out if they were informed of the rezoning effort and how they felt about the elimination of equestrian estate properties on the 47 prairie acres adjacent to the Colorado Horse Park [CHP] if the rezoning was approved. At the suggestion of the owner of the Colorado Horse Forum, we initiated an online (Change.org) petition, to inform the equestrian community (e.g., riders, trainers, boarders, etc.) about Project Number ZR2023-002 and give them a voice to respond to the rezoning of this Douglas County land. **RESULTS:** The petition was created on Sept 6th. As of Sept 17th (12 days), there was an overwhelming response of **454 signatures** and counting. The signatures reflect a **100% opposition** to this major rezoning amendment request. 92.5% came from Colorado. 50% of responders came directly from Douglas County. The signatures from outside our county are important. They reflect how much the CHP and surrounding equestrian area attracts visitors to 'Western Living in Douglas County.' These visitors may also stay in our local hotels, shop, eat in our local restaurants, and refuel large trailers at our gas stations.

The 454 petition signature results are in addition to the over 170 community letters and 20 property owner presentations opposing the rezone at the 19 August Planning Commission public hearing. The overall opposition is signaling you to maintain the commitment of 15 Equestrian Estates on 2 ½ acre lots documented in the Pinery planned development (PD) guide. This will preserve this unique area of our county. It would be wrong and has no community support to change the zoning, permanently eliminating equestrian properties adjacent to the operational Colorado Horse Park.

Douglas County has a solid equestrian foundation, which includes the world class Colorado Horse Park, accessible Bayou Gulch riding trails, county owned equestrian event areas, equine veterinarian and rehab services, and participating small equestrian-friendly businesses.

Our community hopes the Board of County Commissioners will take the community resistance to heart and the Planning Commissioner's recommendation (voting 6-0 in opposition to rezoning) into consideration and **vote to deny this major amendment** change, as it does not meet major amendment approval criteria 1520.01 or .02.

Respectfully,

Jenna Preston

Jenna Preston

Britt Preston
7998 Cistena Way
Parker Colorado

19, September, 2024

Attn: Mr. Mike Pesicka, Principal Planner
mpesicka@douglas.co.us
Subject: Project number ZR2023-002; Pinery Planned Development 31st Major Amendment Shire Meadows. Impact on Small & Local Businesses

Dear Mr. Pesicka & all the Board of County Commissioners,
My name is Britton Preston. I am 15 years old and a sophomore in high school. I am writing to ask that you please say "no" to Project # ZR2023-02. My mom and dad both spoke at the Planning Commission Public Hearing in Aug and told me that the Commissioners ALL voted no, keeping the land at the end of our street the way it is supposed to be (15 houses on 2.5 acres with horses instead of a bunch of houses and no horses). My mom told me that Mr. Russell Hall and his company the Pinery 40 LLC bought the 47 acres near our home and he calls his business a "small business." This really bothered me. My aunt has a small baking business in MD called CynthiaAnn Desserts. I used to help her sell her baked goods at the farmer's market. I believe that this would be considered a small business. I do not think a big developer that has millions of dollars and will make millions of dollars is considered a small business.

The 47 acres that Mr. Hall bought is right next to CHP, horse trails and the Bayou Gulch equestrian areas. I walk with my dog Ollie around there. I can hear the horse shows on the weekends and I learned that people come here to our neighborhood for these horse shows and really enjoy them, these people come from all over to include from different countries. I even learned that the CHP has horse vets and specialists who can rehab injured horses like physical therapy for humans. For the last three weekends, my mom has spent hours at the CHP talking to people about the rezoning, especially small businesses like my aunt Cindy's. I have included a copy of the signatures she gathered from the small business she spoke with and a list of equestrian business (see attachment 1 and 2), most of them from Parker. All of these businesses oppose rezoning for these reasons.

Last weekend my mom brought me to the CHP and I got to meet small businesses that work at the CHP like Ms. Nonn who owns Equoware. I learned that our community and Douglas County has lots of equestrian small businesses and I am worried that they would lose business if the 47 acres was rezoned for non-equestrian properties same way, I am worried that my aunt Cindy's business will struggle due to all the responsibilities that she has. Having horse-friendly people living in the 15 homes would be great for horse businesses. I know these 47 acres are only a small part of Douglas County, but it is special because of the horses and the businesses it aims to support (e.g., photographers, trainers, etc.).

Amendment 1520.03 states: "*Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.*" This rezoning does not meet this criterion because the equestrian small businesses will be "adversely affected." I am so proud of my parents for showing how important is to speak up for what is right and for those who might feel their voice is too small to make a difference on their own. Please support the Planning Commissioner's unanimous recommendation and vote NO to this rezoning. Supporting the equestrian business community is important for our county.

Signed

Britton Preston

Britt Preston

Attachment1: Small and Local Equine Business List
Attachment 2: Petition signed by small/local equestrian business

Small and Local Equine Businesses

Bridlewood Farms
Toni Hrudka (horse trainer)
303-638-6530
Parker, CO

Captured Moment Photography -*capturing the true essence of the sport and the love of the horse*
Maria Morgan (photographer)
619-823-9758

Dover Saddlery
Tracy Guy (store manager)
303-805-8881
Parker, CO

Equoware – *Modern Equestrian Apparel*
Jaymee Nonn (owner)
303-908-9376
Denver, CO

Equine Kneads Massage and Bodywork
Christina Naas (equine massage therapist)
678-451-3674

Equine Soul Partners Bodywork and Yoga
Diane Erichsen (owner)
303-994-6724
Castle Rock, CO

Foxcreek Mobile Equine Outfitters
Bronwen Cheney (owner)
303-746-3178
Parker, CO

Healing Touch Equine Bodywork
Susi Morrison
303-887-5574
Parker, CO

Horse Whiskers Handmade Candy
Mona Baker (owner)
Parker, CO

J.B. Custom Leather – *boot repair, saddle repair*
Jim Brainard (custom maker)
303-946-4930
Parker, CO

Mile High Golf Carts – golf cart rentals at the CO Horse Park
Diane Nunn (employee)
612-408-2646
Parker, CO

Monica Welch Equestrian – *Customized Riding Boots*
Monica Welch (owner)
801-634-1214

One Stop Laundry Services, Inc – *"No job too big! No job is too small!"*
Annette Johnson (owner)
303-841-9326
Parker, CO

Peak Performance – *Equine Spa*
Kim Madden (owner)
303-597-9355

Rocky Mountain Equine Rehabilitation
Brittany Hanes (equine rehab specialist)
Parker, CO

Run Amok Transportation – Specializing in Equine Relocation
Jeanette McClintock (equine relocation specialist)
303-324-6486
Littleton, CO

Sara Storch-Kay Dressage
Sara Storch-Kay (owner, trainer)
914-329-2377
Parker & Castle Rock, CO

Una Schade Horse Photography and Design
Una Schade (photographer)
720-862-4444
Castle Rock, CO

Wild Willys – Colorado Horse Park food truck
Robin Kindel (owner)
720-530-7112
Parker, CO

Major Rezoning Hearing September 24th Eliminating Equestrian Properties on the 47 Acres Adjacent to the Colorado Horse Park

Project name: Pinery Planned Development 31st – Major PD Amendment. Project number/Filing number ZR2023-002.

Russell Hall and the Pinery 40 LLC purchased the 47-acre prairie property adjacent to the Colorado Horse Park [CHP]. They have submitted proposals for a "major rezone" to the current zoning. Currently this beautiful land is zoned for 15 Equestrian Estate properties on 2 ½ acres. Pinery 40 LLC wants to triple this number (46-47 houses) and eliminate equestrian properties. **This will likely impact your local business!**

The Board of County Commissioners [BOCC] meeting is scheduled for **24 Sept @ 2:30pm.**

1520 Major Amendment - Approval Criteria
"The following criteria shall be considered by the Board for approval of the major amendment."

1. DCZR 1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.
2. DCZR 1520.02 Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
3. DCZR 1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
4. DCZR 1520.04 -Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
5. DCZR 1520.06 - Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
6. DCZR 1520.07 - Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

WE, THE UNDERSIGNED LOCAL/COLORADO EQUINE BUSINESS IN QUESTION STRONGLY OPPOSE THE APPROVAL OF THE MAJOR AMENDMENT CHANGE SUBMITTAL!

#	Name & Business	Phone #	email	City/town & zip code for your business
1	Bronwen Cheney Foxcreek MEO	303-746-3178	foxcreekmeo@gmail.com	Denver 80209 Parker 80138
2	Bronwen Cheney CWD	303-356-0940	bcheney@cwdseller.com	Parker 80138
3	Rebecca Kinckel Wild Willys	720 530-7112	wildwillys@aol.com	Parker 80134
4	TONI Hucke Braidewood	303-[illegible] 638-6530	thucke@hotmail.com	CHP 80134 Parker
5	Brittany Hanes Rocky Mtn. Equine Rehab	407-947-1268	Brittany@rockymountainequinerehab.com	Parker 80134

6	Mallori Beeghly Accountant.	720 384 4557	missmallori@gmail.com	Parker CO
7	Sara Storch saragstorch kay dressage.com	914-329-2377	saracstorch@gmail.com	Castle Rock CO
8	Diane Nunn Mile High Golf Carts	612 408 2646	Diane.j.nunn@gmail.com	Parker, CO
9	Una Schade Horse Photography Photography • Design	720-862 4444	unaschade@gmail.com	Castle Rock 80108
10	Caroline LaBarre Horse Farm (Buying/Selling		Caroline labarre@hotmail.com	Castle Rock 80109
11	Captured Moment Photography	619-823-9758	Maria@CapturedMomentphoto.com	Elfin Forest 92029
12	DoverSaddlery Parker	303-805-8881	tguy@doversaddlery.com	Parker, CO
13	Diane Erichsen Equine Soul Partners Bodywork + YogA	303-994-6721	derichsen7@gmail.com	Castle Rock CO 80108
14	Jayme Nunn Equoware	303-908-9376	Jayme@Equoware.com	Denver 80210
15				
16				
17				
18				
19				
20				

From:	Randy Satrum
To:	Michael Pesicka
Cc:	RSatrum@comcast.net; julieluna@me.com
Subject:	Shire Meadows - Zoning Change
Date:	Friday, September 20, 2024 11:11:27 AM
Attachments:	image002.png image003.png image004.png image005.png image006.png

Greetings, Mike Pesicka,

I am writing in opposition to the requested zoning change in the south pinery (Pinery 40 LLC – Shire Meadows). The traffic in our neighborhood is busy and during events at the horse park, exceedingly so. The open space is highly valued by all of the neighbors, which is one positive reason for us to choose to live here. As intended, this plot of land would have 2.5 acre estate lots and blend into the area adding value to all. The requested zoning change would cram multiple homes into this space causing a traffic and safety issue in addition to devaluing all the homes in our neighborhood. The county has plenty of high-density neighborhoods and destroying the open space we have, with yet another is unnecessary and a degradation to the area. The county needs a positive mix of housing available for people moving to our area, including the larger home sites which the present zoning provides.

Please vote NO to this change in the zoning, this builder is simply trying to purchase a nice piece of property with views of the front range, only to destroy the view and walk away with a profit, leaving behind traffic congestion and safety concerns which we all will have to pay for down the road. There are few home sites with equestrian lots available, a major change to the mixture of our area. We need to preserve those few spaces left in the county at reasonable prices that can accommodate the diversity and county feel this space can provide. It is also conveniently located next to the horse park and would be well suited to have access to and from individual home sites without crossing major roadways.

Please preserve our few open spaces left in Douglas County, deny this zoning request.

Regards,
Randy Satrum
7385 Meadow View
Parker, CO 80134
303-906-0558 c
RSatrum@comcast.net

Best regards,

Randy Satrum
Sr. Services Account Manager, Regional Manager

M: 303-478-9860
E: Randy.Satrum@vanderlande.com
3054 Chastain Meadows Pwy NW, Marietta, GA 30066
T +1 770 250 2799 | www.Vanderlande.com

VANDERLANDE

› vanderlande.com

MOVING YOUR BUSINESS FORWARD

"In a world of technology, a belief in people"

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From: Fischer, Klaus
To: Michael Pesicka
Cc: Fischer, Klaus; Sheldon Irish; Ed Likman
Subject: Pinery 40 LLC: Opposition to Amendment of Rezoning to 45 x 0.5 acre lots
Date: Friday, September 20, 2024 10:19:28 AM

Mr. Mike Pesicka,

I am a resident at the Timbers at the Pinery for many years. I am opposing the amendment of rezoning to 45 x 0.5 acre lots, versus the current zoning of 15 x 2.5-acre equestrian estate lots. Here are the reasons for my opposition.

1) Current zoning of 15 equestrian estate lots is compatible, marketable and is an integral part of our equestrian community. It's in the best interest of everyone to preserve it.
2) Please don't permanently remove a critical part of the county equestrian zoning adjacent to the operational Colorado Horse Park.
3) As a family we very much enjoy the experience with horses and the equestrian environment and would like to preserve that for us and the many 100's of neighbors at the Timbers.
4) Douglas county has sponsored and championed equestrian activities and it is part of our culture and heritage. Why would Douglas County not preserve it and keep those commitments.
5) Our community has demonstrated overwhelming opposition to this major amendment rezone to preserve our community with its characteristics.
6) Timbers creek drainage and erosion is not only an upstream problem. Excess volume of directed storm water even downstream will cause more damage. Increasing density without mitigations first is not a good plan.

In summary, I am not against the development but would like to ask for a responsible development. A responsible development is to keep the plan of 15 equestrian lots on the 47 acres, not 45 lots.

Thank you for your support,

KLAUS FISCHER
SVP | Head of Center of Excellence at SAP
Mobile: 214-693-0931 I Email: kl.fischer@sap.com
5691 Regal Oak Ln, Parker CO 80104

From: Kelly Lake
To: Michael Pesicka
Subject: NO! To Rezoning Pinery Planned Development 31st
Date: Monday, September 23, 2024 7:27:58 AM

Hello Mike,

We are asking to maintain the current zoning for 15 equestrian estates on the small 2.5 acres.

Thank you

From: Jennifer Hoye
To: Michael Pesicka
Subject: No to Rezoning in Timbers/Equestrian Center
Date: Friday, September 20, 2024 5:07:03 PM

Mr. Pesicka,
I hope you are heading out to enjoy your weekend. I just wanted to send an email to express (for the second time) my strong opposition to any rezoning requests in and around the Timbers/Equestrian Center/South Pinery. Parker has seen enough over-development, and further construction of more crammed cookie-cutter homes is not what is best for our community. This area provides a unique and highly-desirable escape from the suburban sprawl that has been allowed so irresponibly, and rezoning to triple what the original plan allowed is completely unacceptable. Our roads cannot sustain this, nor can our schools, natural resources, and quite frankly our sanity. As a Parker resident since 1994, I make a plea to disallow any rezoning in this area. Please allow at least part of Parker to continue to reflect the origin of this charming community.

Thank you,
Jennifer Saupe

Sent from my iPhone

From:	Lynda Dirkse
To:	Michael Pesicka
Subject:	Project name: Pinery Planned Development 31st – Major PD Amendment. Project number/Filing number ZR2023-002.
Date:	Tuesday, September 24, 2024 8:40:29 AM

This area should not be rezoned for higher density homes. Lets provide some quality to the area instead of cramming in as many homes as possible.

Lynda Dirkse
Sent from my iPad

From:	Tom Ortiz
To:	Michael Pesicka
Subject:	Opposition to Project number/Filing number ZR2023-002
Date:	Wednesday, October 23, 2024 10:20:15 AM

Mr Pesicka,
Please add me to the list of local residents (21963 E Idyllwilde DR) against this rezoning effort. I will not be able to attend the meeting 19 Nov due to travel.

Thanks
Thomas E. Ortiz
720.291.2542 (Cell)

From:	Diane Gray
To:	Michael Pesicka
Subject:	Pinery Planned Development 31st – Major PD Amendment. Project number/Filing number ZR2023-002
Date:	Friday, October 25, 2024 3:25:53 PM

I live in Bayou Hills on desert paint brush ct and this planned development will impact my quality of life immensely. We already have lots of planned projects going on around us I.E. Two Bridges and the houses on Flintwood. Traffic is a major concern. We have so much traffic both due t the new developments and all the kids going to school. At school time I have sat in traffic for 30 minutes! In addition, the schools are already over crowded as seen by the outdoor pods at Ponderosa High School. This is a rural area and we should keep it that way.
Thank you
Diane Gray
303-646-7090

From: Robyn Knappe
To: Michael Pesicka
Subject: adjacent land to CHP
Date: Friday, October 25, 2024 12:28:52 AM

Mike, I am opposed to rezoning beyond 15 homes. It will adversely affect the quality of my life. it will also affect wildlife in the area. there have been fox dens in the area which will be affected. maybe a NEPA study should be required.

i do not live in The Pinery and somehow the developer thinks the s pinery is opposed but i live 4 miles further east and the water issues, increased traffic and lack of rural structures is NOT consistent with the area and with the original intent. in addition, there is much traffic at the church across from the ball fields of PHS.

i've lived in the area for over 27 years at 10518 Bayou Gulch Rd Parker co 80134. This is not a project accepted by the voters and residents of Douglas county.

i request a formal study be made of traffic patterns as the school traffic from both Sagewood Middle School and ponderosa already is miserable. plus the dog park is additional traffic. in addition it is a safety hazard as there are no sidewalks or bike lanes along the road.

Greed is the motivation behind the change in zoning. The density is unrealistic and unnecessary. in addition, the continued growth on the west side of Bayou gulch is more consistent with higher density. keep those housing density limits to west of parker Road.

stop this rezoning.
Robyn

Sent from Yahoo Mail for iPhone

From:	jwagester@wagester.net
To:	Michael Pesicka
Subject:	Public Comment: ZR2023-002
Date:	Monday, November 18, 2024 4:32:30 PM

Hi Mike,

This email is in regards to project # ZR2023-002, which requests a zoning change to increase the density of proposed residential lots on a 47-acre lot in Parker. I am writing to ask the commissioners to NOT APPROVE a zoning change.

As an educator with an MS and PhD in Agricultural and Extension Education, I have worked with thousands of youth through 4-H and participation in livestock shows and county fairs. The importance of access to open space and interaction with animals is essential for the growth and development of young people. Outdoor activities and connections with animals greatly contribute to youth well-being and mental health, while teaching youngsters valuable life skills that will serve them well into adulthood.

With the increasing density of housing in Parker, it is difficult to find acreage that supports outdoor activities. By maintaining the initial plan of fifteen 2.5 acre lots, future homeowners will be able to keep animals and give their children space to play. While 4-H and the Douglas County Fair & Rodeo feature a variety of projects, families residing on larger acreage lots (such as the current 2.5 acre lots), could participate in animal-related projects including equestrian science, husbandry of small animals (chickens or rabbits), or canine agility. This is consistent with the original intent of the development.

Decreasing lot sizes to improve the developer's bottom line would be at the cost of the character of the neighborhood and a lost opportunity for youth. As noted by nearby residents, the project is also inconsistent with the Douglas County Zoning Resolution:

1520.01: The proposed amendment does not maintain the county commitment and the equestrian zoning intent of the original/current zoning of fifteen 2.5-acre lots.

1520.02: The proposed amendment is not consistent with the intent of the fifteen 2.5-acre lots and the preservation (heritage) of the entire planned development.

1520.03: The proposed amendment will adversely affect both the public interest and enjoyment of the adjacent lands (known as The Timbers and the Colorado Horse Park).

I strongly encourage the BOCC to stand strong for the mental health and well-being of young people, and uphold the DCZR, by NOT APPROVING the proposed amendment.

Thank you for taking this into consideration.

Sincerely,

From: jwagester@wagester.net
To: Michael Pesicka
Subject: Public Comment: ZR2023-002
Date: Monday, November 18, 2024 4:32:30 PM

Hi Mike,

This email is in regards to project # ZR2023-002, which requests a zoning change to increase the density of proposed residential lots on a 47-acre lot in Parker. I am writing to ask the commissioners to NOT APPROVE a zoning change.

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1520.03: The proposed amendment will adversely affect both the public interest and enjoyment of the adjacent lands (known as The Timbers and the Colorado Horse Park).

I strongly encourage the BOCC to stand strong for the mental health and well-being of young people, and uphold the DCZR, by NOT APPROVING the proposed amendment.

Thank you for taking this into consideration.

Sincerely,

Jennifer Wagester, Ph.D.

From: Darren Senior
To: Michael Pesicka
Subject: Re: Project number ZR2023-002 -- Strongly Oppose Major Rezoning Effort
Date: Friday, December 6, 2024 9:59:15 AM

Hi Mike,

I hope all is well.

So now Mr Hall's required(?) sign is just litter in the street. As of Friday, 12/6/24 it's never been fixed, it's spent 80% of the time unreadable and flapping in the wind but now it's just litter in the street (Cistena Way — east end). Apparently the tape he used to initially mount it wasn't enough

What is the purpose of this sign? If it was to inform people of the major zoning change request it certainly has not served its purpose.

The character and work ethic of Mr. Hall leaves a lot to be desired. His neighborhood meeting addressed none of the issues he promised to speak about, he refused to answer questions and he is quite happy to constantly waste people's time. He didn't even mail me a letter notifying me of the time and date of his curiously named "meeting to address outstanding issues of concern."

At least he doesn't pretend to be something he's not. He makes it abundantly clrear what caliber of individual you are dealing with at all times.

Best regards,

Darren



Darren Senior
darren.senior@gmail.com
(281) 804-0438

On Tue, Nov 19, 2024 at 14:50 Darren Senior <darren.senior@gmail.com> wrote:

> Hi Mr. Pesicka,
>
> I just want to make you aware of the condition of Mr. Russell Hall's sign announcing his major rezoning effort of the Colorado Horse Park property at the end of my street, Cistena Way, in the Timbers subdivision. This thing is an eyesore and has been in this condition for the last several weeks.
>
> This is typical of everything Mr. Hall does. He appears to have very little care for the community or the people in it.
>
> Darren and Elizabeth Senior

Darren Senior
darren.senior@gmail.com
(281) 804-0438

On Fri, Sep 15, 2023 at 10:29 Michael Pesicka <mpesicka@douglas.co.us> wrote:

> Darren and Elizabeth,
>
> Thank you for your correspondence regarding the proposed Pinery Planned Development 31st Major Amendment, Project No. ZR2023-002. Your comments will be included in the public record and will be provided to the Planning Commission and Board of County Commissioners as part of their consideration of the PD Amendment request. The application is in the referral stage of the review process and public hearings have not been scheduled at this time.

Sincerely,

Mike Pesicka | Principal Planner

Douglas County Department of Community Development

Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460

Email | mpesicka@douglas.co.us

From: Darren Senior <darren.senior@gmail.com>
Sent: Friday, September 15, 2023 10:02 AM
To: Michael Pesicka <mpesicka@douglas.co.us>
Subject: Project number ZR2023-002 -- Strongly Oppose Major Rezoning Effort

Septermber 15, 2023

Darren and Elizabeth Senior
7958 Cistena Way
Parker, CO 80134

Douglas County Department of Community Development
Attn: Mike Pesicka, Principal Planner
100 Third Street
Castle Rock, Colorado 80104
mpesicka@douglas.co.us

Subject: Project number ZR2023-002; Shire Meadows: Rezone and Subdivision: Platted 47-acre parcel of land at General Location, East of SH83 and North of Bayou Gulch Rd. Rezone from 0.3 DU/acre to 1.1 DU/acre

Dear Mr. Pesicka,

We are writing to you today to strongly oppose the major rezoning effort by the Pinery 40 LLC referenced above. When we moved to the Timbers five years ago and chose our specific home it was based on the known and understood zoning of the adjacent land. Zoning is fundamental to the decision making process and without it there is no way people will be able to choose communities to

build lives in due to the uncertainty of what may be developed close to them.

The Pinery 40 LLC's request Is not preserving the adjacent property owner expectations when they purchased their property, and does not meet the intent of the current zoning. The current zoning for fifteen equestrian estate lots is a fitting transition between the Colorado Horse Park, green space and surrounding neighborhoods and is **exactly what the Pinery 40 LLC knew it was they were purchased the land**. Their rezoning request doesn't preserve the existing wildlife habitat and travel corridors nor does it address the numerous drainage issues affecting Timbers creek.

To add insult to the process, Mr Hall of the Pinery 40 LLC has presented misinformation in both their submittals to the planning department. Mr. Hall has indicated they had reached general agreements with the Colorado Horse Park (regarding roundabout and detention pond usage) and with High Prairie Farms Metro District regarding common area maintenance. However, as of the dates of their first two document submittals, no general agreements had occurred. This is a man who is not of his word and appears to not be able to be trusted.

We do not support this major rezoning amendment effort. Please deny the proposal and retain the existing (15) 2.5-acre lot density zoning. Thank you for your consideration.

Sincerely,

Darren and Elizabeth Senior

darren.senior@gmail.com
(281) 804-0438

From:	Cathy Northcutt
To:	Michael Pesicka
Subject:	Say NO ZR2023-002. Hello Mike, I appreciate the work you and your team do for the area. I first fell in love with Parker in the early 1990"s when my brother moved here. As a Colorado native I was raised to appreciate the beautiful outdoors. One of the...
Date:	Tuesday, January 7, 2025 9:35:22 AM

Thank you,

Cathy Northcutt

Project name: Pinery Planned Development 31st – Major PD Amendment.
Project number/Filing number ZR2023-002.

Russell Hall and his Pinery 40 LLC purchased the 47-acre prairie property adjacent to the Colorado Horse Park [CHP]. They have submitted proposals for a “major rezone” to the current zoning. Currently this beautiful land is zoned for 15 Equestrian Estate properties on 2.5 acres (possibly up to 4.9). This was Helen Krieble's vision and she made sure to keep this zoning in place. Pinery 40 LLC wants to triple this number of houses (45 houses) and eliminate equestrian properties!

From: John Fritschler
To: Michael Pesicka
Subject: Pinery Planned Development 31st – Major PD Amendment. Project number/Filing number ZR2023-002.
Date: Tuesday, January 7, 2025 10:09:05 AM

Hi Mr. Pesicka,

I wanted to write you personally to state my concern about the rezoneing request for the equestrian center and encourage the continuation of the disapproval of this request.

I am a resident in the Two Bridges community that is almost directly across from this proposed development. Our community was built under the existing standards of 3 to 10 acre lots with large amounts of open space in order to preserve the character of our community and provide a sanctuary for the local wild life. This whole area according to Douglas counties, long-term plan, needs to have large acreage lots with open space to protect the animal corridors and preserve some of the historic feel of our county.

In the past few weeks, I have seen herds of elk, deer, antelope, packs of coyotes amongst many other animals that use this open space as well as the land proposed for rezoning as a safe haven from the high density construction that is going in other nearby parts of the county.

Allowing the rezoning of this area makes no sense, other than to developer who just wants to make money, and it serves no value to the community as a whole. There are plenty of areas in our county that are being built with high density housing and to consider changing the 30 year plan to appease one developer is a terrible precedent. I know that other developers have asked to change the zoning requirements in this area (including where I live), and have been denied this request as they should've been.

In conclusion, the developer that is requesting this bought the property knowing the current zoning requirements are in place. Additionally the proposed high density development would be completely out of character with the property in the surrounding area. It also is vastly counter to the intent of the long-term plan in the area which is to protect the open space and wildlife.

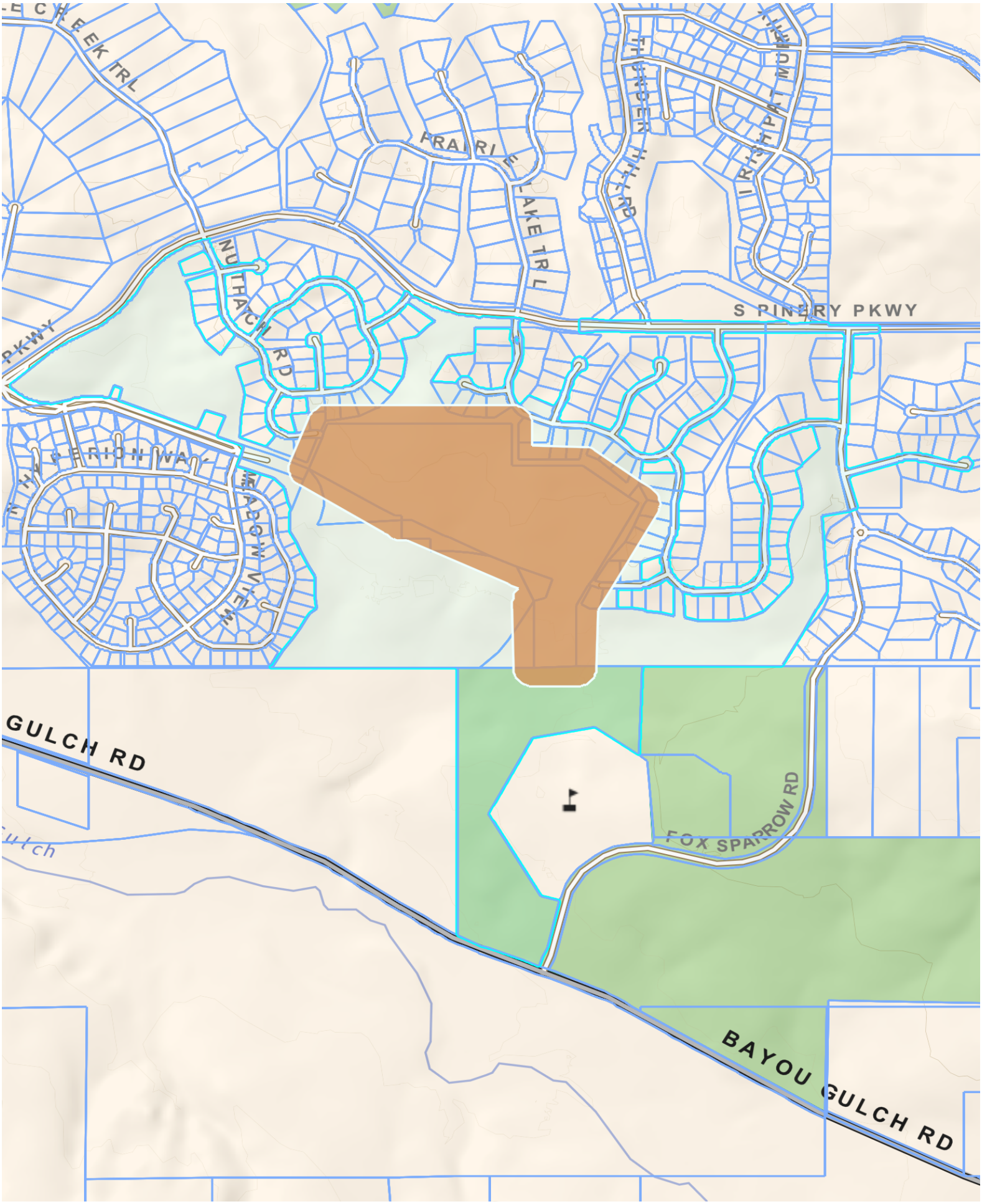
Once again reiterate my opposition to this rezoning attempt.

Thank you for your consideration,

John Fritschler

From: Laurie Jueneman
To: Michael Pesicka
Subject: Zoning
Date: Wednesday, January 8, 2025 6:52:41 AM

Hello,
I am strongly against the zoning change for High Prairie Farms. The change is too dense and against the spirit of horse properties in the area. We don't need or want this in this area. Keep horse heritage properties and please vote against the re zoning.
Laurie Jueneman
4228 flintwood road
Parker co 80134
Sent from my iPhone


PRAIRIE LAKE TRL
NUTHATCH RD
S PINERY PKWY
GULCH RD
FOX SPARROW RD
BAYOU GULCH RD

Mailing Labels - Click Here for more apps

PINERY 40 LLC
9928 BLUESTAR DR
PARKER, CO, 801387834

PINERY 40 LLC
9928 BLUESTAR DR
PARKER, CO, 801387834

SINGLETREE EQUESTRIAN LLC
8025 S SANTA FE DR
LITTLETON, CO, 801204305

SINGLETREE EQUESTRIAN LLC
8025 S SANTA FE DR
LITTLETON, CO, 801204305

HIGH PRAIRIE FARMS METRO DISTRICT
8390 E CRESCENT PKWY STE 300
GREENWOOD VILLAGE, CO, 801112813

COLORADO EQUESTRIAN PARTNERS LLC
13501 S SHORE BLVD STE 105
WELLINGTON, FL, 334147211

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
100 3RD ST
CASTLE ROCK, CO, 801042425

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
100 3RD ST
CASTLE ROCK, CO, 801042425

PINERY 40 LLC
9928 BLUESTAR DR
PARKER, CO, 801387834

HIGH PRAIRIE FARMS METRO DISTRICT
8390 E CRESCENT PKWY STE 300
GREENWOOD VILLAGE, CO, 801112813

HIGH PRAIRIE FARMS METRO DISTRICT
8390 E CRESCENT PKWY STE 300
GREENWOOD VILLAGE, CO, 801112813

PINERY 8B HOME OWNERS ASSOCIATION
C/O MARK OVERTURF
625 E 16TH AVE STE 100
DENVER, CO, 802032052

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
100 3RD ST
CASTLE ROCK, CO, 801042425

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
100 3RD ST
CASTLE ROCK, CO, 801042425

JESSIE AND ANDREA RAYFORD LIVING TRUST
7987 CISTENA WAY
PARKER, CO, 801342716

NATHAN P HANNEMANN & LAUREN J HANNEMANN
7938 CISTENA WAY
PARKER, CO, 801342717

E GACCETTA REVOCABLE TRUST
7567 CISTENA WAY
PARKER, CO, 801342700

DARREN A SENIOR & ELIZABETH A SENIOR
7958 CISTENA WAY
PARKER, CO, 801342717

PATRICK AND REBECCA BURBRIDGE REVOCABLE LIVING TRUST
7947 CISTENA WAY
PARKER, CO, 801342716

JAMES A SCOTT & LADAWN C SCOTT
7554 CISTENA WAY
PARKER, CO, 801345481

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DANIEL P JENKINS TRUST & AMY L JENKINS TRUST
7568 CISTENA WAY
PARKER, CO, 801340000

RAYMOND HAMPTON ROACH & CHARLENE S ROACH
7579 CISTENA WAY
PARKER, CO, 801342700

THOLSTROM FAMILY TRUST
1350 ANTIBE LN
MIDWAY, UT, 840496982

PARIS AND STEPHANIE REVOCABLE LIVING TRUST
7613 NUTHATCH CIR
PARKER, CO, 801342705

CATHERINE M KOLDING & KRIAG MONTEFERRANTE
7597 NUTHATCH CIR
PARKER, CO, 801342705

MARK E ARMSTRONG & MICHELLE ARMSTRONG
7629 NUTHATCH CIR
PARKER, CO, 801342705

JEFFREY HUNTINGTON YEARSLEY & KELLY JEAN WEATHERMAN
7605 NUTHATCH CIR
PARKER, CO, 801342705

HIGH PRAIRIE FARMS METRO DISTRICT
8390 E CRESCENT PKWY STE 300
GREENWOOD VILLAGE, CO, 801112813

SINGLETREE EQUESTRIAN LLC
8025 S SANTA FE DR
LITTLETON, CO, 801204305

TAMRA L GILBERT & JONATHAN C GILBERT
5389 PINYON JAY RD
PARKER, CO, 801342815

WATANABE FAMILY TRUST
5379 PINYON JAY RD
PARKER, CO, 801342722

NORMAN D BERGER TRUST & GAIL A BERGER TRUST
5353 PINYON JAY RD
PARKER, CO, 801342722

EDWARD J STAPLETON & CAROLE A STAPLETON
5341 PINYON JAY RD
PARKER, CO, 80134

TURCO TRUST
5333 PINYON JAY RD
PARKER, CO, 801342722

SUSAN FULLER
5367 PINYON JAY RD
PARKER, CO, 80134

LAWRENCE P BOHRER & RUTH Y BOHRER TRUST
7760 RUNNING FOX WAY
PARKER, CO, 801342706

HENSHAW TRUST
7776 RUNNING FOX WAY
PARKER, CO, 801342706

COLE M SCHOFIELD
7748 RUNNING FOX WAY
PARKER, CO, 801342706

RICHARD L HURELBRINK LIVING TRUST
7730 RUNNING FOX WAY
PARKER, CO, 801342706

LUCAS WILLIAM CARROLL & KATHERINE MARIE CARROLL
5411 SOAPWEED CIR
PARKER, CO, 801342707

ERIC BLYBERG HAUGEN & JAMIE ELIZABETH HAUGEN
7928 TOWHEE RD
PARKER, CO, 801342711

GAYLE L ROGERS & DONALD W NEX JR
7886 TOWHEE RD
PARKER, CO, 80138

DANIEL B LOWE
7858 TOWHEE RD
PARKER, CO, 801342711

ERIC ARNOLD & AMY ARNOLD
7872 TOWHEE RD
PARKER, CO, 801342711

CARL R FINAMORE & BEVERLY A FINAMORE
7902 TOWHEE RD
PARKER, CO, 80134

S&N VONFELDT TRUST
7850 TOWHEE RD
PARKER, CO, 801342711

D GEOFFREY SNELL & CAROLYN MARIE SNELL
7914 TOWHEE RD
PARKER, CO, 801342711

Jennifer Wagester, Ph.D.

Neighborhood Meeting – Pinery 40 – Shire Meadows –
Pinery Planned Development, 31st Amendment

Case No. ZR2023-002

6:00 p.m., Thursday, November 21, 2024
In Person meeting

You are invited to attend the third neighborhood meeting to discuss the Pinery Planned Development, 31st Amendment and conceptual site plan. This is a in person meeting. The purpose of this meeting is for the applicant to share information about the proposal, take feedback, and answer any questions you might have.

In-person location: Sagewood Middle School,

Project description
Shire Meadows consists of 47 acres being Planning Area 63 of the Pinery 5th Amendment, which allows for Fifteen 2-1/2 acre equestrian estate lots. This 31st Amendment to the Pinery Planned Development proposes an increase in allowable density for 45 one-half acre single family detached lots. (An increase of 30 lots).

This application will require a public hearing before the Douglas County Board of County Commissioners.

General neighborhood meeting information

- The meeting will begin with the applicant giving a presentation on the proposed project
- An Opportunity for questions and answers will be available after the presentation. All participants who wish to speak will be given the opportunity to do so
- If you would like to submit feedback, please attend the meeting or contact the Applicant or Douglas County Planning representative listed below
- Questions or comments will be accepted throughout the review process

In person
Location: Town Hall, 100 N. Wilcox St., Castle Rock, CO 80104
Room: Council Chambers

Contact information

Applicant/Owner
Russell Hall
Pinery 40 LLC.
PO Box 1295
Parker, CO 80134
303-889-0044
highlineeng@aol.com

Douglas County Planning
Michael Peskica
Town of Castle Rock
100 3rd Street,
Castle Rock, CO 80104
303.660.7401
bsimon@CRgov.com

Attachments

- Conceptual site plan

THE PINERY PLANNED DEVELOPMENT, 31ST AMENDMENT
A MAJOR AMENDMENT TO BOUNDARIES FOR PLANNING AREAS 62 AND 63
PORTIONS OF SECTION 14, TOWNSHIP 07 SOUTH, RANGE 68 WEST 6th PRINCIPAL MERIDIAN, DOUGLAS COUNTY, CO
47 ACRES - 45 RESIDENTIAL LOTS
ZR2023-002
HIGHLINE ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS
PO BOX 1295
PARKER, COLORADO 80134
CONCEPTUAL SITE PLAN EXHIBIT
SHEET 1 OF 1
DATE: 04/01/24
JOB NO. P-40
CASE NO. ZR2023-002
CISTENA WAY
TOWHEE ROAD
OPEN SPACE
10' SOFT PEDESTRIAN TRAIL
TRACT
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
N89° 39' 17"E
1315.00
S00° 20' 43"E
320.00
N89° 39' 17"E
510.00
S00° 20' 29"E
346.87
S89° 20' 01"W
203.12
N00° 43' 56"W
459.70
N24° 41' 37"W
289.20
N64° 01' 32"W
312.83
S85° 50' 01"W
N29° 59' 40"E
N33° 51' 02"W
104.21
N58° 46' 00"W
495.51
N00° 53' 17"E
361.12
SCALE: 1" = 100'

Douglas County Project #ZR2023-002

Project # ZR2023-002

I am a Douglas County resident and I attended the "Neighborhood Meeting" held by Russell Hall Pinery 40 LLC on **Thursday November 21, 2024 @ 6pm** held inside Sagewood Middle School.

After listening to Mr. Hall and his Pinery 40 LLC "discuss the Pinery Planned Development 31st Amendment" and his plan to request rezoning on the 47 acres adjacent to the Colorado Horse Park [CHP] to build 45 one half acre single family detached lots INSTEAD OF maintaining the current zoning for 15 Equestrian Estate Lots on 2.5 acres. This includes the good neighbor agreement read aloud

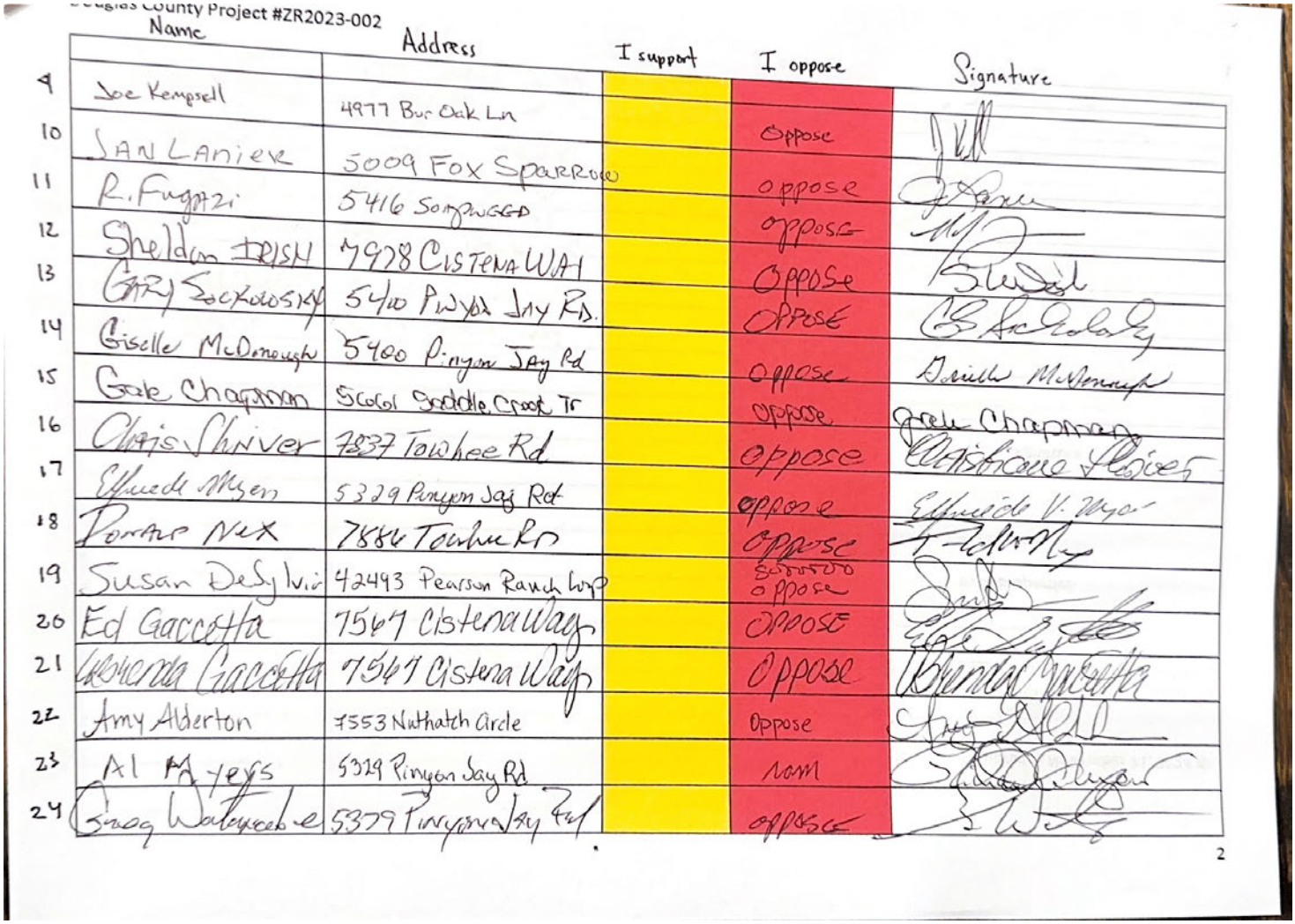
Please indicate if you:

SUPPORT ***"Say Yes"*** *to major rezoning to 45 homes on .5 acres (3x the current zoning). Eliminating equestrian properties.*

OPPOSE ***"Say No"*** *to major rezoning and want to keep these 47 acres equestrian. 15 Equestrian Estates on 2.5 acres.*

	Name	Address	I support	I oppose	Signature
1	Stan VonFeldt	7850 Towhee Road		No Strongly oppose	
2	DEE MCCORMACK	[redacted]		I STRONGLY OPPOSE	
3	CAROLYN SNELL	7914 TOWHEE RD.		OPPOSE	
4	GEOFF SNELL	7914 TOWHEE RD.		OPPOSE	
5	Cameron Ullyatt	5448 Goldenlorrant Way		Oppose	
6	CARL FINAMORE	7902 Towhee RD		OPPOSE	
7	Deborah Price	7394 Meadow Vw		Oppose	
8	Ray Price	7394 Meadow Vw		Oppose	

1



Douglas County Project #ZR2023-002

	Name	Address	I support	I oppose	Signature
9	Joe Kempsell	4977 Bur Oak Ln			
10	SAN LANIER	5009 FOX SPARROW		Oppose	
11	R. Fuggazi	5416 Songbird		oppose	
12	Sheldon IRISH	7928 CISTENA WAY		oppose	
13	Gary Sockowsky	5410 Pinyon Jay Rd.		Oppose	
14	Giselle McDonough	5400 Pinyon Jay Rd		OPPOSE	
15	Gale Chapman	5600 Saddle Creek Tr		oppose	
16	Chris Shriver	7837 Towhee Rd		Oppose	
17	Elmeda Myers	5329 Pinyon Jay Rd		oppose	
18	Donna Nex	7886 Towhee Rd		oppose	
19	Susan DeSylvia	42493 Pearson Ranch Loop		Oppose	
20	Ed Gaccetta	7567 Cistena Way		OPPOSE	
21	Veronica Gaccetta	7567 Cistena Way		Oppose	
22	Amy Alberton	7553 Nuthatch Circle		Oppose	
23	Al Myers	5329 Pinyon Jay Rd		nom	
24	Craig Wolgemuth	5379 Pinyon Jay Rd		oppose	

2

Douglas County Project #ZR2023-002

	Name	Address	I support	I oppose	Signature
25	Bill Pickle	8018 Cistena Way Parker Co.		OPPOSE	
26	Cliff Shoefelt	4973 Bur Oak Ln Parker CO 80134		Oppose	
27	Matt Todd	5034 Burr Oak Ln Parker CO 80134		Oppose	
28	Steven Loux	5222 Nuthatch Rd Parker, CO		Oppose	
29	Steve Preston	7998 Cistena way Parker, CO 80134		Oppose	
30	Jenna Preston	7998 Cistena Way		Oppose	

3

Jenna Preston
7998 Cistena Way
Parker, Colorado 80134

21 November, 2024

Attn: Mike Pesicka, Principal Planner
mpesicka@douglas.co.us
Subject: Project # ZR2023-002; Pinery 40 Shire Meadows 21 Nov 2024 "Neighborhood Meeting"

Mr. Pesicka,

Mr. Russell Hall and the Pinery 40 LLC held a "neighborhood meeting" at 6pm inside Sagewood Middle School in Parker, CO tonight with the expressed intent of, "*the purpose of this meeting is for the applicant to share information about the proposal, take feedback, and answer any questions you might have*." **(please see attachment #1 "Neighborhood Meeting invite")**. Instead, Mr Hall read from a "Good Neighbor Pledge Agreement Term Sheet for Pinery 40 LLC and Pinery Neighborhood and Community November 21, 2024." (**see attachments** "**Neighborhood agreement pg1" "Neighborhood agreement pg2**.")

This meeting was attended by 35 community residents. None of us had ever seen this "good neighbor pledge" prior to this meeting or were prepared for this to be the entirety of Mr. Hall's "neighborhood meeting" presentation. Upon conclusion of him reading this "Good Neighbor Pledge Agreement Term Sheet…" attendees were given the opportunity to review and express "support" for this "good neighbor agreement" and Mr. Hall's ongoing intent to request rezoning of the 47 acres adjacent to the Colorado Horse Park [CHP] or "oppose" this good neighbor agreement" and Mr. Hall's ongoing intent to request rezoning of the 47 acres adjacent to the CHP to build 45 homes on 5. acres. This community resident created the oppose or support form (see attachment **"#ZR2023-002neighborhoodmeeeting support. oppose**).

30 community residents who attended this meeting tonight "opposed" the "Good Neighbor Pledge Agreement Term Sheet for Pinery 40 LLC and Pinery Neighborhood and Community November 21, 2024 and oppose rezoning to 45 homes on .5 acres." No one expressed "support." 100% of the respondents expressed that they want to maintain the current zoning for 15 Equestrian Estates on 2.5 acres. Again, there was no community support to change the current zoning, permanently eliminating equestrian properties adjacent to the operational Colorado Horse Park.

Our community hopes the Board of County Commissioners will take the community's resistance to heart, which includes this information, our letters, change.org petition signatures, and the Planning Commissioner's recommendation (voting 6-0 in opposition to rezoning) into consideration and **vote to deny this major amendment** change, as it does not meet major amendment approval criteria 1520.01 1520.02 or 1520.03. Additionally, concerns were raised during tonight's "meeting" regarding criteria not sufficiently meeting 1520.06 and 1520.07. 1520.04 remains a concern with several community residents.

Respectfully,

Jenna Preston

Jenna Preston

Attn: Mike Pesicka, Principal Planner 22 November, 2024
mpesicka@douglas.co.us
Subject: Project # ZR2023-002; Pinery 40 LLC 21 Nov 2024 "Neighborhood Meeting" community feedback.

Mr. Pesicka,

Some members of our community received letters from Mr. Hall inviting them to a 21 November meeting at Sagewood MS. There were approximately 35 individuals representing Timbers and Pinery South HOA's, who attended the meeting (including myself). We were not sure what to expect, as the BOCC continuation request stated, "**We need additional time to schedule a Neighborhood Meeting and present resolution of grievances brought up by the Pinery Community at our last Planning Commission Hearing:,** but the invitation notice stated **"*the purpose of this meeting is for the applicant to share information about the proposal, take feedback, and answer any questions you might have*."**

Summary: The neighborhood meeting did not meet expectations established by Mr. Hall. Mr. Hall did not address either of his 2 reasons for a continuance from the BOCC meeting.

1**) Grievances brought up by Pinery Community at our last Planning Commission Hearing:** Our main grievances/project opposition at the planning commission meeting, centered on preserving equestrian estate zoning which has been in place a long time. County equestrian culture is still applicable today and the large lots are marketable. The Planning Commission comments supported our opposition rationale, with a 6 to 0 vote to recommend denial to the BOCC. However, Mr. Hall's presentation last night, still contained the 45-lot development, which doesn't address our opposition. Mr. Hall presented a "Good Neighbor Pledge" that he indicated was a suggestion from the county. He read the document to the audience which contained 6 pledge items, and indicated his plan was to submit the document to DC Planning to be recorded as a commitment to our community. The feedback he received was that his document was incomplete. It did not address the most important grievances regarding preserving the equestrian estate 2.5 acre lots presented at the planning commission hearing. His pledge was focused on only items that supported his 45 lot development. Several of his 6 items, were not presented at the planning commission hearing. He offered no project alternatives or ideas to preserve the equestrian lifestyle on the 47 acres or indicate why our opposition position was not fair. The 35 attendees unanimously voted against his project pledge, and 30 of those were able to sign the petition that was circulating in the room.

2) "……**we are receiving information that the platform may be stating false or misleading information."** Mr. Hall did not address social media in his presentation. The audience mentioned it to get examples of his claim. Our community acknowledged use of social media (Change.org., Next Door, Emails), but also stated

we did not intentially post false or mis-leading information. Mr. Marine (Pinery 40 LLC partner) stated that postings implying high density development (vs higher density), apartment complexes, commercial use, etc. were posted. We asked Mr. Marine to provide us with the exact platform and a screen shot of the postings. We told Mr. Marine, that if a posting is something we generated, we would fix it. We don't want to be a source of false or misleading information.

At the end of the meeting the audience was asked if there was a compromise density number between 15 and 45. The audience unanimously responded with no- it is 15. Our rationale is preserving the county zoning commitment to equestrian estate size lots. This supports the equestrian lifestyle adjacent to an operational horse park, and what we, as property owners expected when we purchased our homes.

Reminder: Mr. Hall's project documents state the property will be developed, with either 15 or 45 lots. Our community supports the 15 lots which are currently zoned.

Sheldon & Nancy Irish
7978 Cistena Way
Parker, Co. 80134

Good Neighbor Pledge Agreement Term Sheet For
Pinery 40 LLC and Pinery Neighborhood and Community
November 22, 2024

The following numbered points, together with other typical development terms used in similar agreements, shall be set forth and documented in a Good Neighbor Agreement with Covenants and Conditions (the "Agreement") between Pinery 40 LLC ("Shire Meadows") and the **Pinery Neighborhood and Community** ("Pinery Residents"), which will bind Pinery 40 LLC and all future owners of the Properties to the conditions and restrictions on the development and use of the Properties upon a successful rezone in calendar year 2024. This term sheet outlines the material terms of the agreement which will be fully documented in the Agreement, and which will be conditioned upon the rezoning of the Pinery 40 property located in Douglas County Colorado with the following conditions. Pinery 40 LLC agrees to work diligently to complete the Agreement to final form prior to any Board of County Commissioners Public Hearing regarding the application and to record the Agreement against the property concurrent with approval of such application. If the County of Douglas or any other reviewing authority (Water, Sanitation, Fire, etc) would dictate any change to the site plan or any construction document that would directly, or indirectly interfere with one of the below items, Pinery 40 LLC shall not be penalized.

Development Provisions:

1. Density:
The Shire Meadows property is bordered to the east and north by the Timbers and to the west by Pinery filings 8A and 8B. A veterinarian facility and horse park is located to the south. The Timbers subdivision lots range in area between 1/3 acre and ¾ acre and the Pinery 8A and 8B subdivisions lots range between 8,000 and 14,500 square feet (0.18 acres and 1/3 acre). The Timbers density averages 1.32 homes per acre and the Pinery 8A and 8B density is approximately 2.5 homes per acre.

The Shire Meadows site is zoned for (15) 2.5 acre lots and we are proposing an increase to 45-lots to be more comparable with the Timbers subdivision. Shire Meadows is 47-acres in area and the increased lot number would correlate to a density of 0.96 homes per acre. All lots shall be a minimum of ½ acre in area. With the proposed increase in lot numbers, the Shire Meadows subdivision will be substantially below the densities of the residential areas bordering the site.

Our Initial submittal to Douglas County was made for 61 lots ranging in size from 1/3 to ½ acre. We are committing to a reduction of 19 lots for a final lot count of 45 lots. The proposed 45 lots will have a minimum size of ½ acre.

2. Traffic:
Shire Meadows is a proposed infill development. Currently, Cistena Way contains dead end streets at the east and west property lines of Shire Meadows.

a. Internal discussions were held regarding how to reduce or mitigate traffic resulting from additional homes. Our design team has proposed an acceptable alternative ~~is~~ to direct the main entrance onto South Pinery Drive and eliminate the proposed connection to Cistena Way at the west property line. This alternative will greatly reduce traffic from Pinery 40 through the existing Timbers Neighborhood.

b. School drop off traffic may increase traffic through the west Cistena Way roadway connection. Our design team has met with the South Metro Fire Department and have received approval for a gate at the east property line onto Cistena Way. Douglas County will have final approval authority for any proposed gate.

3. Open Space & Trails
The Pinery Filings No. 22 and 23A (Timbers subdivision) currently have a meandering buffer of open space bordering Shire Meadows. The existing open space buffer is typically 25 to 50 feet in width to provide adequate separation between the properties. Shire Meadows will provide an additional 25-foot minimum open space buffer along the north property boundary and 50-foot minimum open space buffer along the south, east and ~~w~~est property boundaries. The total open space for Shire Meadows is 14.4-acres (30.7 %).

No fencing within the buffer will be constructed in order to enhance the open space buffer between the existing homes and Shire Meadows.

Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depicts pedestrian access from South Pinery Drive to Filing 22 and 23, and to Bayou Gulch.

Three onsite parks are proposed on the conceptual site plan to provide activities and outdoor enjoyment for the neighborhood. Specific amenities such as tot lots and picnic areas will be designed and approved during the Preliminary Plat application process.

4. Proposed roadways and Building Envelopes will be designed to fit on the existing topography of the land to minimize grading to minimize land scaring.

5. Shire Meadows will provide drainage infrastructure in accordance with the Douglas County Drainage Criteria Manual and the Mile High Flood Control District.

6. Shire Meadows will participate in downstream channel stabilization and improvements cost based on its pro-rata share of area tributary to Bayou Gulch.

7. Shire Meadows will continue to include the Pinery Community and Neighborhood in the Preliminary Plat design process for input on open space and trails and other amenities benefiting the community.

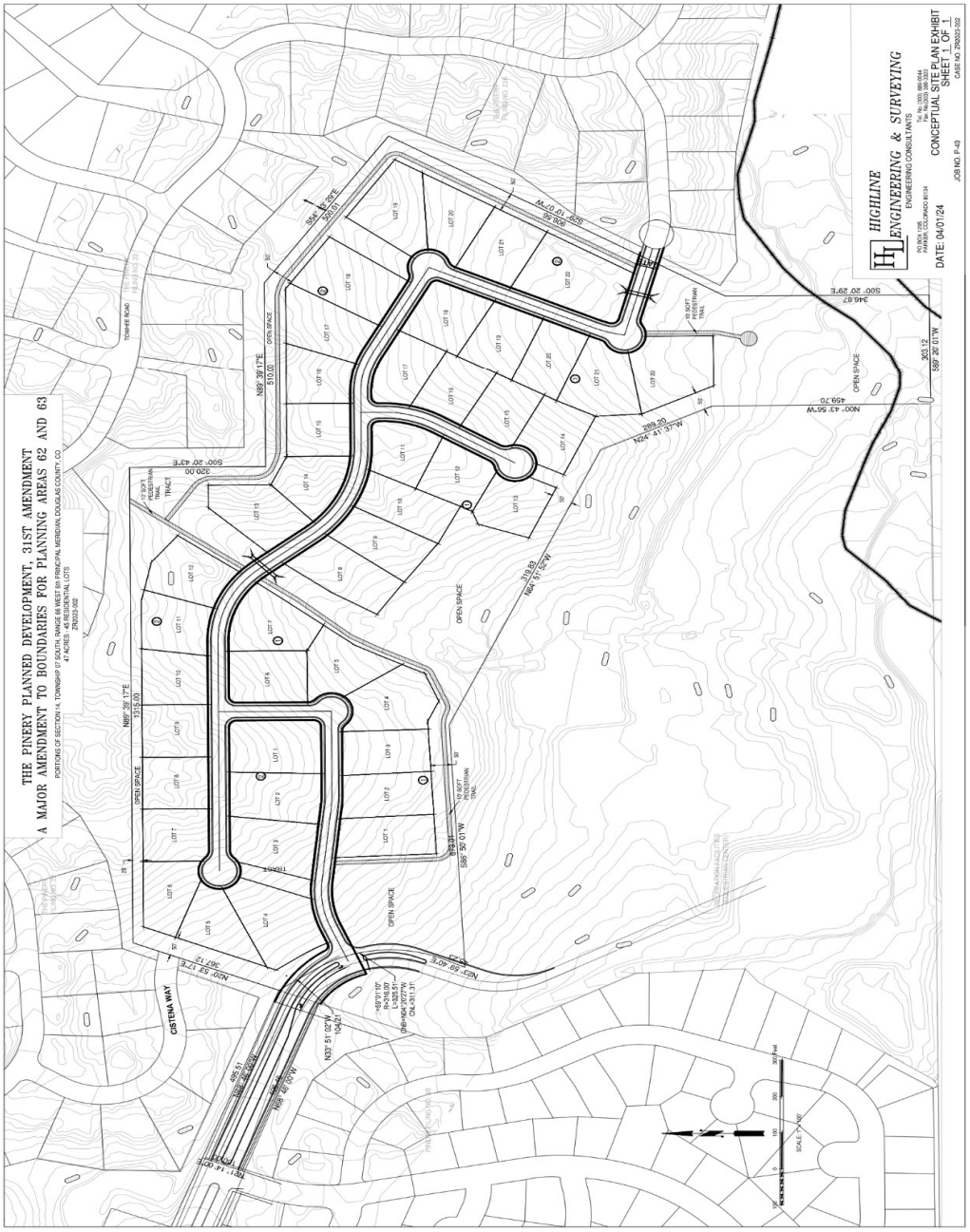
8. Shire Meadows will include special consideration for neighbors that may be impacted by the widening of South Pinery Drive to a minor collector street status. Special consideration may include privacy fencing, additional landscape for screening and noise reduction, and shrubs along the existing fence line for additional sense of security. All work within the South Pinery Right-Of-Way is subject to approval from Douglas County.

Executed and effective as of the latest date set forth below:

_Russell B. Hall_____ Date: _11/22/24___

Pinery 40 LLC
Russell B. Hall

EXHIBIT "A"
Conceptual Site Plan



HIGHLINE ENGINEERING AND SURVEYING COMPANY, INC.
PO Box 1295
Parker, CO 80138

We are in receipt of letters in opposition from adjoining property owners to the proposed rezoning amendment for Shire Meadows. The following is response to the comments received.

1. Scott and Shauna Wilbraham
   The Wilbraham's wrote:
   We are not against new homes being built, all we ask is that it is consistent with what is already surrounding this area. This development will not be consistent with what is already here. These are not going to be custom/unique homes and this will lower the property value of surrounding neighborhoods, take away our vegetation and wildlife and it will drastically increase traffic in the area. Especially since they will be funneling traffic through the neighborhood over to South Pinery Parkway.

   a. The intent for the rezone of Shire Meadows is to replace the land use with one that is compatible with the surrounding residential developments. The guidelines for Shire Meadows will match the architectural and development guidelines currently in place for the adjoining Pinery Subdivision Filings 22 and 23. The Planned Development Guide for The Pinery PD 5th Amendment will be adopted for development of Shire Meadows. Shire Meadows will utilize the same development standards for Building setbacks, and building height, with the exception of height restrictions proposed along the North property line and a larger minimum lot size, shall match the development standards for the surrounding subdivisions. A person driving through Shire Meadows will not be aware that they have left one subdivision and entered a new subdivision.
   b. The traffic study for Shire Meadows indicates that no significant change in the level of service at existing intersections are expected as a result of this development.
   c. All homes within Shire Meadows shall be Custom Homes. From the architecture to the open undisturbed landscape, Shire Meadows will achieve beautiful estate living.
   d. One of the key values for living in the Pinery Subdivision is the preservation of the existing natural terrain. One-half acre lots will be proposed to provide adequate space between homes. Proposed roadways and Building Envelopes will be designed to fit on the existing topography of the land to minimize grading to minimize land scaring.

   The Wilbraham's also wrote:
   The other issue pertains to water. We are already strapped with water regulations, which is killing our trees when we are in draught conditions.

   Shire Meadows Subdivision is located with the Pinery Water and Sanitation District. The Pinery Water and Sanitation District has stated that it has sufficient water to supply Shire Meadows Subdivision with potable water and has sufficient capacity to treat sanitary sewer for Shire

Meadows Subdivision. A water Development fee will be required by Pinery Water and Sanitation District for the additional lots requesting service.

The Henshaw Trust
7776 Running Fox Way
Parker, CO 80134

The Henshaw Trust wrote:
We purchased our properties with the legitimate expectation that the current zoning of 15 homes would be used for future development in line with a transition between Timbers and the Colorado Horse Park…
The Timbers 22 HOA Board, in support of our 133 homeowners, and residential communities of High Prairie Farms, Misty Pines, Pinery South 8b, and others oppose the rezoning request from Pinery 40 LLC tripling the density of the 47-acre plat to 46 homes.

The intent for the rezone of Shire Meadows is to replace the land use with one that is compatible with the surrounding residential developments. Shire Meadows is adjacent on three sides to urban residential homes having lots from 1/3 to ½ acre in size. The minimum lot size proposed for Shire Meadows is 0.50 acres. The multiple increase of 3 times the density is not the issue for planning an infill area. What is the issue for the zoning amendment is for a subdivision that matches and blends in with the surrounding neighborhoods, and provides benefits to the community without negatively impacting the neighborhood.

The Henshaw Trust also wrote:
The rezoning proposal is inconsistent with this design and does not add any park space. There is minimal open space between many of the proposed proper es and our current Timbers residents. There is also minimal space between several proposed proper es and active Horse Park pastures.

Shire Meadows proposes Forty-five ½ acre home sites be allowed on the property. The benefit of allowing additional home sites is to provide continuity in land use along the southern edge of the Pinery Filing 22 and 23 by having a land use that both blends in with the existing residential development, and complements and improves the community with additional open space and trails.
Conceptual site plans have been presented to the adjoining neighborhood depicting 30% of the property as open space and trails that may be proposed with Shire Meadows. Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. The Preliminary trail design depict pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch.

The Henshaw Trust also wrote:
Timbers Creek is already in need of several million dollars of additional erosion control in addition to the recently completed project in the Timbers for which we are grateful. The proposed increase in density will contribute further to the downstream erosion problem

with no clear plan for mi ga on, especially to horse show arenas and surrounding park areas.

The drainage facilities for Shire Meadows will be designed in accordance with the Douglas County Storm Drainage Criteria Manual and Mile High Flood Control. As stated in the Phase I Drainage report for Shire Meadows, three detention ponds are proposed onsite to attenuate developed runoff before releasing downstream. Only one of the detention ponds for Shire Meadows will be designed to attenuate developed runoff for an 18.5 acre basin will be directly tributary to Bayou Gulch. Stability of the connection to Bayou Gulch will be analyzed to design the connection without causing any damage or erosion to the existing drainageway.
Third, Our team is aware of neighboring residents concerns regarding damage from erosion which occurred to portions of Bayou Gulch after development of the Timbers developments. Shire Meadows will assume no liability for damage to Bayou Gulch which may have occurred upstream, but will agree to pay its pro-rata share for mitigation costs and efforts required downstream of Shire Meadows.

Tom Bozeman
7422 White Ash Place
Parker, CO 80134

Scott and Laurie Gough
7420 Meadow View
Parker, CO 80134

Tom Bozeman, Scott and Laurie Gough wrote:
The August amended application calls for:
• Lot density is 4 times existing zoning and is not comparable to the Timbers community.
• Minimal open space, no walking paths, and no pocket park
• Drainage approach contributes to an already existing Timbers Creek erosion situation.
• No light pollution or landscaping plan
Safety - traffic and ingress/egress is a significant problem. A few years ago, we had a wildfire leading to a reverse 911 call and immediate evacuation of the entire area. The resulting traffic congestion was extreme – people were trying to evacuate, plus people who got the reverse 911 call at work tried to enter and go to there homes to rescue family, dogs, pets, horses, etc. The congestion led to the police setting up a roadblock on South Pinery Parkway and HW 83. This resulted in a traffic jam backing up traffic on HY 83. Thankfully the fire was put out before it reached our homes (fire department response would have been obstructed by all the cars backed up on HW 83)
The root issue is only one evacuation route (S Pinery Drive). The Pinery 40 rezoning will increase this safety problem.
Developer Response to Public Comments stated Pinery Drive "would be restored as a collector

a. Density: Currently Fifteen 2-1/2 acre home sites are allowed on Shire Meadows. Shire Meadows proposes Forty-five ½ acre home sites be allowed on the property. The benefit of allowing additional home sites is to provide continuity in land use along the southern edge of the Pinery Filing 22 and 23 by having a land use that both blends in with the existing residential development, and complements and improves the community with additional open space and

trails. One-Half acre minimum lots on Shire Meadows will blend with the surrounding housing developments and will have no significant impact on the adjoining neighborhood.

Of equal benefit to the adjoining Pinery Community, it should be noted that the existing land use approved for Shire Meadows allows for horses and livestock. It is well documented that livestock is not a compatible use within an urban development. Our team has presented at the neighborhood meetings the potential dangers of having people with children and pets sharing the same trails with horse riding, not to mention the other conflicts caused by having livestock.

b. Open Space and Trails: Conceptual site plans have been presented to the adjoining neighborhood depicting 30% of the property as open space and trails that may be proposed with Shire Meadows. Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. The Preliminary trail design depict pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch.

c. Drainage & Erosion Mitigation and costs: First, One of the key values for living in the Pinery Subdivision is the preservation of the existing natural terrain. One-half acre lots will be proposed to provide adequate space between homes. Proposed roadways and Building Envelopes will be designed to fit on the existing topography of the land to minimize grading to minimize land scaring.
Second, The drainage facilities for Shire Meadows will be designed in accordance with the Douglas County Storm Drainage Criteria Manual and Mile High Flood Control. As stated in the Phase I Drainage report for Shire Meadows, three detention ponds are proposed onsite to attenuate developed runoff before releasing downstream. Only one of the detention ponds for Shire Meadows will be designed to attenuate developed runoff for an 18.5 acre basin will be directly tributary to Bayou Gulch. Stability of the connection to Bayou Gulch will be analyzed to design the connection without causing any damage or erosion to the existing drainageway.
Third, Our team is aware of neighboring residents concerns regarding damage from erosion which occurred to portions of Bayou Gulch after development of the Timbers developments. Shire Meadows will assume no liability for damage to Bayou Gulch which may have occurred upstream, but will agree to pay its pro-rata share for mitigation costs and efforts required downstream of Shire Meadows.

d. Light pollution or landscaping plan: Street light location and landscape plans will be prepared with the Preliminary Plat in accordance with Douglas County standards. Land use and conceptual site plan are contemplated at this level of the zoning amendment application.

e. The traffic study for Shire Meadows indicates that no significant change in the level of service at existing intersections are expected as a result of this development. In an emergency, Cistena Way may be accessed at the East end of the property for evacuation purposes, but South Pinery Drive will serve as the primary point of access to Shire Meadows which will be designed as a 2-lane collector street.

Thank you for your input and participation in the Shire Meadows zoning amendment process.

Sincerely,
Rusty Hall
Highline Engineering

HIGHLINE ENGINEERING AND SURVEYING COMPANY, INC.
PO Box 1295
Parker, CO 80138

We are in receipt of letters in opposition from adjoining property owners to the proposed rezoning amendment for Shire Meadows. The following is response to the comments received.

Sheldon Irish
7978 Cistena Way, Parker Colorado
7 November 2023

Mr. Irish wrote:

> **"Mr. Russel Hall and his staff supporting the Shire Meadows rezone pursuit have continuously claimed throughout their document submittals, that the 47-acre PA63 should be populated with custom homes like the Timbers development vs maintaining the current equestrian estate zoning.**
> **They have claimed that the 47-acre parcel is a forgotten parcel of land, undeveloped void, a chasm, dormant, conflicting land use, and was an oversight during the Timbers development. They imply because the equestrian estate zoning has not been implemented to date, then it should be replaced with higher density development."**

It is true that our team supports the rezone of Shire Meadows is to replace the land use with one that is compatible with the surrounding residential developments. Shire Meadows is adjacent on three sides to urban residential homes having lots from 1/3 to ½ acre in size. The minimum lot size proposed for Shire Meadows is 0.50 acres.

Mr. Irish wrote:

"Attached is a declaration from John Evans, who was a long-time legal counsel to Helen Krieble.
His declaration states in part: "Helen intentionally did not participate in the PD amendment change #5, which created the Timbers development. Helen had strong feelings about developing the zoning (IE: PA63) and had intent to someday develop it. Helen's intent was to have a natural transition from the Timbers and an operational horse park entity, and had always planned a 15 lot, 2.5 acre equestrian estate development, which would be a complement to and be complemented by the Colorado Horse Park."

The narrative for Shire Meadows Zoning Amendment was intended to state exactly what Mr. Evans declares. Mrs. Krieble elected not to participate in the 5th Zoning Amendment because she supported 2.5 acre Ranchettes which would be compatible with an equestrian center.

Prior to the 5th Amendment to the Pinery PD, over 550 acres of land was zoned as Equestrian Lots. After the 5th Amendment was approved, only 46 acres remained to allow equestrian lots,

owned by Mrs. Krieble. And it was her decision not to participate in the 5th Amendment. And, not to participate in the 5th Amendment resulted in a "Chasm". A notable difference in land use and density resulted between the adjoining neighborhoods and Shire Meadows on 3 sides of the property. The intent for the rezone of Shire Meadows is to replace the land use with one that is compatible with the surrounding residential developments.

The Colorado Horse Park is an existing Equestrian Center located along the southern boundary of Shire Meadows. Horse corrals exist along the entire southern border. Parking and Administrative buildings are situated on the South side of the existing Corals. The main venue for the equestrian competitions are located southwest of the Administrative area.
A 50 foot minimum open space buffer will be provided along the entire Southern perimeter along the existing horse park. The buffer will serve as a reasonable and adequate space between the live stock and proposed single family residences. The existing park main venue is also sufficiently separated from the proposed single family residences.

Thank you for your input and participation in the Shire Meadows zoning amendment process.

Sincerely,

Rusty Hall
Highline Engineering

HIGHLINE ENGINEERING AND SURVEYING COMPANY, INC.
PO Box 1295
Parker, CO 80138

We are in receipt of letters in opposition from adjoining property owners to the proposed rezoning amendment for Shire Meadows. The following is response to the comments received.

1. Kelly Tisher
   Singletree Equestrian, LLC
   7522 South Pinery Drive
   Parker, CO 80134

   a. "Changing this zoning to three times the density undermines the confidence that citizens have in this process".

   Before addressing the comments of your letter, it should be stated that many of the neighbors support the efforts made to minimize impacts Shire Meadows may have on adjoining residents, and appreciate the benefits Shire Meadows offers if approved. The process by which are applying for rezoning also allows citizens to provide input, raise concerns, and participate in improving the community in which they reside. Whether the Shire Meadows zoning amendment is approved or denied by the County is a fair and reasonable process that works in the communities best interest. Our team supports the proposal because the current zoning is not compatible with the surrounding urban development.

   The intent for the rezone of Shire Meadows is to replace the land use with one that is compatible with the surrounding residential developments. Shire Meadows is adjacent on three sides to urban residential homes having lots from 1/3 to ½ acre in size. The minimum lot size proposed for Shire Meadows is 0.50 acres. The multiple increase of 3 times the density is not the issue for planning an infill area. What is the issue for the zoning amendment is for a subdivision that matches and blends in with the surrounding neighborhoods, and provides benefits to the community without negatively impacting the neighborhood.

   The benefit of allowing additional home sites is to provide continuity in land use along the southern edge of the Pinery Filing 22 and 23 by having a land use that both blends in with the existing residential development, and complements and improves the community with additional open space and trails. One-Half acre minimum lots on Shire Meadows will blend with the surrounding housing developments and will have no significant impact on the adjoining neighborhood.

   Of equal benefit to the adjoining Pinery Community, it should be noted that the existing land use approved for Shire Meadows allows for horses and livestock. It is well documented that livestock is not a compatible use within an urban development. Our team has presented at the

neighborhood meetings the potential dangers of having people with children and pets sharing the same trails with horse riding, not to mention the other conflicts caused by having livestock.

You, as an equestrian veterinarian are aware of the conflicts when horses and people reside in close proximity and share the same trails and open space. When riding horses on confined trails, there are several potential hazards to consider. These include:

1. Sudden or unexpected movements: Horses can be unpredictable and may make sudden movements that could startle other animals or people 1.
2. Loud, sudden noises: Loud noises such as alarms, whistles, bells, cell phones, screams, etc. can startle horses and cause them to react unpredictably 1.
3. Large crowds: Horses may become agitated or frightened when surrounded by large crowds of people or other animals 1.
4. Other animals: Unleashed dogs or other animals can pose a risk to horses and riders 1.
5. Insects: Wasps and other insects can sting horses, causing them to become agitated and potentially endangering the rider 1.
6. Kicks to horse or rider: Horses may kick out if they feel threatened or uncomfortable, which can be dangerous for both the horse and rider 1.

Thank you for your input and participation in the Shire Meadows zoning amendment process.

Sincerely,

Rusty Hall
Highline Engineering

PINERY
WATER AND WASTEWATER DISTRICT
Quality Water for Life

January 11, 2023
Mr. James Marine
Aegis Engineering, Inc.
10940 South Parker Road
Parker, CO 80134

RE: Pinery 40, State Parcel Number: 2349-144-00-013

Dear Mr. Marine,

Pursuant to Section 1806A.02 of the Douglas County Zoning Resolution, the Pinery Water & Wastewater District (the "District") acknowledges its willingness and ability to serve the proposed subdivision with water and wastewater service.

Water Demand

Based on the proposed 65 single family units, two 3/4" irrigation meters, for a total estimated 67 single family equivalents (SFE's) equaling 0.55 acre-feet/year/SFE, the proposed development will require 36.9 acre-feet/year.

Water Supply

Please find enclosed a copy of our District's Present and Future Water Sources report that the District has provided the State Division of Water Resources as required by Section 30-28-136(1)(h)(ii), C.R.S.

Water Quality

The District is in compliance with the Colorado Department of Public Health and Environment testing and quality requirements.

If you have additional questions or concerns, please feel free to call.

Sincerely,

Heather Beasley,
District Manager

Present and Future Water Sources
Denver Southeast Suburban Water & Sanitation District

Prepared by HRS Water Consultants, Inc. in Consultation with Denver Southeast Suburban Water & Sanitation District
May 2014
Updated February 2018

A. General

The Denver Southeast Suburban Water and Sanitation District AKA Pinery Water and Wastewater District (DSSWSD) has three types or sources of water for present and future water supply. These are tributary shallow wells constructed in the Cherry Creek alluvium and deep non-tributary Denver Basin Aquifer wells and the WISE water supply. The shallower alluvial wells have water rights from the senior Harrison and Haley Ditch rights, along with junior water rights which are covered under existing plans for augmentation in Case No. W-6862 and (Case No. 11CW198). The annual appropriation for the deep Denver Basin aquifer wells is derived from: 1) Pre Senate Bill 213 wells; 2) District decrees; 3) Decrees from others that have been included in the District. In total, DSSWSD has water rights for a maximum of 15,037 af/yr. The District is a member of the WISE Authority and has subscribed to 500 af/yr, on average of renewable and reusable water.

B. Water Rights Considerations

The pumping of the shallow wells constructed in the Cherry Creek alluvium is covered by the District's existing plan for augmentation (W-6268) and 11CW198 which adds additional tributary wells and water sources. The augmentation plan, W-6268 allows for tributary pumping using three sources:

1. In-priority pumping based upon the historic use from the senior Harrison and Haley ditch rights totaling 1,220 acre-feet per year;
2. Infrequent in-priority pumping under the junior well water rights;
3. Out-of-priority pumping derived from return flow credit from District use of non-tributary (pre-S.B. 213) wells pursuant to the plan for augmentation.

The augmentation plan, 11CW198, includes additional alluvial wells, nontributary water rights not included in the augmentation plan, and additional water sources. These sources include W-6268:

4. Infrequent in-priority pumping under new alluvial well water rights;
5. Additional nontributary water rights and wells;
6. Water available from the Cherry Creek Project Water Authority;
7. Water available through the WISE project;
8. Out-of-priority alluvial well pumping to be allowed under the new plan for augmentation and derived from return flow credits and/or direct releases and exchanges from the above sources.

The District has acquired a substantial amount of non-tributary ground water through adjudications by the District or Senior Corp., or through inclusions into the District, or by direct purchase. The attached Table 1 provides a summary of the various decreed non-tributary rights and annual appropriations.

The primary source of non-tributary ground water currently in use by the District is from the original set of Pre-Senate Bill 213 (Pre-S.B. 213) wells which are referenced in the augmentation plan in Case No. W-6268 and three associated decrees (W-6265, W-6267 and W-7241). These are the wells designated as A through M. Because part of the original appropriations for wells A, B and J have been reduced, and Well C has been abandoned, the present total availability of non-tributary water for this set of wells is 1,865 acre-feet per year (af/yr).

The District acquired water rights from Senior Corp., initially for property east of Highway 83 and then for property west of the highway. These rights were originally filed together under applications for each of the four Denver basin aquifers, but were then separated into two sets of decrees based on lands east and west of Highway 83. Non-tributary rights acquired from Senior Corp. for the District area east of the highway total 2,261 af/yr, and 3,051 af/yr for the west area.

The District also acquired the non-tributary water rights associated with the Gondolier Farms which was decreed in Case No. 84CW208. These rights total 885 af/yr.

In Case No. 85CW203, the District adjudicated all remaining water underlying District lands east of Highway 83 which had not previously been adjudicated in any of the above-described decrees. This decree also recovered a portion of the water made available by the reduction in appropriations for Pre-S.B. 213 wells A, B, C and J. The total non-tributary ground water made available under this decree is 2,466 af/yr.

The District has also obtained additional decreed ground water rights by inclusion of the Reata South (1,608 af/yr) and Vistancia/Scott Road (184 af/yr) developments. In addition the District purchased decreed ground water rights from the Evans Ranch in the amount of 1,146 af/yr. These additional rights total 2,938 af/yr.

All of the above-described decrees provide additional non-tributary ground water for District use beyond the amount originally included in the District augmentation plan. The total of these additional rights is 11,601 af/yr. When combined with the original Pre-S.B. 213 well appropriations, the District has a total non-tributary ground water supply of about 13,466 af/yr. It should be noted that several of the listed decrees include provisions where the final ground water appropriation may be changed based on site-specific data at the time wells are drilled. Based on past experience, such data is not likely to change the decreed appropriations more than plus or minus 5 percent.

The decree in Case No. W-6268 also includes changes in use for the District's 5/9 interest in the Harrison Ditch, and the 85% interest in the Haley Ditch. The decree made findings of a combined total 1220 af/yr may be pumped through certain District alluvial wells as alternate points of diversion and used directly for municipal purposes. With priorities of May 30, 1874,

and July 1, 1873, respectively, these are some of the most senior rights on Cherry Creek and provide a firm yield of 1,220 af/y.

Under the existing augmentation plan in Case No. W-6268, the District can utilize return flows from municipal use of non-tributary water supplied by the District's Denver Basin aquifer wells as credits against out-of-priority tributary well pumping. Under the augmentation plan, return flow credits for non-tributary pumping are calculated based on the monthly consumptive use percentages included in Paragraph 22 of the decree. Depletions from tributary well pumping are calculated as equal to the monthly consumptive use percentages. The credits for return flows are then applied to offset the calculated depletions on an annual basis. As long as the total non-tributary return flows equal or exceed the total tributary well depletions at the end of the year, the District's augmentation plan is in compliance and no injury to other water rights will occur.

Under the plan for augmentation in Case No. 11CW198, additional nontributary water rights and associated return flow credits are included as augmentation sources to also allow for additional tributary well pumping. Up to eight additional alluvial wells (2 currently in use) can be added under the plan. Depletions from out-of-priority pumping from the alluvial wells will be offset from return flows from nontributary well pumping under the plan, as well as other sources. These other sources include water available to the District through its participation in the Cherry Creek Project Water Authority and the WISE project, a plan by which excess water from Denver and Aurora is made available via pipeline for use by several south metro area water providers. The augmentation plan also includes provisions to maximize use and flexibility for the various water sources via exchanges and storage, including aquifer storage and recovery.

The water listed in Table 1 under the Broe Aug Plan and Rosie Wells decree (Broe) can only be used for future development of the Broe property.

C. Requirements

The water requirements of DSSWSD has varied over the years, depending upon stage of buildout and precipitation. Table 2 shows the recorded use during the past 35 years. As can be noted, the system use has nearly tripled since 1982 to a total of 3,098 af in the water year 2017. Projected build out water use for the District is estimated to be 4,200 af/y.

D. Summary of Uses and Projected Dry Year and Average YearYields

The tabulation below shows water used from 2002 – 2017 within the existing system. The uses within the District should be more than covered by the 15,037 af/yr of water for which the District has water rights.

The yield of the Districts Denver Basin water rights will not be affected by a dry year. Thus the dry year and average year yield will be the same and will be as decreed, with a total of up to 13,800 af/y of decreed rights available.

The District’s Cherry Creek alluvial water rights can be impacted by a dry year in terms of both physical supply and water available through the administration of water rights. The most

senior water rights for the Haley and Harrison ditches have a firm yield of 1,220 af/y. When both the junior and senior alluvial well water rights are combined with Denver Basin water under the District augmentation plans, the actual yield of the alluvial wells is greater. During drought years from 2002 through 2004, total alluvial well pumping was in the range of 1,700 to 2,000 af/y. Based on those years, the dry year yield of the alluvial wells can be considered to be 1,700 af/y. The expected average yield of the alluvial water rights is about 2,150 af/y.

The current and proposed uses of the District's water rights are the same and are for all uses. These uses correspond to the existing decreed water rights of the District.

Year	Tributary (af/yr)	Non-Tributary (af/yr)	Total (af/yr)
2002	2,002	832	2,834
2003	1,730	687	2,417
2004	1,852	360	2,211
2005	2,088	652	2,740
2006	2,704	811	3,514
2007	2,474	613	3,087
2008	2,450	1021	3,470
2009	1,928	608	2,537
2010	2,160	1150	3,310
2011	2,536	769	3,305
2012	2,198	1273	3,471
2013	1,704	1195	2,898
2014	1801	896	2698
2015	2036	741	2777
2016	2015	962	2977
2017	2155	943	3098

TABLE I

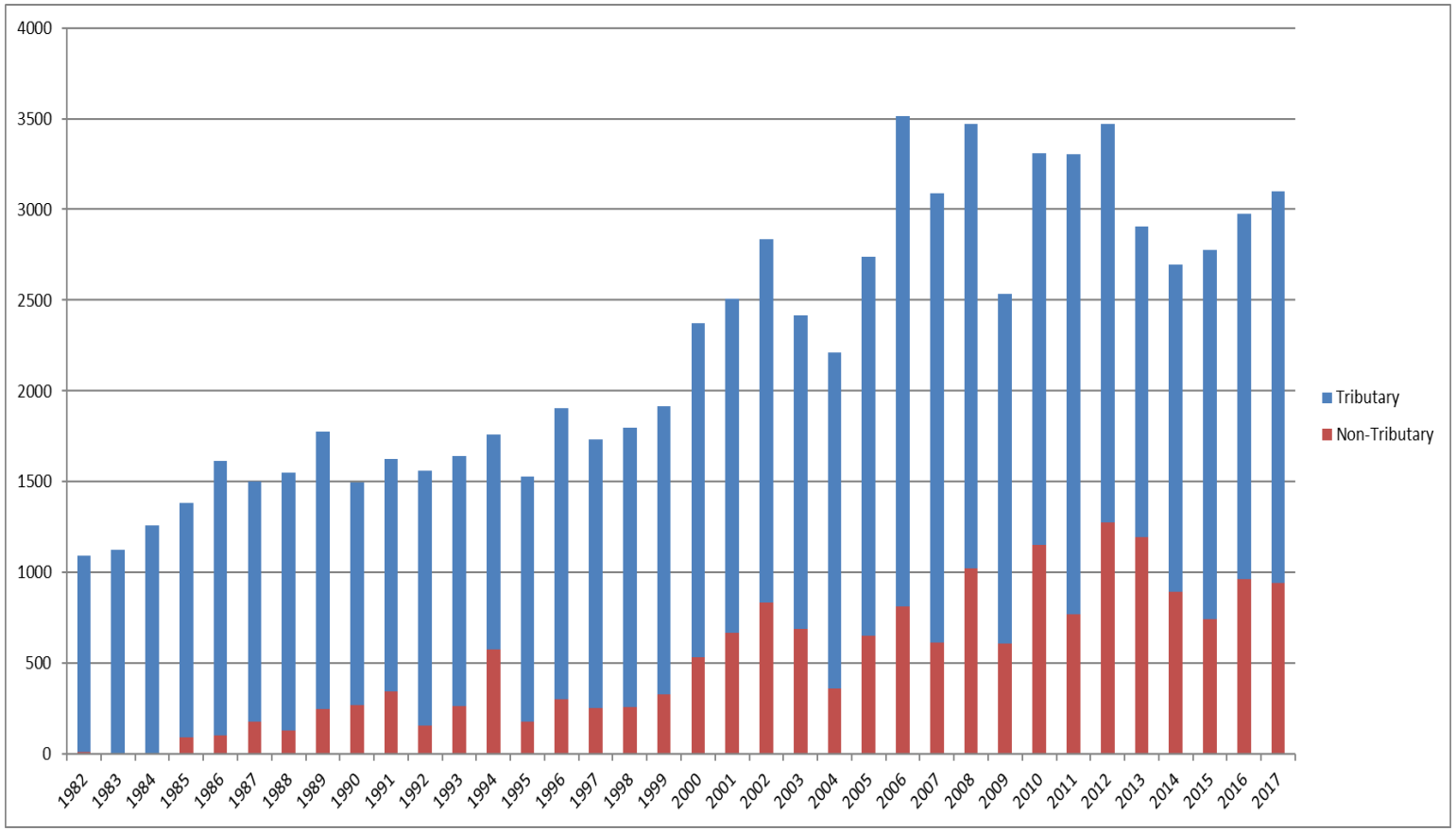
Denver Southeast Suburban Water & Sanitation District

Water Rights Summary

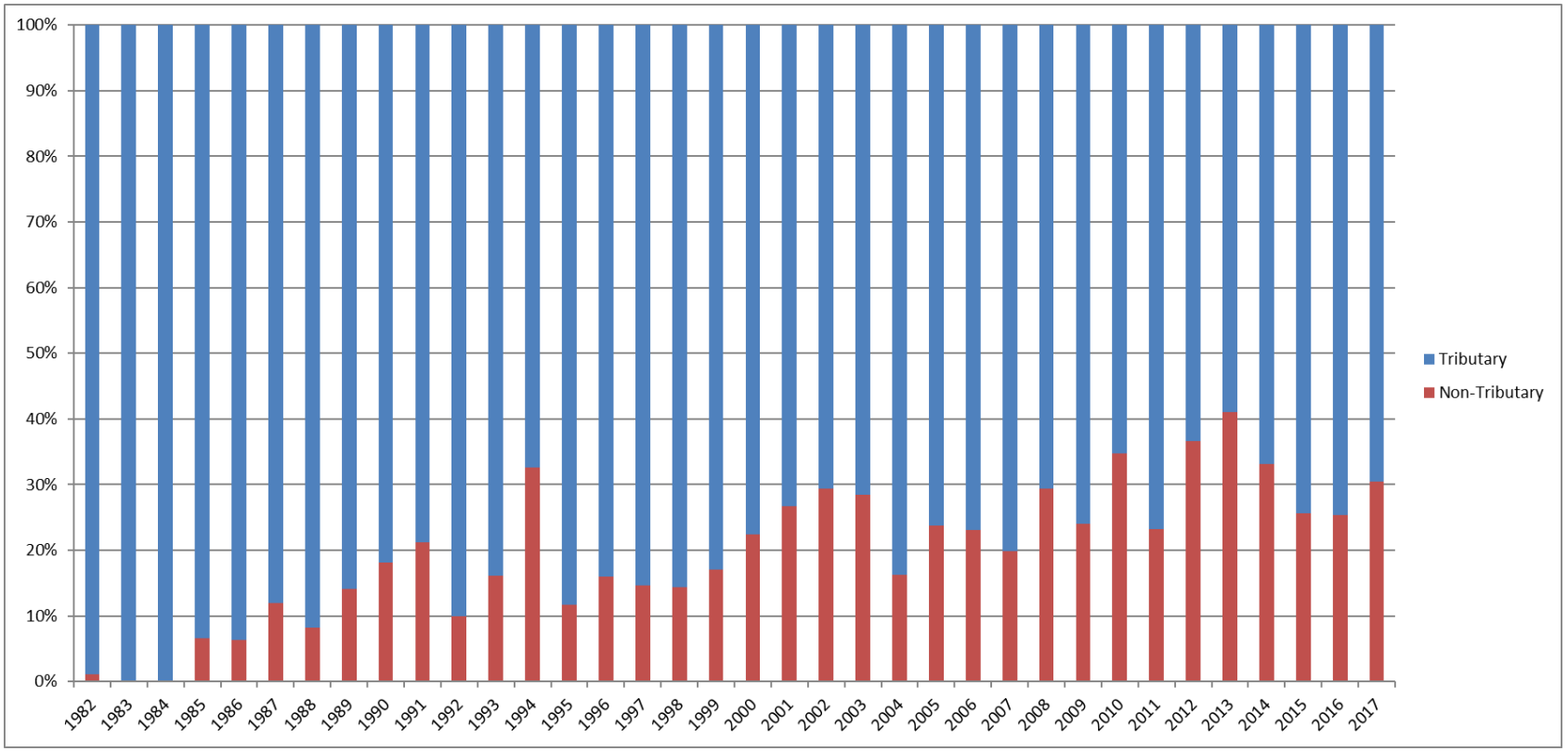
Case No.	Description	Decreed Amount (af/yr)	Subtotals (af/yr)
A. Tributary Water Rights			
W-6268	Harrison & Haley Ditchs	1220	**1220**
W-6268	Junior Water Rights	Variable	
B. Nontributary Water Rights			
W-6265	Wells A, B and C	243	
W-6267	Well J	103	
W-7241	Wells F,G,H,I,K,L and M	1519	
	Pre-S.B. 213 Wells Subtotal:		**1865**
	(amount w/Current Aug Plan in W-6268)		**3085**
83CW087E	Senior Corp. East Side - Arapahoe	1202	
83CW088E	Senior Corp. East Side - Denver	240	
83CW089E	Senior Corp. East Side - Dawson	305	
83CW090E	Senior Corp. East Side - LFH	514	
	Senior Corp East Side Subtotal:		**2261**
82CW087W	Senior Corp. West Side - Arapahoe	1823	
83CW088W	Senior Corp. West Side - Denver	396	
83CW089W	Senior Corp. West Side - Dawson	154	
83CW090W	Senior Corp. West Side - LFH	678	
	Senior Corp West Side Subtotal:		**3051**
84CW208	Gondolier Farms Decree	885	
85CW203	DSSWSD Nontributary Determination	2466	
89CW086, 087, 088, and 089	Reata South	1608	
93CW146 & 2003CW344	Evans Ranch	1146	
85CW139	Wolf/Vistancia/Scott Road	184	
	Additional Nontributary Water Subtotal:		**6289**
	Total Nontributary Water:		**13,466**
Nontributary Water Assigned to Broe Aug Plan (87CW338)			
82CW418	Rosie Wells Decree (Broe)	351	**351**
C. Total Water Sources, including Broe			**15,037**

Pinery Water and Wastewater District
Water Use based on Water Year
Table 2

	(in ac.ft.) Tributary	Non-Tributary	Total
1982	1,080	12	1,091
1983	1,123	0	1,123
1984	1,258	0	1,258
1985	1,292	91	1,384
1986	1,511	103	1,614
1987	1,324	179	1,504
1988	1,422	127	1,549
1989	1,527	250	1,777
1990	1,225	271	1,496
1991	1,282	344	1,626
1992	1,407	156	1,563
1993	1,379	265	1,644
1994	1,184	574	1,758
1995	1,351	178	1,529
1996	1,601	303	1,904
1997	1,477	254	1,731
1998	1,537	257	1,795
1999	1588	326	1,914
2000	1,838	533	2,371
2001	1,839	669	2,508
2002	2,002	832	2,834
2003	1,730	687	2,417
2004	1,852	360	2,211
2005	2,088	652	2,740
2006	2,704	811	3,514
2007	2,474	613	3,087
2008	2,450	1021	3,470
2009	1,928	608	2,537
2010	2,160	1150	3,310
2011	2,536	769	3,305
2012	2,198	1273	3,471
2013	1,709	1195	2,903
2014	1,801	896	2,698
2015	2,036	741	2,777
2016	2,015	962	2,977
2017	2,155	943	3,098



	Tributary	(in ac.ft.) Non-Tributary
1982	98.9%	1.1%
1983	100.0%	0.0%
1984	100.0%	0.0%
1985	93.4%	6.6%
1986	93.6%	6.4%
1987	88.1%	11.9%
1988	91.8%	8.2%
1989	85.9%	14.1%
1990	81.9%	18.1%
1991	78.8%	21.2%
1992	90.0%	10.0%
1993	83.9%	16.1%
1994	67.3%	32.7%
1995	88.3%	11.7%
1996	84.1%	15.9%
1997	85.3%	14.7%
1998	85.7%	14.3%
1999	83.0%	17.0%
2000	77.5%	22.5%
2001	73.3%	26.7%
2002	70.6%	29.4%
2003	71.6%	28.4%
2004	83.7%	16.3%
2005	76.2%	23.8%
2006	76.9%	23.1%
2007	80.1%	19.9%
2008	70.6%	29.4%
2009	76.0%	24.0%
2010	65.3%	34.7%
2011	76.7%	23.3%
2012	63.3%	36.7%
2013	58.9%	41.1%
2014	66.8%	33.2%
2015	73.3%	26.7%
2016	67.7%	32.3%
2017	69.6%	30.4%



LYTLE WATER SOLUTIONS, LLC

September 19, 2023

Douglas County Department of Community Development
100 Third Street
Castle Rock, Colorado 80104

Attn: Mr. Michael Pesicka
Principal Planner

Subject: Review of Water Demand and Water Supply Availability for The Pinery Planned Development 31st Amendment, aka Shire Meadows, File No. ZR2023-002.

Project No. 1587-23

Dear Mike:

Lytle Water Solutions, LLC ("LWS") has reviewed the pertinent documents related to the proposed major amendment to the Pinery Planning Area 63 of the Pinery Planned Development, also known as Shire Meadows File No. ZR2023-002. This property encompasses 47 acres ("ac") and is proposed to be developed with residential lots. Water service for this major amendment is to be by the Pinery Water and Wastewater District ("Pinery").

It is our understanding that the number of residential lots in Shire Meadows is 46 single family equivalents ("SFEs"), plus two ¾-inch irrigation taps, for a total of 48 SFEs. The Pinery provided a will-serve letter dated January 11, 2023 that indicated there would be 65 SFEs plus two ¾-inch irrigation taps, while an undated project narrative and the referral response request indicated 46 SFEs at Shire Meadows. Therefore, we have assumed the lower number of SFEs with the supplemental irrigation taps are the proposed water demands in this application. According to the January 11 will-serve letter, the Pinery is prepared to serve this property and, at the district's presumptive water demand of 0.55 acre-feet per year ("ac-ft/yr") per SFE, the total water demand for this application will be 26.4 ac-ft/yr.

Attached to the Pinery January 11 will-serve letter was a February 2018 summary of present and future water sources, as well as current and build out demands, for the Pinery. This summary was prepared by HRS Water Consultants, Inc. ("HRS"). According to the HRS summary, the Pinery has four types of water available to it, senior tributary ditch rights diverted through alluvial groundwater wells, junior tributary alluvial water rights, nontributary Denver Basin aquifer groundwater rights, and water contracted for through the Water Infrastructure Supply Efficiency

12600 W. COLFAX AVE., SUITE A-270
LAKEWOOD, CO 80215
WWW.LYTLEWATER.COM
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E-MAIL: LWS@LYTLEWATER.COM

("WISE") project. The Pinery also has adjudicated augmentation plans which allow it to claim return flow credits from reusable water sources.

According to information provided in the February 2018 HRS summary, the Pinery has 1,220 ac-ft/yr of senior Harrison and Haley Ditch water rights which are diverted through alluvial wells, as well as 13,466 ac-ft/yr of nontributary Denver Basin aquifer water. These senior ditch rights and the Denver Basin aquifer water rights (located in the Central Basin) are considered firm water supplies. As such, the Pinery has 14,686 ac-ft/yr of firm first-use water supplies. While the Pinery has a subscription for 500 ac-ft/yr of WISE water, this is an interruptible supply and, therefore, cannot be relied upon as a firm yield.

The amount of reusable return flow credits from the Pinery's current augmentation plans was not quantified by HRS. However, it was estimated by HRS that even through the drought of the early 2000s, the alluvial wells produced approximately 1,700 ac-ft/yr as a dry-year yield. Given a firm yield of the senior water rights of 1,220 ac-ft/yr, this indicates that a combination of the junior alluvial well water rights and water produced pursuant to the augmentation plans can yield an additional 480 ac-ft/yr, for a total of 15,166 ac-ft/yr of firm yield.

HRS also provided information on current and projected buildout demands within the Pinery service area. The most recent data from 2017 indicates an annual demand of 3,098 ac-ft/yr, with a maximum annual historic demand of 3,514 ac-ft/yr. The buildout demand is expected to be 4,200 ac-ft/yr. Therefore, the available firm water supply for the Pinery is approximately 11,000 ac-ft/yr in excess of the projected buildout demand.

While there is a minor variability in the estimated demand estimated for this application because of the inconsistency in the proposed tap count, based on the overall water supply and demand estimates for the Pinery service area, it is our opinion that there is a sufficient water supply to serve the proposed demand associated with Shire Meadows.

If you have any questions regarding our review of the water supply availability and demand to serve Shire Meadows, please do not hesitate to give us a call.

Yours truly,



Bruce A. Lytle, P.E.
President

TRAFFIC IMPACT STUDY

For

Pinery 40 Subdivision
Douglas County, Colorado

February 2023
Revised February 2024
Revised April 2024

Prepared for:

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23-011813

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APPENDIX C CAPACITY WORKSHEETS
APPENDIX D CISTERA WAY ACCESS RESTRICTION - CAPACITY WORKHEETS

I. Introduction

Project Overview

This traffic impact study is provided as a planning document and addresses the capacity, geometric, and control requirements associated with the development entitled Pinery 40 Subdivision.

This traffic impact study has been revised to address County review comments dated 3/5/2024 regarding additional assessment of connectivity to the proposed development from Cistera Way.

This proposed residential development consists of a single-family home subdivision. The development is located along future Pinery Drive, north of Bayou Gulch Road and south of S Pinery Parkway in Douglas County, Colorado.

Study Area Boundaries

The study area to be examined in this analysis encompasses the S Pinery Parkway intersections with S Parker Road (State Highway 83), Pinery Drive, Towhee Road, and Fox Sparrow Road, as well as the Pinery Drive intersection with Meadow View, the intersection of Fox Sparrow Road with Pinyon Jay Road, and the intersection of Fox Sparrow Road with Bayou Gulch Road. Figure 1 provides a visual of the location of the site and the surrounding roadway network.

Site Description

Land for the development is currently vacant and surrounded by open space and a mix of residential, recreational, and school land uses.

The proposed development is understood to entail the new construction of 45, one-half acre single-family homes.

Proposed access to the development is provided along the future extension of Pinery Drive between Side Saddle Lane and Cistera Way. Access drives internal to the overall development site were excluded from analysis as internal intersection operations are expected to be comparable to, or better than, those projected for the above-described intersections.

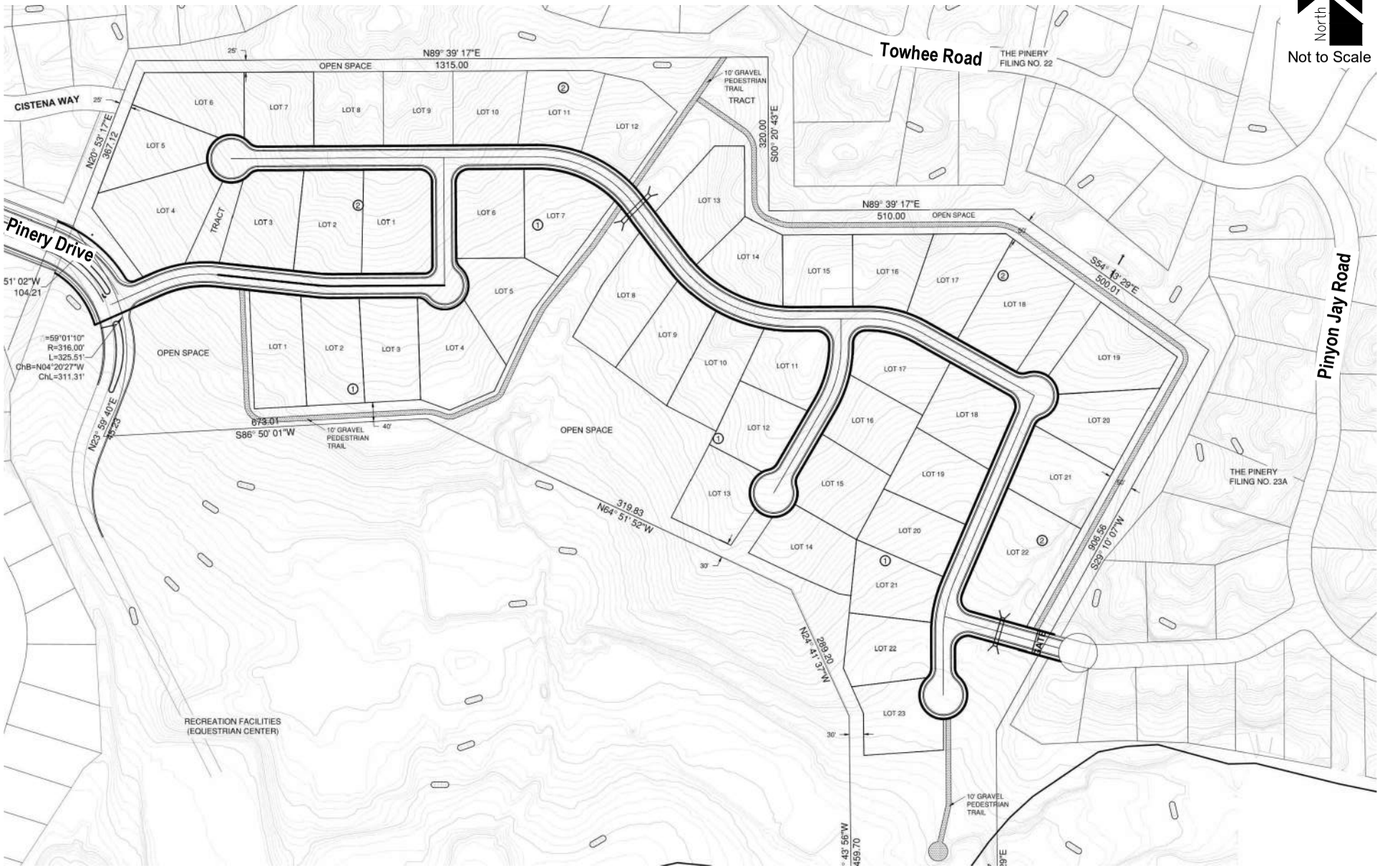
For purposes of this study, it is anticipated that development construction would be completed by end of Year 2025.

An aerial image of the general site location in relation to the immediately surrounding area and available roadway network is shown on Figure 1. A conceptual site plan, as prepared by Highline Engineering, is shown on Figure 2. This plan is provided for illustrative purposes only.

Figure 1
SITE LOCATION
April 2024
Page 2

PINERY 40 SUBDIVISION
Traffic Impact Study

SM ROCHA, LLC
Traffic and Transportation Consultants


North
Not to Scale
Towhee Road
Pinyon Jay Road
Pinery Drive
CISTENA WAY
THE PINERY FILING NO. 22
THE PINERY FILING NO. 23A
OPEN SPACE
TRACT
10' GRAVEL PEDESTRIAN TRAIL
RECREATION FACILITIES (EQUESTRIAN CENTER)
N89° 39' 17"E 1315.00
N89° 39' 17"E 510.00
S00° 20' 43"E 320.00
S54° 13' 29"E 500.01
S29° 10' 07"W 906.56
N64° 51' 52"W 319.83
N24° 41' 37"W 289.20
S86° 50' 01"W 673.01
=59°01'10" R=316.00' L=325.51' ChB=N04°20'27"W ChL=311.31'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
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LOT 23

Existing and Committed Surface Transportation Network

Within the study area, Pinery Drive is the primary roadway that will accommodate traffic to and from the proposed development. The secondary roadways include S Pinery Parkway, Towhee Road, Fox Sparrow Road, and Pinyon Jay Road. A brief description of each roadway, based on the County's 2040 Transportation Master Plan[1] and Roadway Design & Construction Standards[2], is provided below:

S Parker Road is a north-south state roadway having six through lanes (three lanes in each direction) with exclusive turn lanes at the intersection within the study area. The Colorado Department of Transportation (CDOT) categorizes the adjacent segment of S Parker Road (State Highway 83) as a Non-Rural Principal Highway (NR-A) and provides a posted speed limit of 55 MPH.

S Pinery Parkway is an east-west collector roadway having two through lanes (one lane in each direction) with a combination of shared and exclusive turn lanes at the intersections within the study area. S Pinery Parkway provides a posted speed limit of 35 MPH.

Bayou Gulch Road is an east-west arterial roadway having two through lanes (one lane in each direction) with a combination of shared and exclusive turn lanes at the intersection within the study area. Bayou Gulch Road provides a posted speed limit of 45 MPH.

Pinery Drive is an east-west roadway having four through lanes (two lanes in each direction) with a combination of shared and exclusive turn lanes at the intersections within the study area. Pinery Drive is unclassified in the County's transportation plan. However, per Sections 4.2 and 4.3 of the County's Roadway Design & Construction Standards and the roadway's estimated ROW width, Pinery Drive is assumed to be classified as an entry street with a posted speed limit of 25 MPH.

Towhee Road is a looping roadway having two through lanes (one lane in each direction) with shared turn lanes at the intersection within the study area. Towhee Road is unclassified in the County's transportation plan. However, per Sections 4.2 and 4.3 of the County's Roadway Design & Construction Standards and the roadway's estimated ROW width, Towhee Road is assumed to be classified as an urban local type I roadway with a posted speed limit of 25 MPH.

Fox Sparrow Road is a north-south roadway having two through lanes (one lane in each direction) with shared turn lanes at the intersection within the study area. Fox Sparrow Road is unclassified in the County's transportation plan. However, per Sections 4.2 and 4.3 of the County's Roadway Design & Construction Standards and the roadway's estimated ROW width, Fox Sparrow Road is assumed to be classified as an urban local type I roadway with a posted speed limit of 25 MPH.

[1] 2040 Douglas County Transportation Plan, David Evans and Associates, Inc., September 2019.
[2] Douglas County Roadway Design and Construction Standards, Douglas County, June 2020.

Pinyon Jay Road is a looping roadway having two through lanes (one lane in each direction) with shared turn lanes at the intersection within the study area. Pinyon Jay Road is unclassified in the County's transportation plan. However, per Sections 4.2 and 4.3 of the County's Roadway Design & Construction Standards and the roadway's estimated ROW width, Pinyon Jay Road is assumed to be classified as an urban local type I roadway with a posted speed limit of 25 MPH.

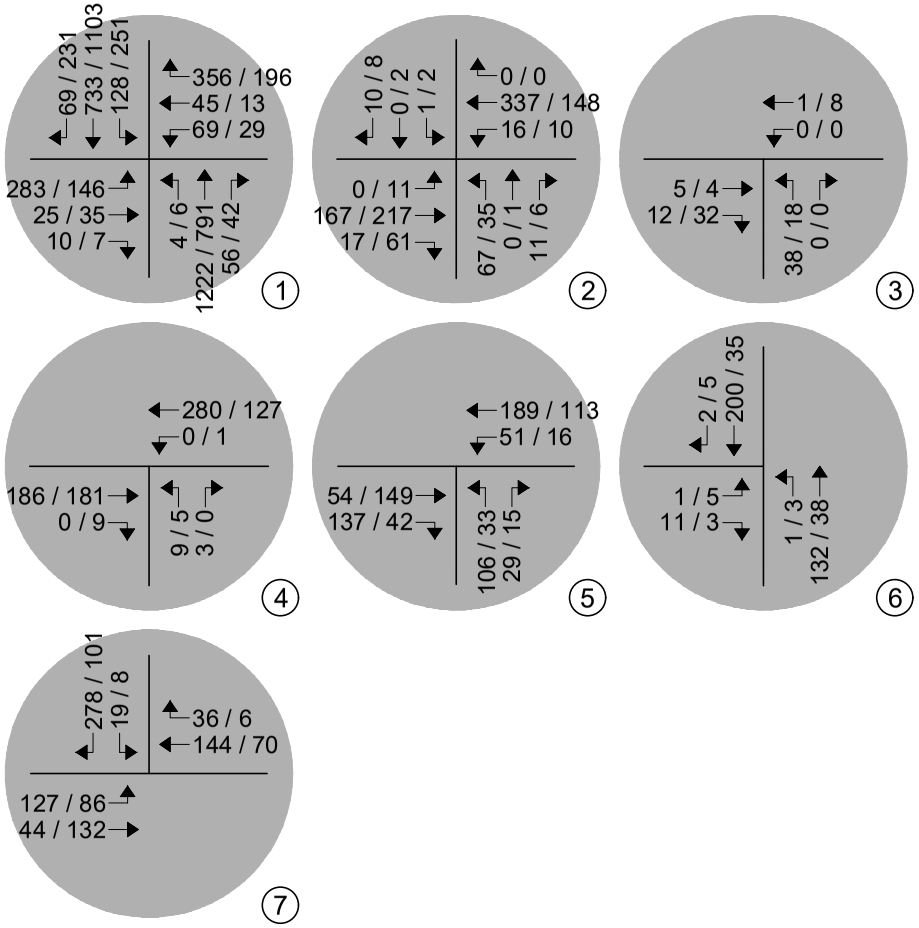
All study intersections operate under a stop-controlled condition. A stop-controlled intersection is defined as a roadway intersection where vehicle rights-of-way are controlled by one or more "STOP" signs.

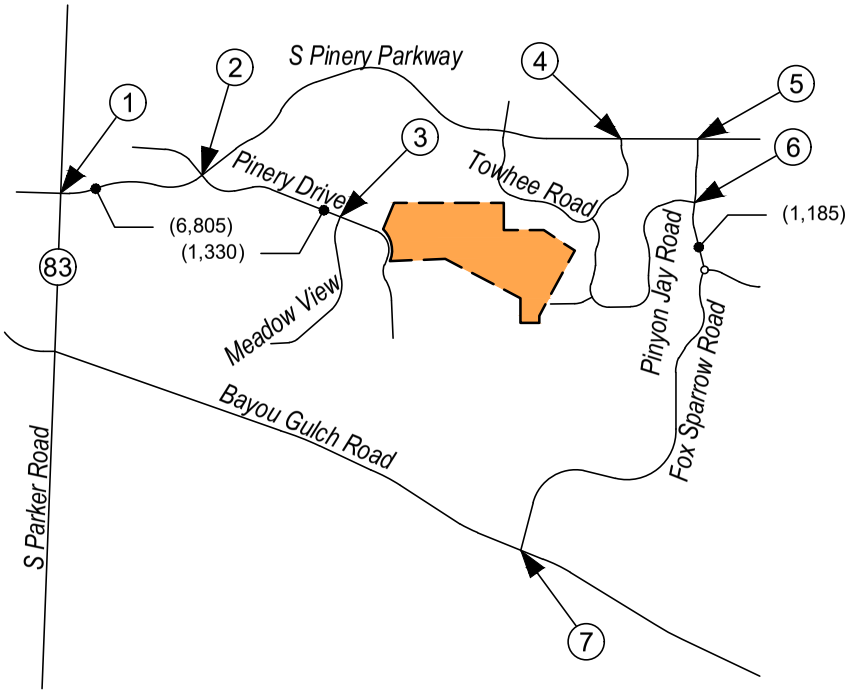
II. Existing Traffic Conditions

Morning (AM) and afternoon (PM) peak hour traffic counts were collected at the intersections of S Pinery Parkway with S Parker Road, Pinery Drive, Towhee Road, and Fox Sparrow Road, as well as the Pinery Drive intersection with Meadow View, the Fox Sparrow Road intersection with Pinyon Jay Road, and the Fox Sparrow Road intersection with Bayou Gulch Road. Average daily traffic (ADT) volumes were collected over a 24-hour period on S Pinery Parkway, Pinery Drive, and Fox Sparrow Road. Initial counts were collected on Tuesday, January 24, 2023, with the counts for S Pinery Parkway with S Parker Road, Fox Sparrow Road, and Fox Sparrow Road with Bayou Gulch Road being collected on Thursday, February 8, 2024. AM peak hour counts were collected during the period of 7:00 a.m. to 9:00 a.m. and PM peak hour counts were collected during the period of 4:00 p.m. to 6:00 p.m.

Existing volumes and intersection geometry are shown on Figures 3A and 3B, respectively. Traffic count data is included for reference in Appendix A.

Existing signal timing parameters for S Parker Road and S Pinery Parkway were assumed based on the existing signal head configuration and allowable movements. Timings were used throughout this study to the best extent possible in order to remain consistent with typical CDOT signal coordination plans.





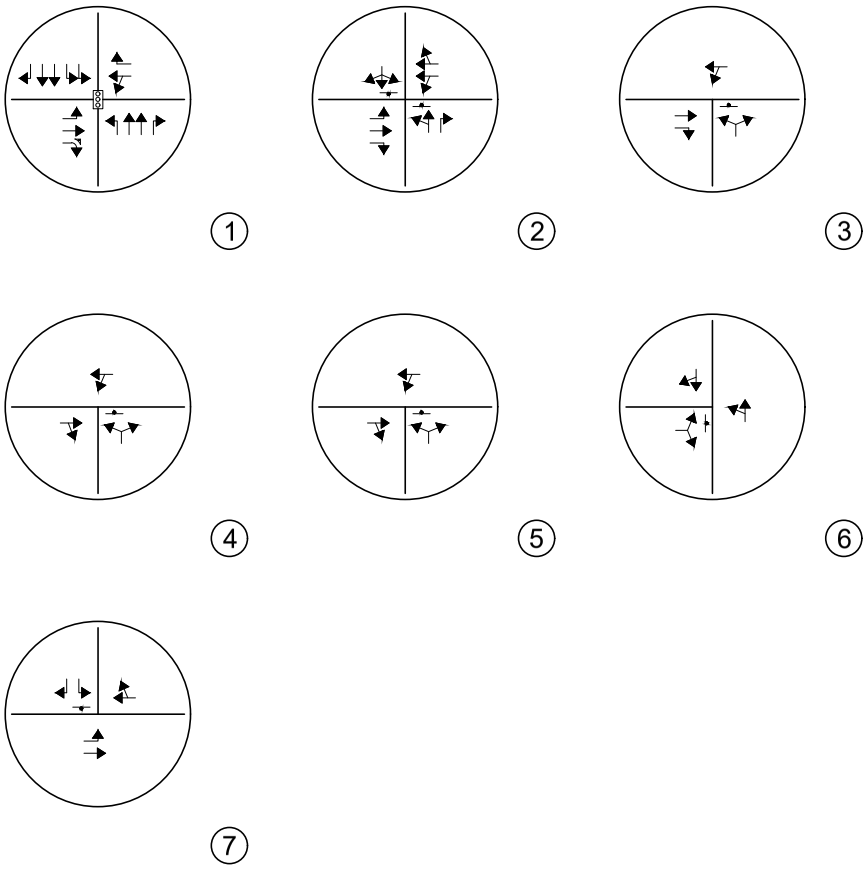
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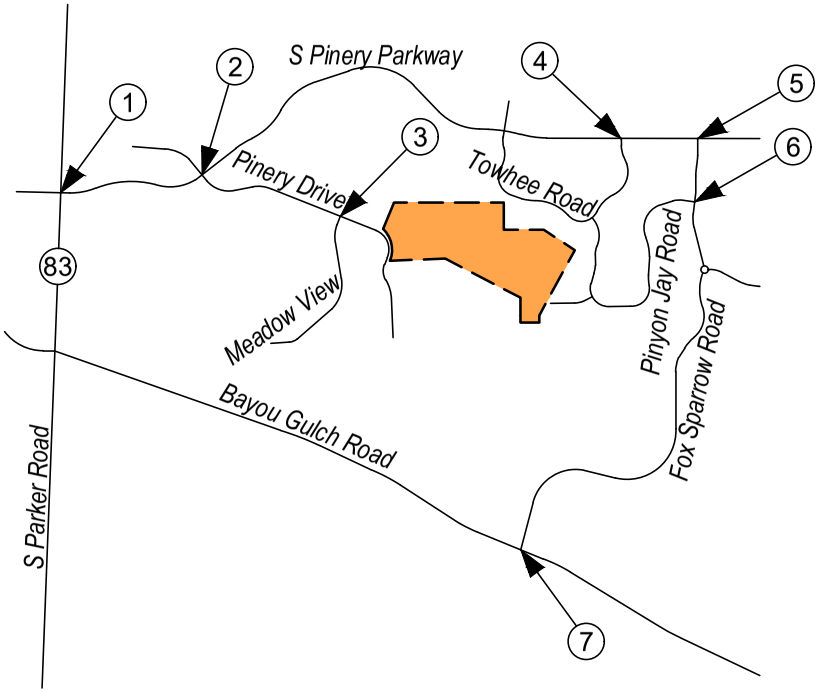
LEGEND

Study Intersection Volumes

Development Site

Figure 3A
EXISTING TRAFFIC
Volumes
AM / PM Peak Hour
(ADT) : Average Daily Traffic





North
Not to Scale

LEGEND

Study Intersection
Lane Geometry

Development Site

PINERY 40 SUBDIVISION
Traffic Impact Study

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Traffic and Transportation Consultants

Figure 3B
EXISTING TRAFFIC
Intersection Geometry

April 2024
Page 8

Peak Hour Intersection Levels of Service – Existing Traffic

The Unsignalized Intersection Analysis technique, as published in the Highway Capacity Manual (HCM), 6th Edition, by the Transportation Research Board and as incorporated into the SYNCHRO computer program, was used to analyze the study intersections for existing and future traffic conditions. This nationally accepted technique allows for the determination of intersection level of service (LOS) based on the congestion and delay of each traffic movement.

Level of service is a method of measurement used by transportation professionals to quantify a driver's perception of travel conditions that include travel time, number of stops, and total amount of stopped delay experienced on a roadway network. The HCM categorizes level of service into a range from "A" which indicates little, if any, vehicle delay, to "F" which indicates a level of operation considered unacceptable to most drivers. These levels of service grades with brief descriptions of the operating condition, for unsignalized and signalized intersections, are included for reference in Appendix B and have been used throughout this study.

The level of service analyses results for existing conditions are summarized in Table 1.

Intersection capacity worksheets developed for this study are provided in Appendix C.

Table 1 – Intersection Capacity Analysis Summary – Existing Traffic

INTERSECTION LANE GROUPS	LEVEL OF SERVICE AM PEAK HOUR	 PM PEAK HOUR
S Parker Road / S Pinery Parkway (Signalized)	C (32.7)	B (19.5)
S Pinery Parkway / Pinery Drive (Stop-Controlled)		
Eastbound Left	A	A
Westbound Left and Through	A	A
Northbound Left and Through	B	B
Northbound Right	A	A
Southbound Left, Through, and Right	A	B
Pinery Drive / Meadow View (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	A	A
S Pinery Parkway / Towhee Road (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	B	B
Fox Sparrow Road / S Pinery Parkway (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	B	B
Fox Sparrow Road / Pinyon Jay Road (Stop-Controlled)		
Eastbound Left and Right	A	A
Northbound Left and Through	A	A
Fox Sparrow Road / Bayou Gulch Road (Stop-Controlled)		
Eastbound Left	A	A
Southbound Left	B	B
Southbound Right	B	A

Key: Signalized Intersection: Level of Service (Control Delay in sec/veh)
Roundabout Intersection: Level of Service

Existing Traffic Analysis Results

Under existing conditions, operational analysis shows that the signalized intersection of S Parker Road with S Pinery Parkway has overall operations at LOS C during the morning peak traffic hour and LOS B during the afternoon peak traffic hour.

The unsignalized intersections within the study area have turning movement operations at or better than LOS B during both the morning and afternoon peak traffic hours.

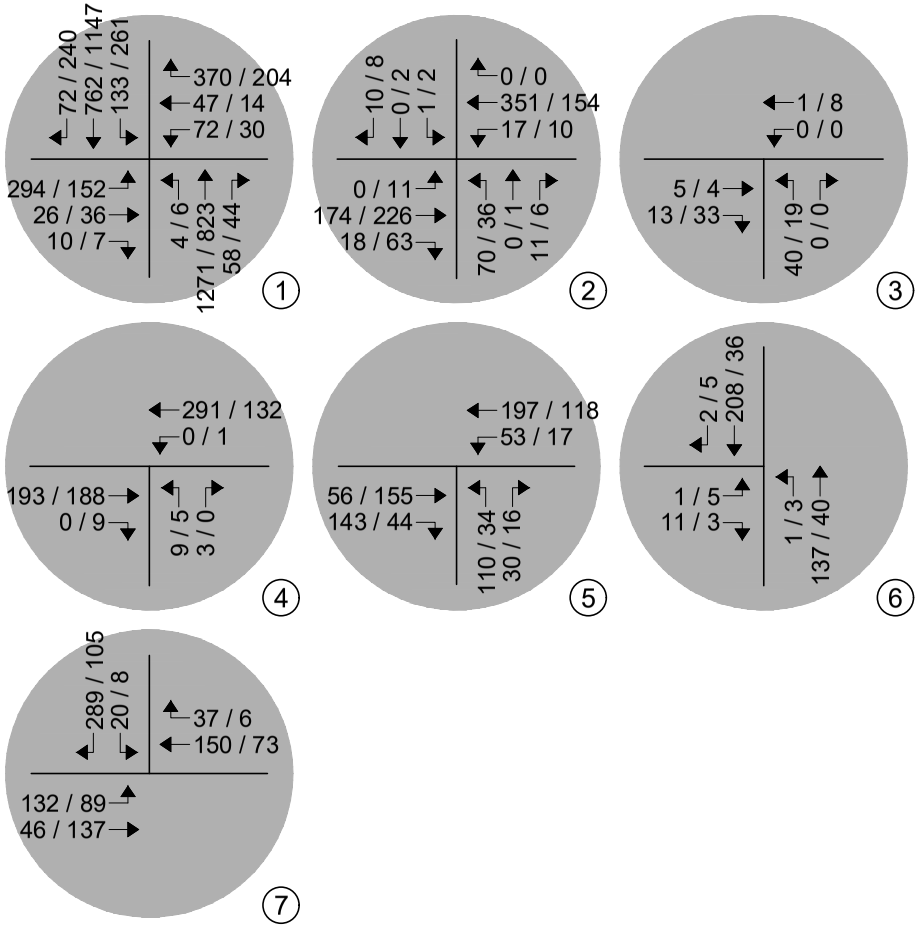
III. Future Traffic Conditions Without Proposed Development

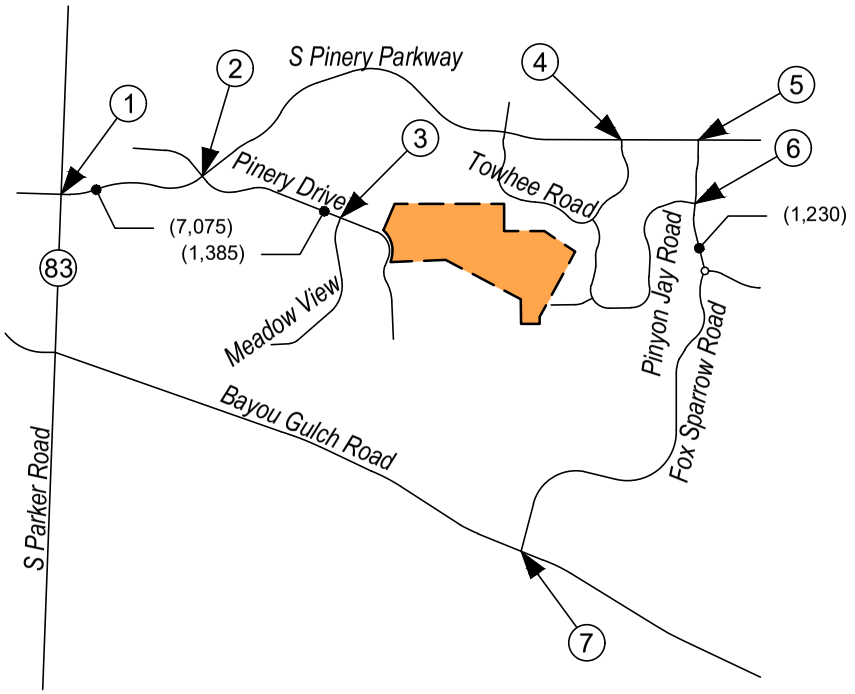
Background traffic is the traffic projected to be on area roadways without consideration of the proposed development. Background traffic includes traffic generated by development of vacant parcels in the area.

To account for projected increases in background traffic for Years 2025 and 2043, a compounded annual growth rate was determined using historical traffic data provided by the Colorado Department of Transportation's (CDOT) Online Transportation Information System (OTIS) along the adjacent segment of S Parker Road (SH 83), which anticipates a 20-year growth rate between one and two percent. Therefore, in order to provide for a conservative analysis, a growth rate of two percent was applied to existing traffic volumes. This annual growth rate provides for a conservative analysis and is assumed to account for regional growth projections and the level of in-fill development expected within the area.

Pursuant to the non-committed area roadway improvements discussed in Section I, Year 2025 and Year 2043 background traffic conditions assume no roadway improvements to accommodate regional transportation demands. This assumption provides for a conservative analysis. Year 2043 assumes existing signal timing parameters for S Parker Road and S Pinery Parkway with optimized intersection splits in effort to better long-term intersection performance.

Projected background traffic volumes for Years 2025 and 2043 are shown on Figure 4A and Figure 5A, respectively. Background intersection geometries are shown on Figures 4B and 5B.





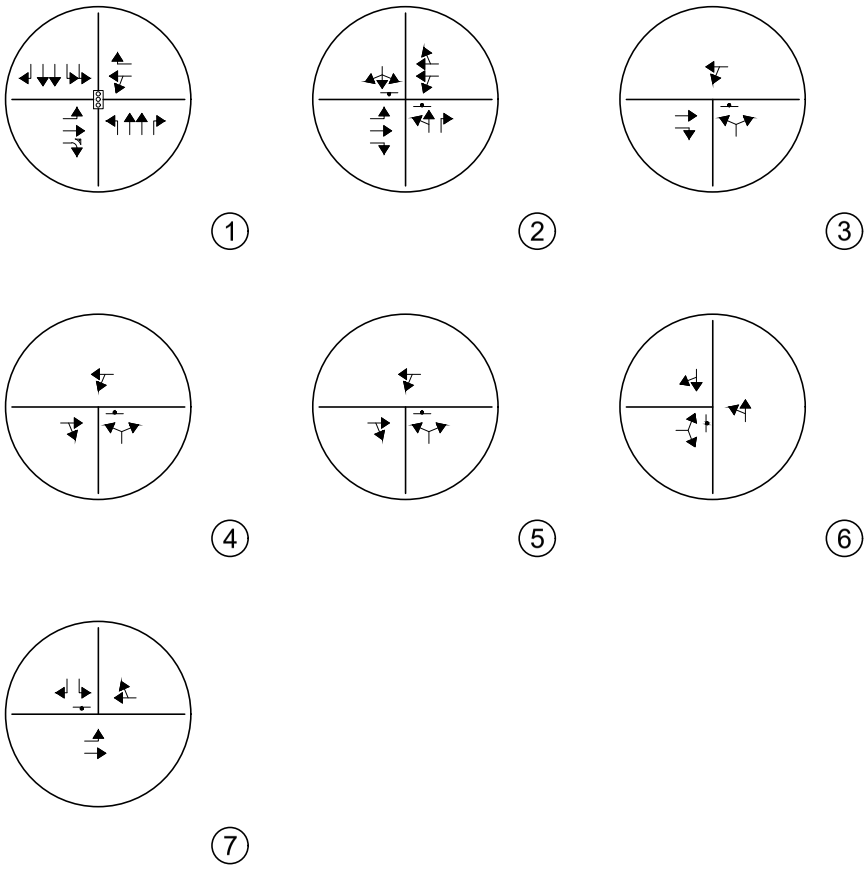
North
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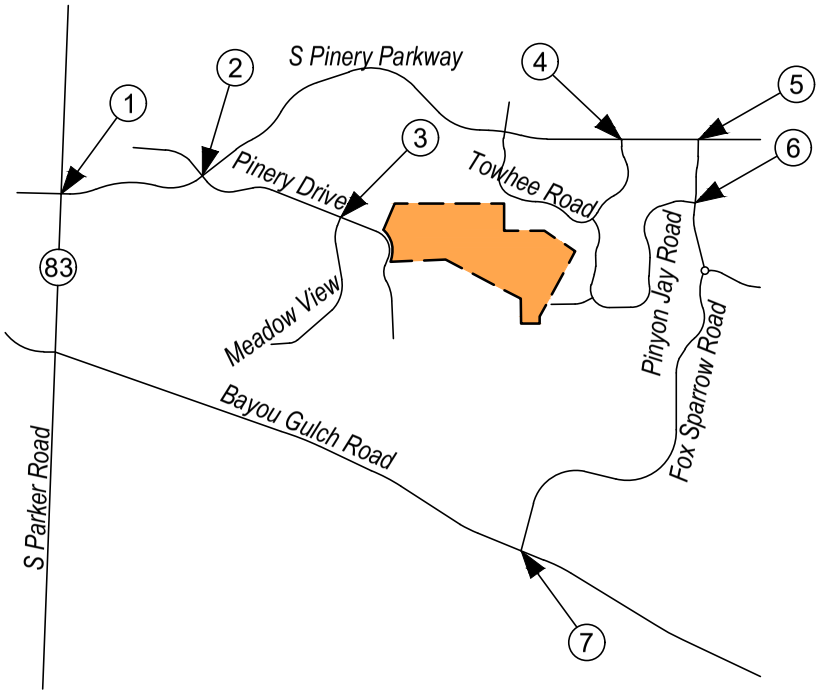
LEGEND

Study Intersection Volumes

Development Site

Figure 4A
BACKGROUND TRAFFIC - YEAR 2025
Volumes
AM / PM Peak Hour
(ADT) : Average Daily Traffic





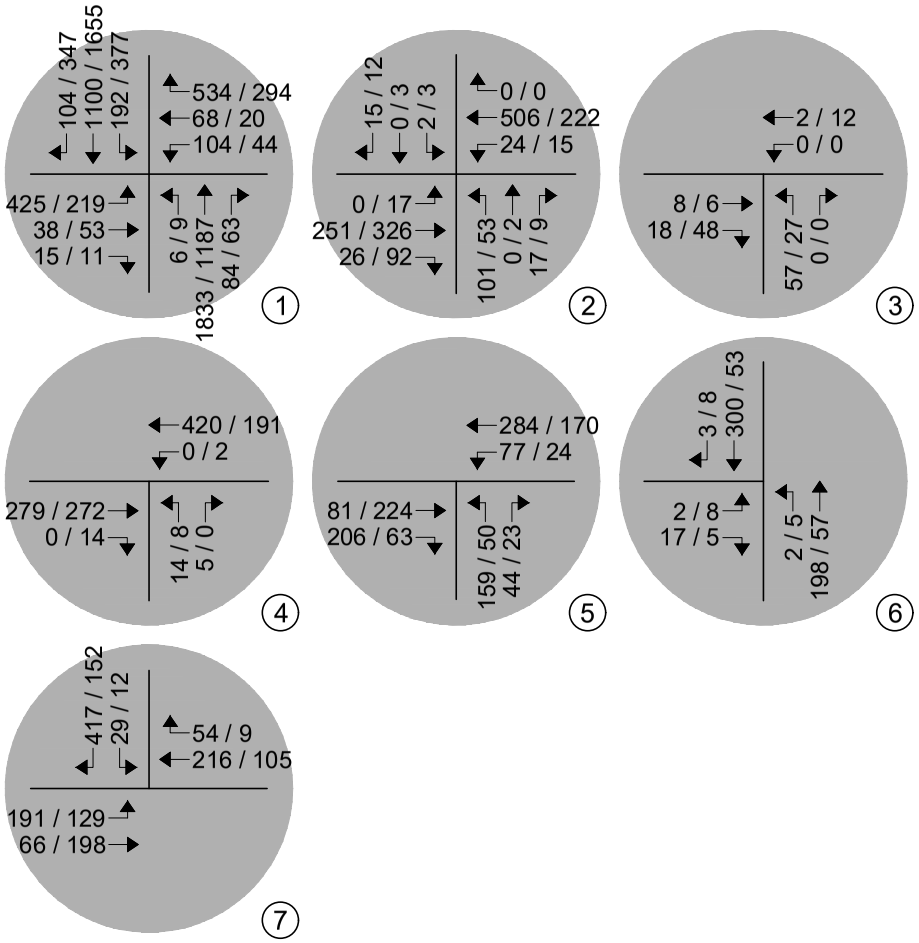
North
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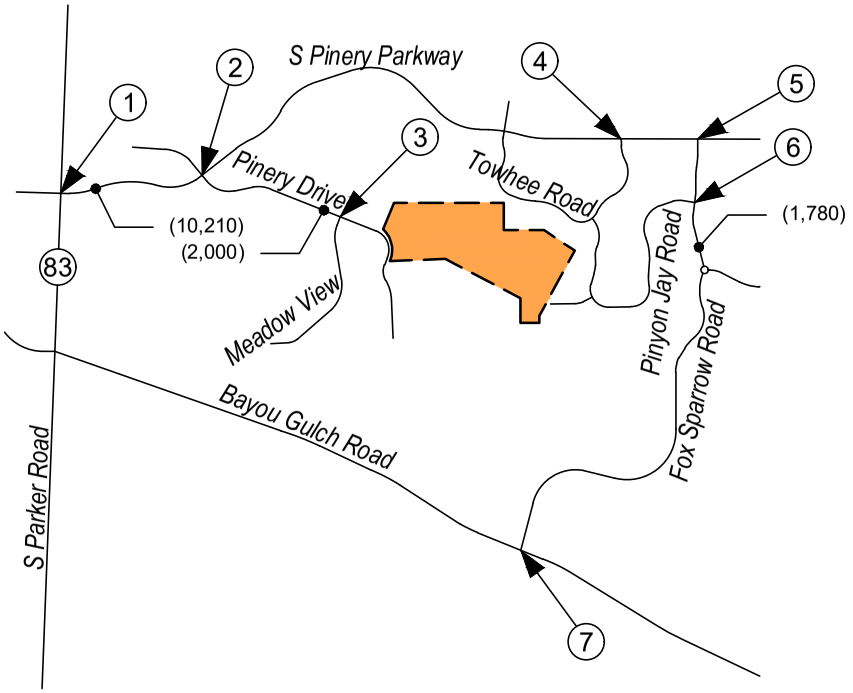
LEGEND

Study Intersection
Lane Geometry

Development Site

Figure 4B
BACKGROUND TRAFFIC - YEAR 2025
Intersection Geometry





LEGEND

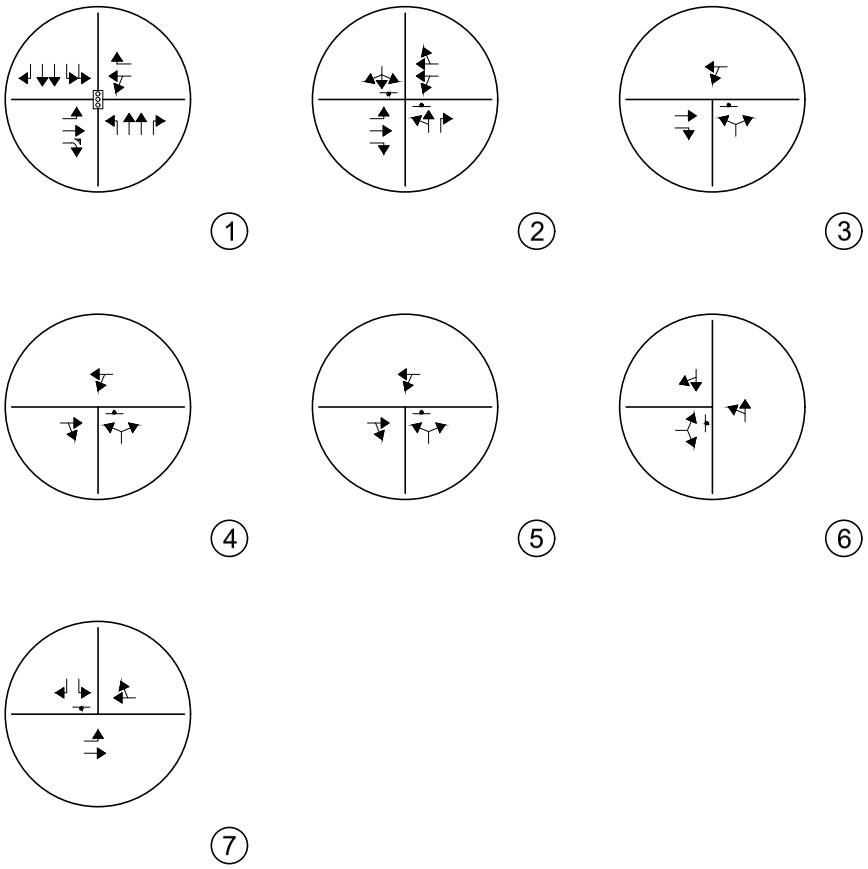
Study Intersection Volumes

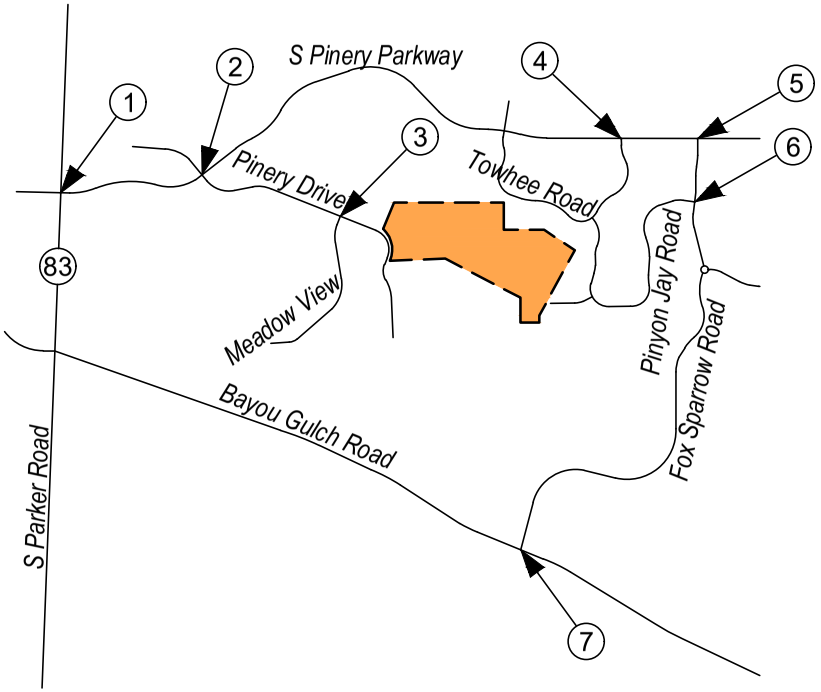
Development Site

North

Not to Scale

Figure 5A
BACKGROUND TRAFFIC - YEAR 2043
Volumes
AM / PM Peak Hour
(ADT) : Average Daily Traffic





North
Not to Scale

LEGEND

Study Intersection
Lane Geometry

Development Site

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Traffic Impact Study

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Traffic and Transportation Consultants

Figure 5B
BACKGROUND TRAFFIC - YEAR 2043
Intersection Geometry

April 2024

Peak Hour Intersection Levels of Service – Background Traffic

As with existing traffic conditions, the operations of study intersections were analyzed under background conditions, without the proposed development, using the SYNCHRO computer program.

Background traffic level of service analysis results for Year 2025 are listed in Table 2. Year 2043 operational results are summarized in Table 3.

Definitions of levels of service are given in Appendix B. Intersection capacity worksheets are provided in Appendix C.

Table 2 – Intersection Capacity Analysis Summary – Background Traffic – Year 2025

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
S Parker Road / S Pinery Parkway (Signalized)	C (34.4)	B (19.9)
S Pinery Parkway / Pinery Drive (Stop-Controlled)		
Eastbound Left	A	A
Westbound Left and Through	A	A
Northbound Left and Through	B	B
Northbound Right	A	A
Southbound Left, Through, and Right	B	B
Pinery Drive / Meadow View (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	A	A
S Pinery Parkway / Towhee Road (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	B	B
Fox Sparrow Road / S Pinery Parkway (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	B	B
Fox Sparrow Road / Pinyon Jay Road (Stop-Controlled)		
Eastbound Left and Right	A	A
Northbound Left and Through	A	A
Fox Sparrow Road / Bayou Gulch Road (Stop-Controlled)		
Eastbound Left	A	A
Southbound Left	B	B
Southbound Right	B	A

Key: Signalized Intersection: Level of Service (Control Delay in sec/veh)
Roundabout Intersection: Level of Service

Background Traffic Analysis Results – Year 2025

Year 2025 background traffic analysis indicates that the signalized intersection of S Parker Road with S Pinery Parkway has overall operations at LOS C during the AM peak traffic hour and LOS B during the PM peak traffic hour.

Unsignalized intersections within the study area operate at or better than LOS B during both AM and PM peak traffic periods.

Table 3 – Intersection Capacity Analysis Summary – Background Traffic – Year 2043

INTERSECTION LANE GROUPS	LEVEL OF SERVICE AM PEAK HOUR	 PM PEAK HOUR
S Parker Road / S Pinery Parkway (Signalized)	F (105.0)	C (27.6)
S Pinery Parkway / Pinery Drive (Stop-Controlled)		
Eastbound Left	A	A
Westbound Left and Through	A	A
Northbound Left and Through	C	C
Northbound Right	A	B
Southbound Left, Through, and Right	B	B
Pinery Drive / Meadow View (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	A	A
S Pinery Parkway / Towhee Road (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	B	B
Fox Sparrow Road / S Pinery Parkway (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	C	B
Fox Sparrow Road / Pinyon Jay Road (Stop-Controlled)		
Eastbound Left and Right	B	A
Northbound Left and Through	A	A
Fox Sparrow Road / Bayou Gulch Road (Stop-Controlled)		
Eastbound Left	A	A
Southbound Left	C	B
Southbound Right	C	A

Key: Signalized Intersection: Level of Service (Control Delay in sec/veh)
Roundabout Intersection: Level of Service

Background Traffic Analysis Results – Year 2043

By Year 2043 and without the proposed development, the study intersection of S Parker Road with S Pinery Parkway experiences LOS F operations during the AM peak traffic hour and LOS C operations during the PM peak traffic hour. The LOS F operation anticipated during the AM peak traffic period is primarily attributed to the eastbound left turning movement and the westbound right turning movement. To mitigate the anticipated LOS F operation, it is anticipated that additional auxiliary lanes may be necessary to accommodate the high eastbound left and westbound right turning volumes.

The unsignalized intersection of S Pinery Parkway with Pinery Drive has turning movement operations at or better than LOS C during both the AM and PM peak traffic hours.

The unsignalized intersection of Pinery Drive with Meadow View has turning movement operations at LOS A during both the AM and PM peak traffic hours.

The unsignalized intersection of S Pinery Parkway with Towhee Road has turning movement operations at or better than LOS B during both the AM and PM peak traffic hours.

The unsignalized intersection of S Pinery Parkway with Fox Sparrow Road has turning movement operations at or better than LOS C during the AM peak traffic hour and LOS B or better during the PM peak traffic hour.

The unsignalized intersection of Fox Sparrow Road with Pinyon Jay Road has turning movement operations at or better than LOS B during the AM peak traffic hour and LOS A during the PM peak traffic hour.

The unsignalized intersection of Bayou Gulch Road with Fox Sparrow Road has turning movement operations at or better than LOS C during the AM peak traffic hour and LOS B or better during the PM peak traffic hour.

IV. Proposed Project Traffic

Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, were applied to the proposed land use in order to estimate average daily traffic (ADT), AM Peak Hour, and PM Peak Hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from a point of origin to a point of destination.

The ITE land use code 210 (Single-Family Detached Housing) was used for estimating trip generation because of its conservative rates and best fit to the proposed land use description.

Trip generation rates used in this study are presented in Table 4.

Table 4 – Trip Generation Rates

ITE CODE	LAND USE	UNIT	TRIP GENERATION RATES						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
210	Single-Family Detached Housing	DU	9.43	0.18	0.53	0.70	0.59	0.35	0.94

Key: DU = Dwelling Units.
Note: All data and calculations above are subject to being rounded to nearest value.

Table 5 illustrates projected ADT, AM Peak Hour, and PM Peak Hour traffic volumes likely generated by the proposed development upon build-out.

Table 5 – Trip Generation Summary

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
210	Single-Family Detached Housing	45 DU	424	8	24	32	27	16	42
		Total:	*424*	*8*	*24*	*32*	*27*	*16*	*42*

Key: DU = Dwelling Units.
Note: All data and calculations above are subject to being rounded to nearest value.

Upon build-out, Table 5 illustrates that the proposed development has the potential to generate approximately 424 daily vehicle trips with 32 of those occurring during the morning peak hour and 42 during the afternoon peak hour.

Adjustments to Trip Generation Rates

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction was taken in this analysis.

Trip Distribution

The overall directional distribution of site-generated traffic was determined based on the location of development site within the County, proposed and existing area land uses, allowed turning movements, available roadway network, and in reference to historical traffic count data provided by CDOT's Traffic Count Database System (TCDS)[3]. Additionally, considering the proximity of Mountain View Elementary School, Sagewood Middle School, and Ponderosa High School, distribution patterns for AM peak hour trips account for the likelihood of site-generated trips favoring vehicle routes to these locations.

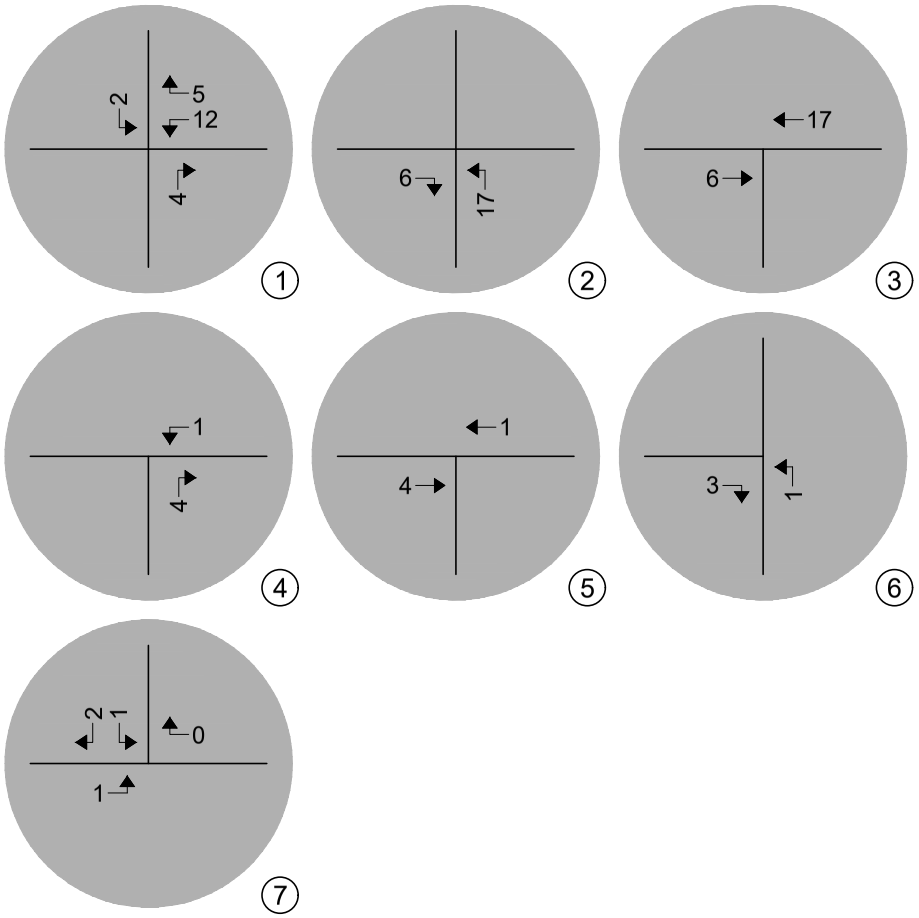
Overall trip distribution patterns for the development during the AM peak hour are shown on Figure 6A. Distribution patterns for the PM peak hour are shown on Figure 6B.

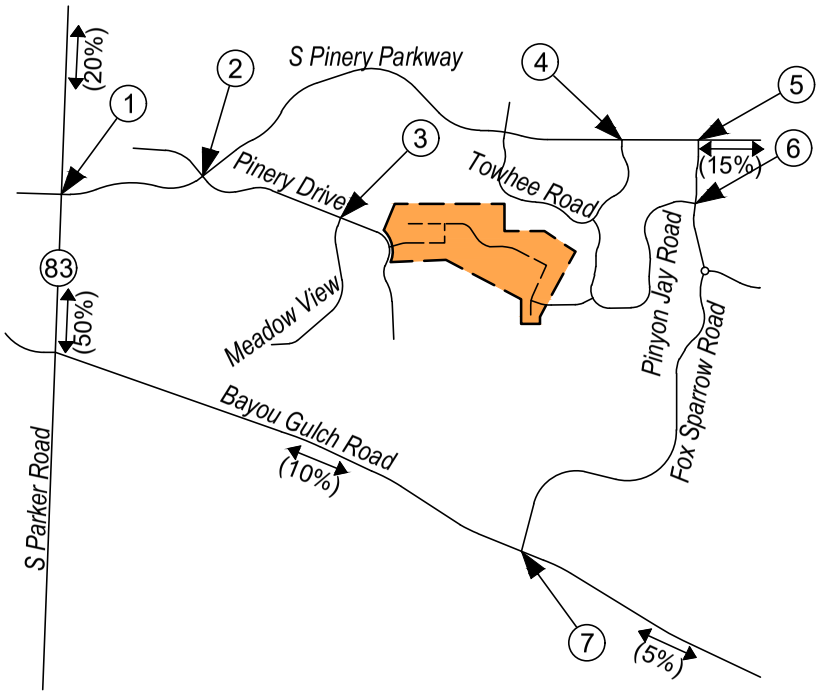
Trip Assignment

Traffic assignment is how generated and distributed vehicle trips are expected to be loaded onto the available roadway network.

Applying trip distribution patterns to site-generated traffic provides the overall site-generated trip assignments for the AM and PM peak hours shown on Figures 6A and 6B, respectively.

[3] Transportation Data Management System, MS2, 2022.





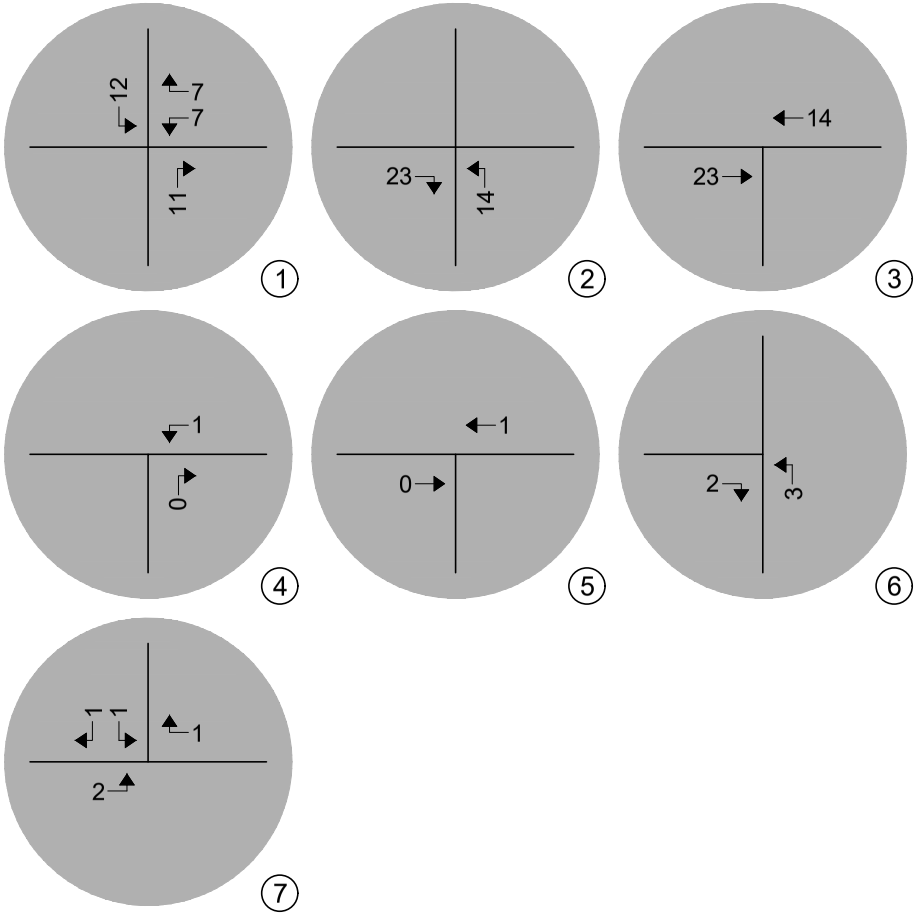
North
Not to Scale

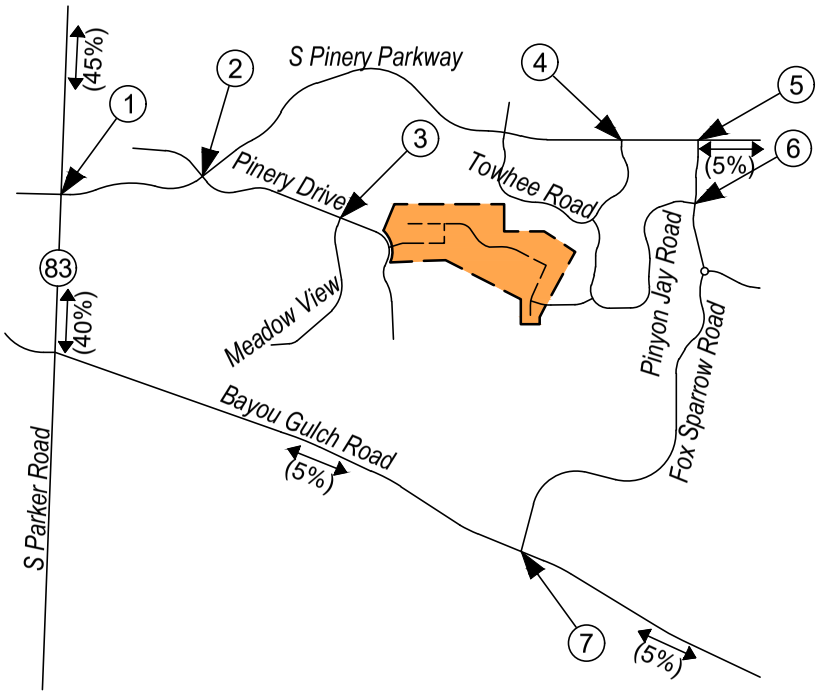
LEGEND

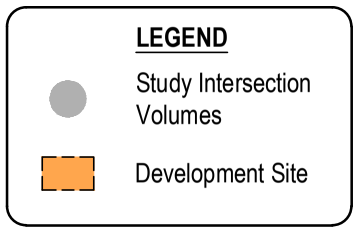
Study Intersection Volumes

Development Site

Figure 6A
SITE DEVELOPMENT DISTRIBUTION
(%) : Overall
SITE-GENERATED
AM Peak Hour







North
Not to Scale

Figure 6B
SITE DEVELOPMENT DISTRIBUTION
(%) : Overall
SITE-GENERATED
PM Peak Hour

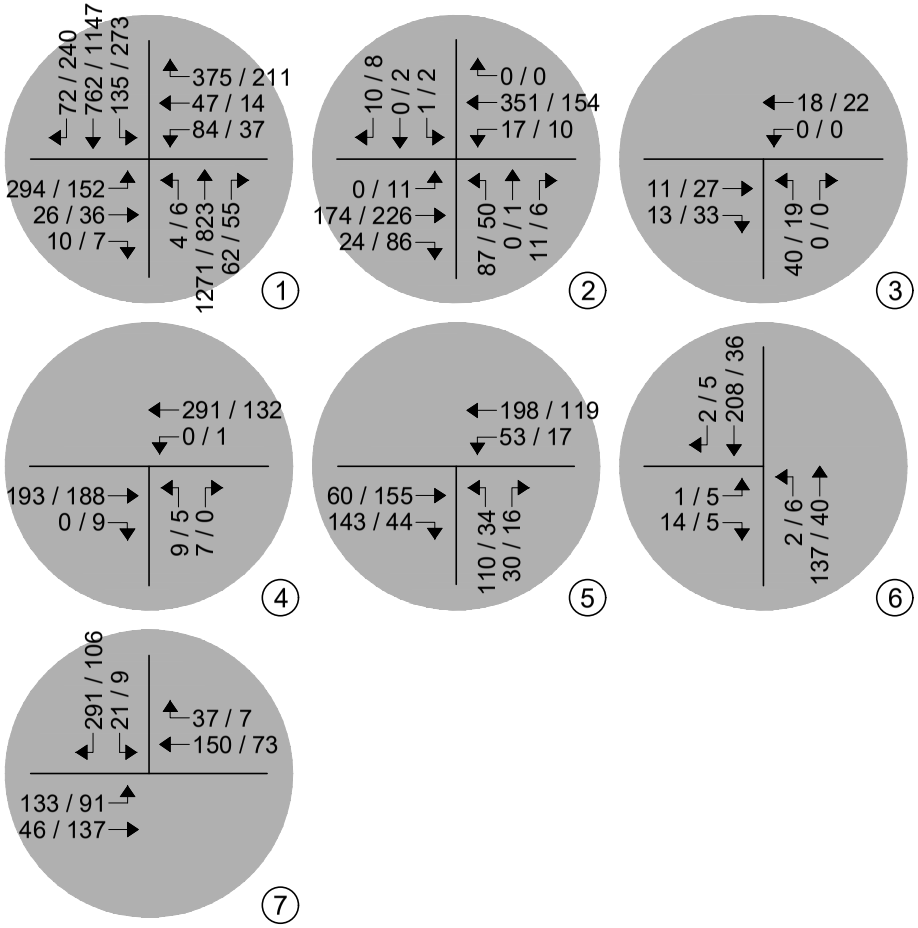
V. Future Traffic Conditions With Proposed Developments

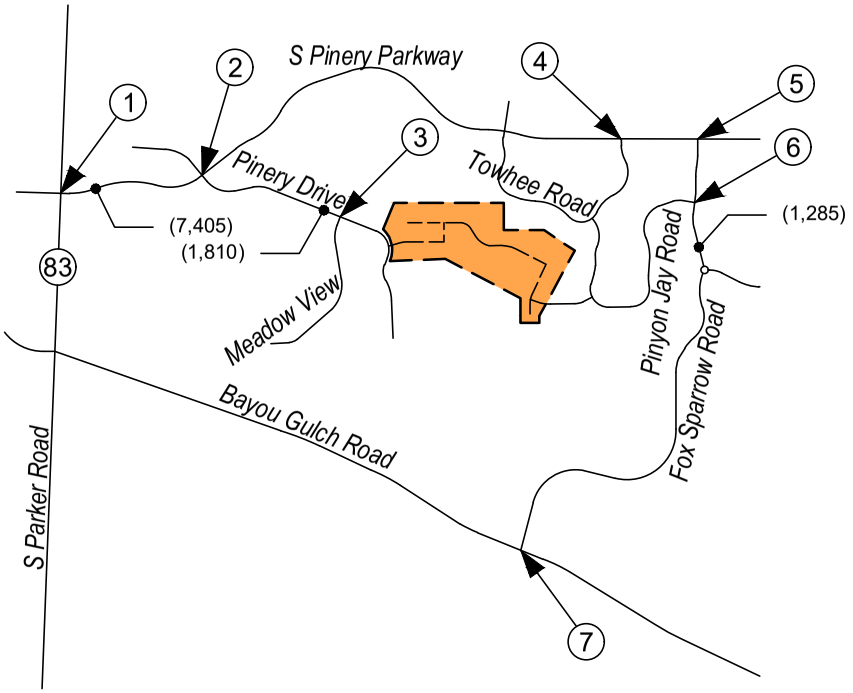
Total traffic is the traffic projected to be on area roadways with consideration of the proposed development. Total traffic includes background traffic projections for Years 2025 and 2043 with consideration of site-generated traffic. For analysis purposes, it was assumed that development construction would be completed by end of Year 2025.

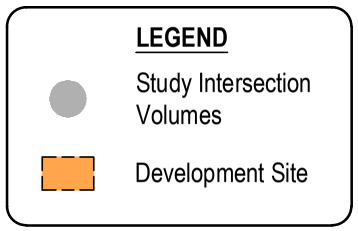
Pursuant to area roadway improvement discussions provided in Section III, Year 2025 and Year 2043 total traffic conditions assume no roadway improvements to accommodate regional transportation demands. Roadway improvements associated with site development are expected to be limited to site access and frontage as required by the governing agency.

Projected Year 2025 total traffic volumes and intersection geometry are shown in Figures 7A and 7B, respectively.

Figures 8A and 8B show projected total traffic volumes and intersection geometry for Year 2043, respectively.

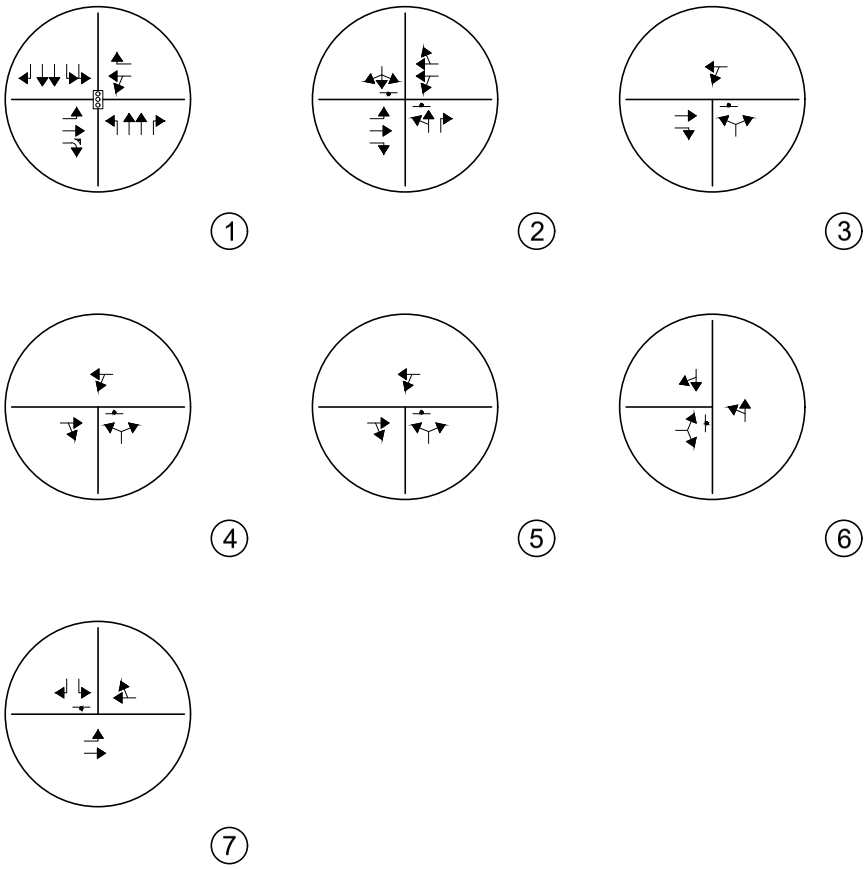


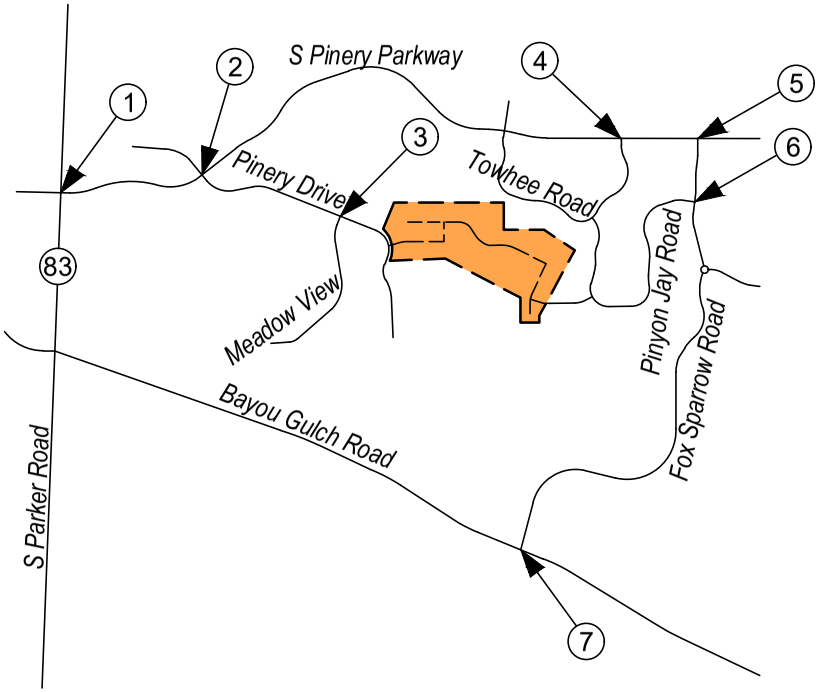




North
Not to Scale

Figure 7A
TOTAL TRAFFIC - YEAR 2025
Volumes
AM / PM Peak Hour
(ADT) : Average Daily Traffic





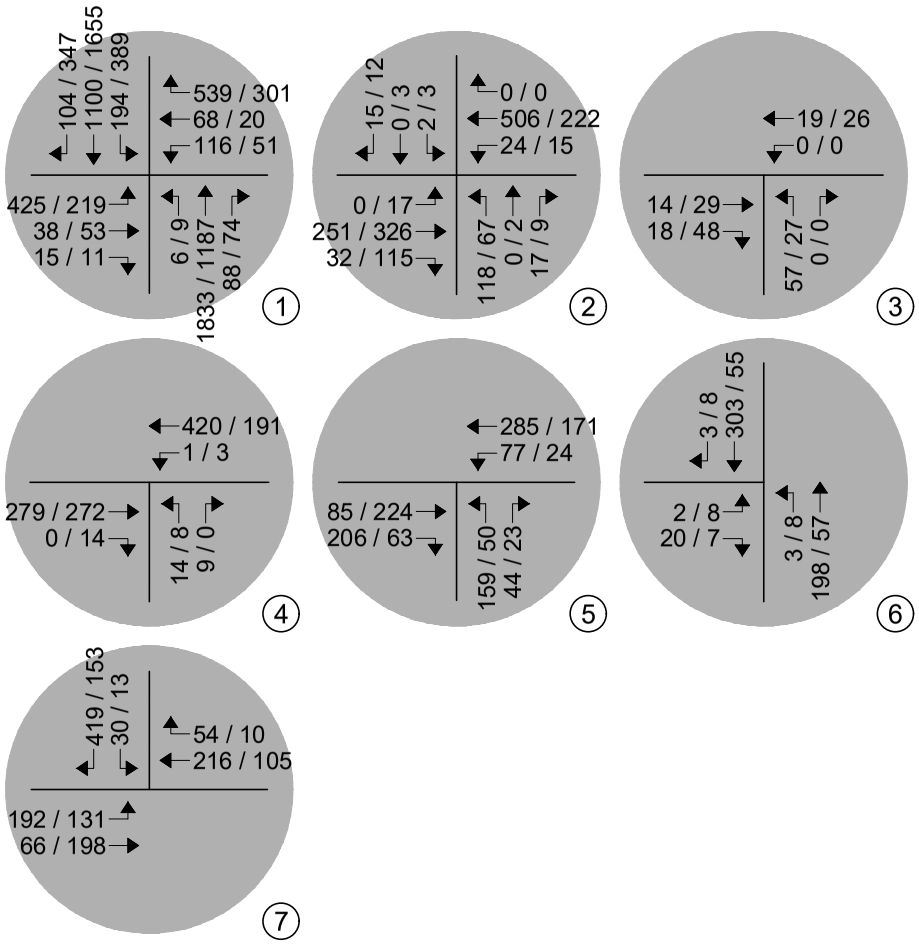
North
Not to Scale

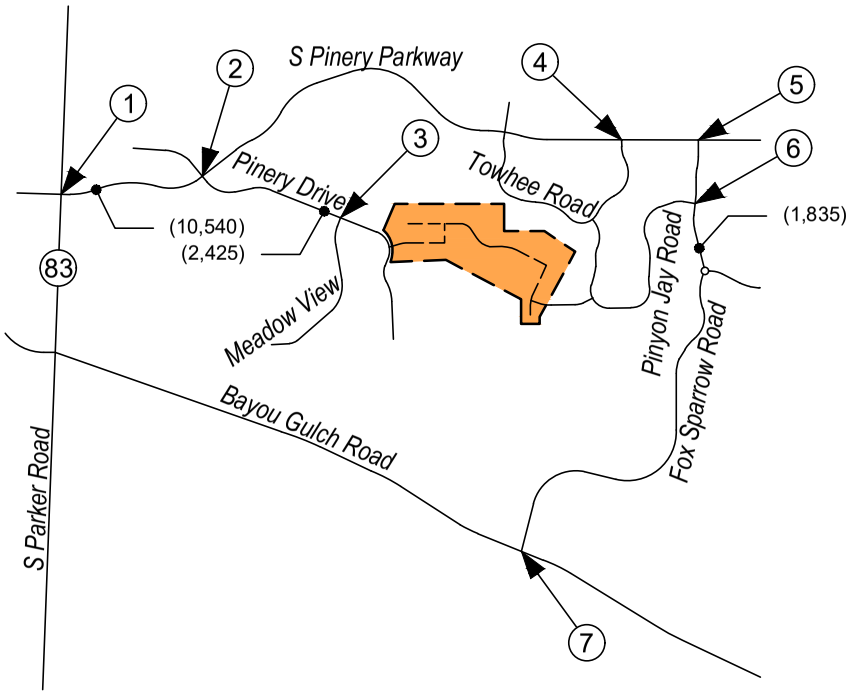
LEGEND

Study Intersection
Lane Geometry

Development Site

Figure 7B
TOTAL TRAFFIC - YEAR 2025
Intersection Geometry





LEGEND

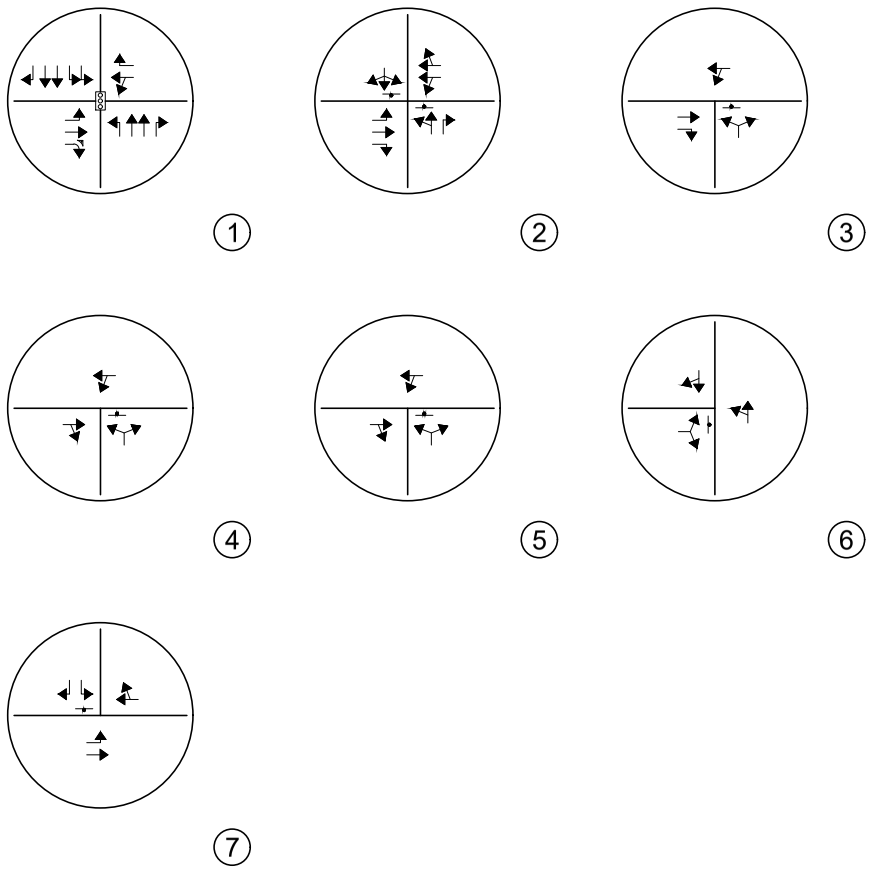
Study Intersection Volumes

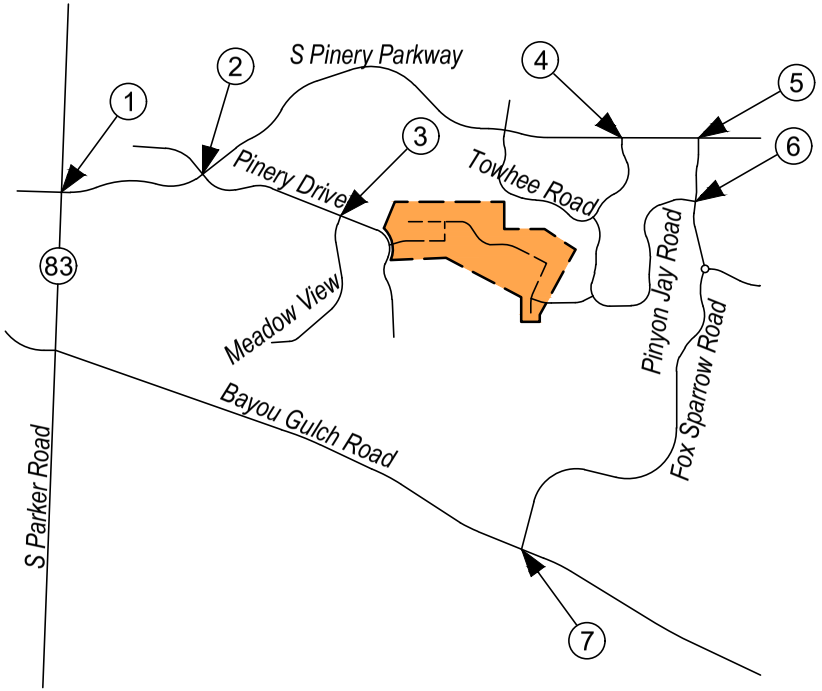
Development Site

North

Not to Scale

Figure 8A
TOTAL TRAFFIC - YEAR 2043
Volumes
AM / PM Peak Hour
(ADT) : Average Daily Traffic





North
Not to Scale

LEGEND

Study Intersection
Lane Geometry

Development Site

PINERY 40 SUBDIVISION
Traffic Impact Study

SM ROCHA, LLC
Traffic and Transportation Consultants

Figure 8B
TOTAL TRAFFIC - YEAR 2043
Intersection Geometry

April 2024
Page 27

VI. Project Impacts

The analyses and procedures described in this study were performed in accordance with the latest HCM and are based upon the worst-case conditions that occur during a typical weekday upon build-out of site development and analyzed land uses. Therefore, study intersections are likely to operate with traffic conditions better than those described within this study, which represent the peak hours of weekday operations only.

Peak Hour Intersection Levels of Service – Total Traffic

As with background traffic, the operations of the study intersections were analyzed under projected total traffic conditions using the SYNCHRO computer program. Total traffic level of service analysis results for Years 2025 and 2043 are summarized in Table 6 and Table 7, respectively.

Definitions of levels of service are given in Appendix B. Intersection capacity worksheets are provided in Appendix C.

Table 6 – Intersection Capacity Analysis Summary – Total Traffic – Year 2025

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
S Parker Road / S Pinery Parkway (Signalized)	D (35.0)	C (20.2)
S Pinery Parkway / Pinery Drive (Stop-Controlled)		
Eastbound Left	A	A
Westbound Left and Through	A	A
Northbound Left and Through	B	B
Northbound Right	A	A
Southbound Left, Through, and Right	B	B
Pinery Drive / Meadow View (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	A	A
S Pinery Parkway / Towhee Road (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	B	B
Fox Sparrow Road / S Pinery Parkway (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	B	B
Fox Sparrow Road / Pinyon Jay Road (Stop-Controlled)		
Eastbound Left and Right	A	A
Northbound Left and Through	A	A
Fox Sparrow Road / Bayou Gulch Road (Stop-Controlled)		
Eastbound Left	A	A
Southbound Left	B	B
Southbound Right	B	A

Key: Signalized Intersection: Level of Service (Control Delay in sec/veh)
Roundabout Intersection: Level of Service

Table 7 – Intersection Capacity Analysis Summary – Total Traffic – Year 2043

INTERSECTION LANE GROUPS	LEVEL OF SERVICE AM PEAK HOUR	 PM PEAK HOUR
S Parker Road / S Pinery Parkway (Signalized)	F (107.1)	C (27.9)
S Pinery Parkway / Pinery Drive (Stop-Controlled)		
Eastbound Left	A	A
Westbound Left and Through	A	A
Northbound Left and Through	C	C
Northbound Right	A	B
Southbound Left, Through, and Right	B	B
Pinery Drive / Meadow View (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	A	A
S Pinery Parkway / Towhee Road (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	B	B
Fox Sparrow Road / S Pinery Parkway (Stop-Controlled)		
Westbound Left and Through	A	A
Northbound Left and Right	C	B
Fox Sparrow Road / Pinyon Jay Road (Stop-Controlled)		
Eastbound Left and Right	B	A
Northbound Left and Through	A	A
Fox Sparrow Road / Bayou Gulch Road (Stop-Controlled)		
Eastbound Left	A	A
Southbound Left	C	B
Southbound Right	C	A

Key: Signalized Intersection: Level of Service (Control Delay in sec/veh)
Roundabout Intersection: Level of Service

Total Traffic Analysis Results Upon Development Build-Out

Table 7 illustrates how, by Year 2043 and upon development build-out, the signalized intersection of S Parker Road with S Pinery Parkway shows an overall LOS F operation during the morning peak traffic hour and LOS C operation during the afternoon peak traffic hour. As with background conditions, the LOS F operation anticipated during the morning peak traffic period is primarily attributed to the high eastbound left turning volume and westbound right turning volume. To mitigate the anticipated LOS F operation, it is anticipated that additional auxiliary lanes may be necessary to accommodate the high eastbound left and westbound right turning volumes. It is however noted that this condition is projected to occur without the presence of site-generated trips and the addition of the proposed development is not anticipated to significantly contribute to these operations. Compared to the background traffic analysis, the traffic generated by the proposed development is not expected to significantly change the operations of the study intersection.

The stop-controlled intersection of S Pinery Parkway with Pinery Drive is projected to have turning movement operations at LOS C or better for both the morning and afternoon peak traffic hours.

The stop-controlled intersection of Pinery Drive with Meadow View is projected to have turning movement operations at LOS A for both the morning and afternoon peak traffic hours.

The stop-controlled intersection of S Pinery Parkway with Towhee Road is projected to have turning movement operations at LOS B or better for both the morning and afternoon peak traffic hours.

The stop-controlled intersection of Fox Sparrow Road with S Pinery Parkway is projected to have turning movement operations at LOS C or better for the morning peak traffic hour and LOS B or better for the afternoon peak traffic hour.

The stop-controlled intersection of Fox Sparrow Road with Pinyon Jay Road is projected to have turning movement operations at LOS B or better for the morning peak traffic hour and LOS A for the afternoon peak traffic hour.

The stop-controlled intersection of Bayou Gulch Road with Fox Sparrow Road is projected to have turning movement operations at LOS C or better for the morning peak traffic hour and LOS B or better for the afternoon peak traffic hour.

These intersection operations are similar to background conditions.

Additional Analysis – Restriction of Access at Cistera Way

Additional analysis was conducted to consider potential restrictions or other impediments to site access via the connection to Cistera Way. Pursuant to community concerns related to additional traffic volumes which may pass through the existing residential subdivision on the east side of the proposed development, restriction of the eastern access to the Pinery 40 Subdivision via a gated emergency only access was considered. This restriction would prevent any new volumes from passing through the existing residential neighborhood, and thereby require all site generated traffic to enter or exit the site via the Pinery Drive connection to the west.

Applying the above restriction to site trip distribution patterns results in the expected 30 percent of AM peak hour trips and 15 percent of PM peak hour trips, as shown in Figures 6A and 6B, to be added to the intersections along Pinery Drive. Applying this pattern to the site-generated trip generation shown in Table 5 equates to approximately 111 daily trips, of which 10 trips occur during the morning peak hour, and 6 trips occur during the afternoon peak hour. Compared to the performed analysis with the connection at Cistera Way remaining open to public use, these trips do not result in a significant change to expected distribution patterns. As such, the resulting operations of the study intersections under Year 2043 total traffic conditions remain the same as those identified in Table 7 whether or not a restriction were to be implemented. Intersection capacity worksheets developed for this scenario are provided for reference in Appendix D.

Based upon the above analysis it is concluded that restriction of the eastern access to the development site does not present a significant impact on resulting operations for the surrounding roadway network. Community concerns regarding the added traffic which may pass through the existing neighborhood to the east may be further addressed in coordination with County Staff as applicable, and alternative solutions to gated emergency-only access may be viable to assist with discouraging non-resident traffic volumes in the area as necessary.

VII. Conclusion

This traffic impact study addressed the capacity, geometric, and control requirements associated with the development entitled Pinery 40 Subdivision. This proposed residential development consists of a single-family home subdivision. The development is located along future Pinery Drive, north of Bayou Gulch Road and south of S Pinery Parkway in Douglas County, Colorado.

The study area examined in this analysis encompassed the S Pinery Parkway intersections with S Parker Road (State Highway 83), Pinery Drive, Towhee Road, and Fox Sparrow Road, as well as the Pinery Drive intersection with Meadow View, the intersection of Fox Sparrow Road with Pinyon Jay Road, and the intersection of Fox Sparrow Road with Bayou Gulch Road.

Analysis was conducted for critical AM Peak Hour and PM Peak Hour traffic operations for existing traffic conditions, Year 2025 and Year 2043 background traffic conditions, and Year 2025 and Year 2043 total traffic conditions.

Analysis of existing traffic conditions indicates that the signalized intersection of S Parker Road with S Pinery Parkway has overall operations at LOS C during the morning peak traffic hour and LOS B during the afternoon peak traffic hour. The unsignalized intersections within the study area have turning movement operations at or better than LOS B during both the morning and afternoon peak traffic hours.

Without the proposed development, Year 2025 background operational analysis shows that the signalized intersection of S Parker Road with S Pinery Parkway has overall operations at LOS C during the AM peak traffic hour and LOS B during the PM peak traffic hour. Unsignalized intersections within the study area operate at or better than LOS B during both AM and PM peak traffic periods.

By Year 2043 and without the proposed development, the study intersection of S Parker Road with S Pinery Parkway experiences LOS F operations during the AM peak traffic hour and LOS C operations during the PM peak traffic hour. The LOS F operation anticipated during the AM peak traffic period is primarily attributed to the eastbound left turning movement and the westbound right turning movement. To mitigate the anticipated LOS F operation, it is anticipated that additional auxiliary lanes may be necessary to accommodate the high eastbound left and westbound right turning volumes. All other study intersections are expected to operate at LOS C or better during either peak hour.

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system. With all conservative assumptions defined in this analysis, the study intersections are projected to operate at future levels of service comparable to Year 2043 background traffic conditions. All study intersections have long-term operations at LOS C or better during peak traffic periods and upon build-out, with the exception of the S Parker Road intersection with S Pinery Road that continues to operate at LOS F during the morning peak hour. It is however emphasized that this operation is attributed to background traffic growth and the proposed development does not significantly change the operation of the study intersection. It is recommended that County and CDOT Staff continue to monitor the study intersection in order to determine when specific mitigation measures may be necessary.

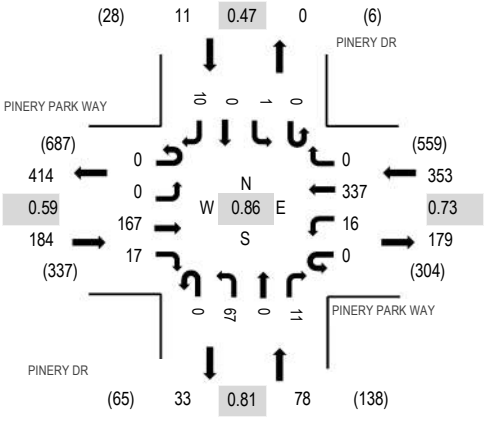
APPENDIX A

Traffic Count Data

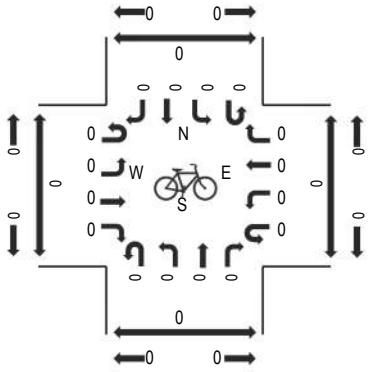
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 PINERY DR & PINERY PARK WAY AM
Date: Tuesday, January 24, 2023
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

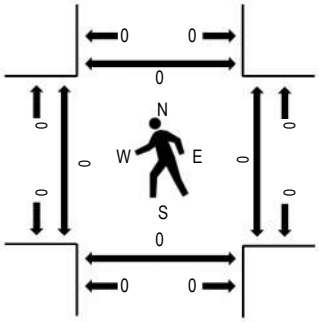
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

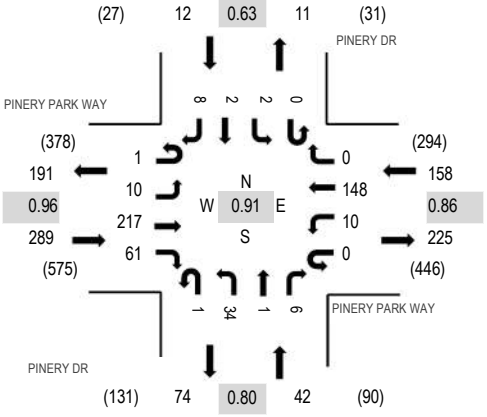
Traffic Counts - Motorized Vehicles

Interval Start Time	PINERY PARK WAY Eastbound				PINERY PARK WAY Westbound				PINERY DR Northbound				PINERY DR Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	75	3	0	7	64	0	0	18	0	5	0	0	0	2	174	626	0	0	0	0
7:15 AM	0	0	35	6	0	4	94	0	0	12	0	2	0	1	0	3	157	559	0	0	0	0
7:30 AM	0	0	28	5	0	4	117	0	0	20	0	4	0	0	0	4	182	502	0	0	0	0
7:45 AM	0	0	29	3	0	1	62	0	0	17	0	0	0	0	0	1	113	451	0	0	0	0
8:00 AM	0	1	31	9	0	1	54	0	0	9	0	0	0	0	0	2	107	436	0	0	0	0
8:15 AM	0	1	28	3	0	0	48	0	0	15	0	2	0	0	0	3	100		0	0	0	0
8:30 AM	0	2	31	10	0	0	60	0	0	17	0	2	0	0	1	8	131		0	0	0	0
8:45 AM	0	2	28	7	0	1	42	0	0	13	0	2	0	1	0	2	98		0	0	0	0
Count Total	0	6	285	46	0	18	541	0	0	121	0	17	0	2	1	25	1,062		0	0	0	0
Peak Hour	0	0	167	17	0	16	337	0	0	67	0	11	0	1	0	10	626		0	0	0	0

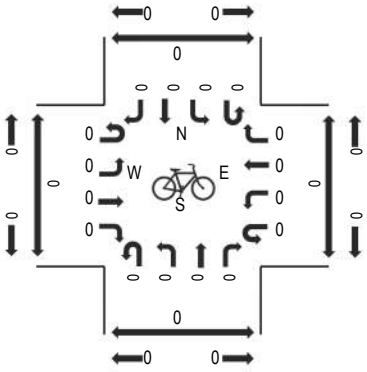
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 PINERY DR & PINERY PARK WAY PM
Date: Tuesday, January 24, 2023
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 04:15 PM - 04:30 PM

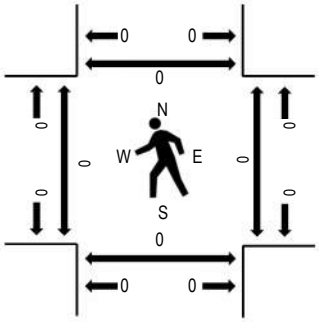
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

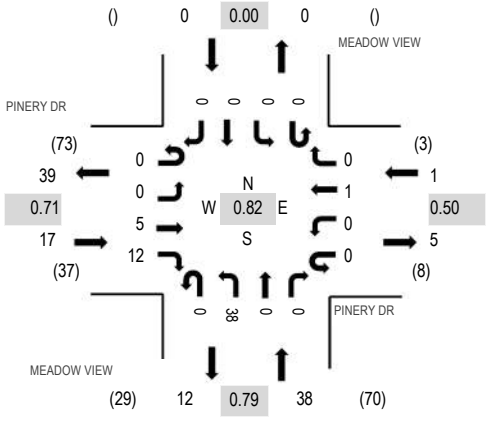
Traffic Counts - Motorized Vehicles

Interval Start Time	PINERY PARK WAY Eastbound				PINERY PARK WAY Westbound				PINERY DR Northbound				PINERY DR Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	7	45	14	0	1	34	1	0	9	0	4	0	0	0	3	118	488	0	0	0	0
4:15 PM	1	2	60	19	0	2	38	0	1	8	1	1	0	2	1	1	137	501	0	0	0	0
4:30 PM	0	2	57	12	0	3	33	0	0	7	0	3	0	0	0	2	119	491	0	0	0	0
4:45 PM	0	3	48	12	0	1	35	0	0	11	0	1	0	0	0	3	114	496	0	0	0	0
5:00 PM	0	3	52	18	0	4	42	0	0	8	0	1	0	0	1	2	131	498	0	0	0	0
5:15 PM	0	6	52	13	0	0	41	0	0	12	0	0	0	0	0	3	127		0	0	0	0
5:30 PM	1	0	64	11	0	2	25	0	0	14	0	1	1	0	0	5	124		0	0	0	0
5:45 PM	0	5	54	14	0	1	31	0	0	7	0	1	0	0	1	2	116		0	0	0	0
Count Total	2	28	432	113	0	14	279	1	1	76	1	12	1	2	3	21	986		0	0	0	0
Peak Hour	1	10	217	61	0	10	148	0	1	34	1	6	0	2	2	8	501		0	0	0	0

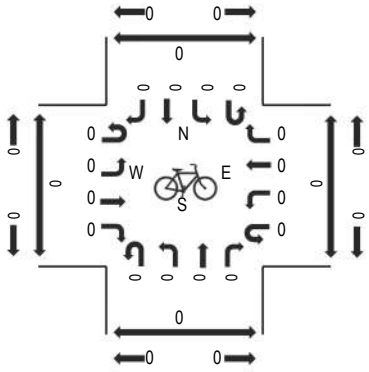
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 MEADOW VIEW & PINERY DR AM
Date: Tuesday, January 24, 2023
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:30 AM - 07:45 AM

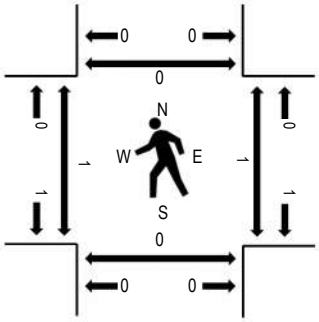
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

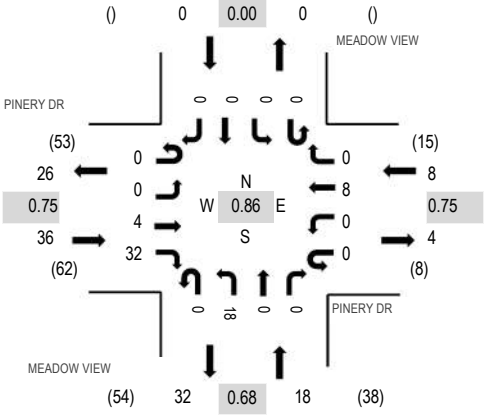
Traffic Counts - Motorized Vehicles

Interval Start Time	PINERY DR Eastbound				PINERY DR Westbound				MEADOW VIEW Northbound				MEADOW VIEW Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	2	2	0	0	0	0	0	10	0	0	0	0	0	0	14	56	1	0	0	0
7:15 AM	0	0	2	4	0	0	0	0	0	7	0	0	0	0	0	0	13	50	0	0	0	0
7:30 AM	0	0	1	3	0	0	1	0	0	12	0	0	0	0	0	0	17	49	0	1	0	0
7:45 AM	0	0	0	3	0	0	0	0	0	9	0	0	0	0	0	0	12	49	0	0	0	0
8:00 AM	0	0	0	5	0	0	0	0	0	3	0	0	0	0	0	0	8	54	0	0	0	0
8:15 AM	0	0	0	2	0	0	1	0	0	9	0	0	0	0	0	0	12		0	0	0	0
8:30 AM	0	0	2	4	0	0	0	0	0	11	0	0	0	0	0	0	17		0	0	0	0
8:45 AM	0	0	1	6	0	0	1	0	0	9	0	0	0	0	0	0	17		0	0	0	0
Count Total	0	0	8	29	0	0	3	0	0	70	0	0	0	0	0	0	110		1	1	0	0
Peak Hour	0	0	5	12	0	0	1	0	0	38	0	0	0	0	0	0	56		1	1	0	0

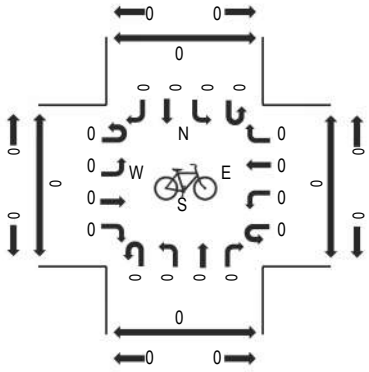
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 MEADOW VIEW & PINERY DR PM
Date: Tuesday, January 24, 2023
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 04:15 PM - 04:30 PM

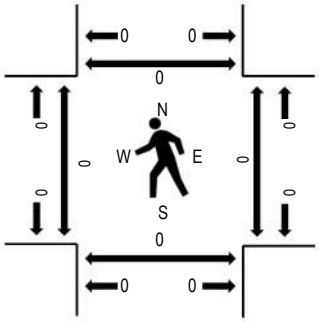
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

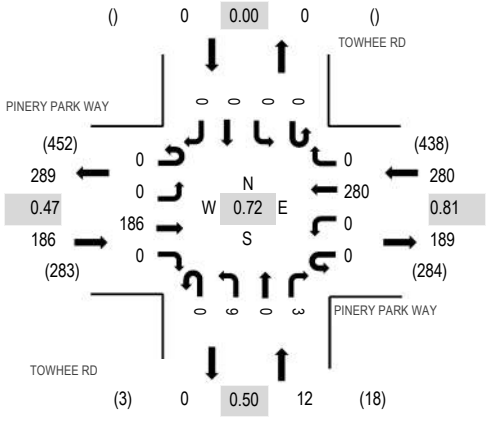
Traffic Counts - Motorized Vehicles

Interval Start Time	PINERY DR Eastbound				PINERY DR Westbound				MEADOW VIEW Northbound				MEADOW VIEW Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	1	4	0	0	1	0	0	4	0	0	0	0	0	0	10	56	0	0	0	0
4:15 PM	0	0	3	6	0	0	2	0	0	7	0	0	0	0	0	0	18	62	0	0	0	0
4:30 PM	0	0	0	11	0	0	2	0	0	5	0	0	0	0	0	0	18	60	0	0	0	0
4:45 PM	0	0	1	3	0	0	3	0	0	3	0	0	0	0	0	0	10	56	0	0	0	0
5:00 PM	0	0	0	12	0	0	1	0	0	3	0	0	0	0	0	0	16	59	0	0	0	0
5:15 PM	0	0	1	6	0	0	3	0	0	6	0	0	0	0	0	0	16		0	0	0	0
5:30 PM	0	0	0	6	0	0	2	0	0	6	0	0	0	0	0	0	14		0	1	0	0
5:45 PM	0	0	2	6	0	0	1	0	0	4	0	0	0	0	0	0	13		0	0	0	0
Count Total	0	0	8	54	0	0	15	0	0	38	0	0	0	0	0	0	115		0	1	0	0
Peak Hour	0	0	4	32	0	0	8	0	0	18	0	0	0	0	0	0	62		0	0	0	0

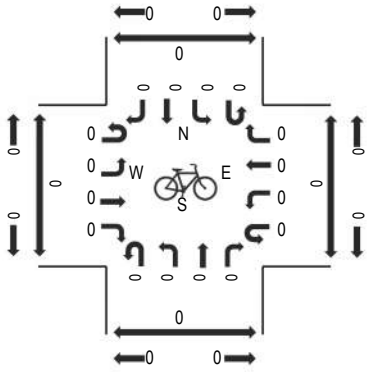
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 TOWHEE RD & PINERY PARK WAY AM
Date: Tuesday, January 24, 2023
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:00 AM - 07:15 AM

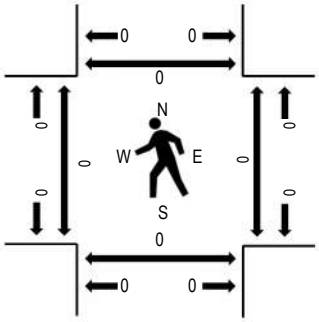
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

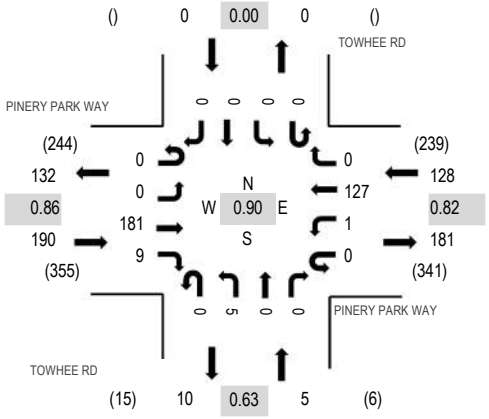
Traffic Counts - Motorized Vehicles

Interval Start Time	PINERY PARK WAY Eastbound				PINERY PARK WAY Westbound				TOWHEE RD Northbound				TOWHEE RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	98	0	0	0	63	0	0	2	0	2	0	0	0	0	165	478	0	0	0	0
7:15 AM	0	0	37	0	0	0	86	0	0	5	0	1	0	0	0	0	129	379	0	0	0	0
7:30 AM	0	0	31	0	0	0	85	0	0	1	0	0	0	0	0	0	117	310	0	0	0	0
7:45 AM	0	0	20	0	0	0	46	0	0	1	0	0	0	0	0	0	67	269	0	0	0	0
8:00 AM	0	0	24	1	0	0	40	0	0	1	0	0	0	0	0	0	66	261	0	0	0	0
8:15 AM	0	0	24	0	0	0	34	0	0	2	0	0	0	0	0	0	60		0	0	0	0
8:30 AM	0	0	25	1	0	0	50	0	0	0	0	0	0	0	0	0	76		0	0	1	0
8:45 AM	0	0	21	1	0	0	34	0	0	2	0	1	0	0	0	0	59		0	0	0	0
Count Total	0	0	280	3	0	0	438	0	0	14	0	4	0	0	0	0	739		0	0	1	0
Peak Hour	0	0	186	0	0	0	280	0	0	9	0	3	0	0	0	0	478		0	0	0	0

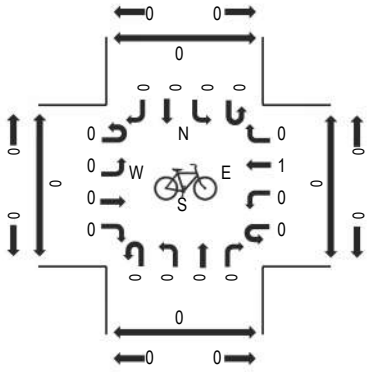
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 TOWHEE RD & PINERY PARK WAY PM
Date: Tuesday, January 24, 2023
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

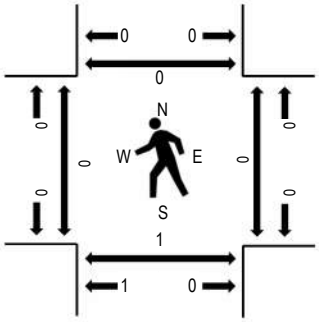
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

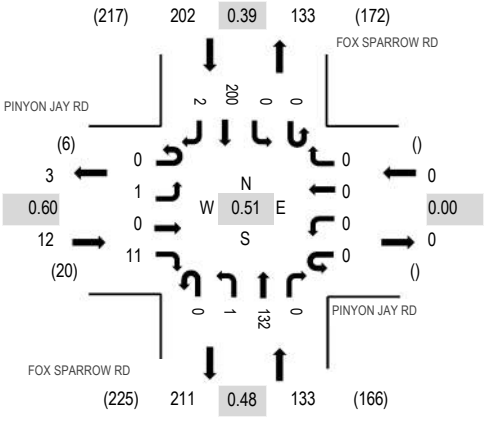
Traffic Counts - Motorized Vehicles

Interval Start Time	PINERY PARK WAY Eastbound				PINERY PARK WAY Westbound				TOWHEE RD Northbound				TOWHEE RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	51	4	0	0	34	0	0	1	0	0	0	0	0	0	90	323	0	0	0	0
4:15 PM	0	0	40	1	0	0	30	0	0	2	0	0	0	0	0	0	73	317	0	0	0	0
4:30 PM	0	0	48	4	0	1	27	0	0	0	0	0	0	0	0	0	80	314	0	0	0	0
4:45 PM	0	0	42	0	0	0	36	0	0	2	0	0	0	0	0	0	80	297	0	0	1	0
5:00 PM	0	0	51	1	0	0	32	0	0	0	0	0	0	0	0	0	84	277	0	0	0	0
5:15 PM	0	0	27	1	0	0	42	0	0	0	0	0	0	0	0	0	70		0	0	0	0
5:30 PM	0	0	41	1	0	0	21	0	0	0	0	0	0	0	0	0	63		0	0	0	0
5:45 PM	0	0	41	2	0	0	16	0	0	1	0	0	0	0	0	0	60		0	0	0	0
Count Total	0	0	341	14	0	1	238	0	0	6	0	0	0	0	0	0	600		0	0	1	0
Peak Hour	0	0	181	9	0	1	127	0	0	5	0	0	0	0	0	0	323		0	0	1	0

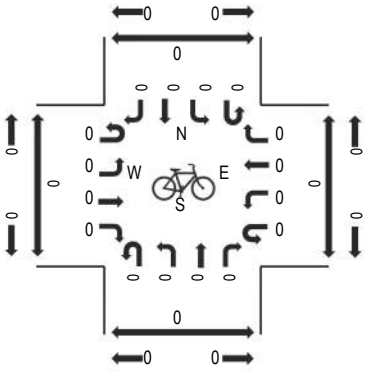
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 FOX SPARROW RD & PINYON JAY RD AM
Date: Tuesday, January 24, 2023
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:00 AM - 07:15 AM

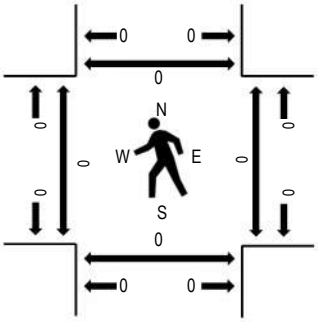
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

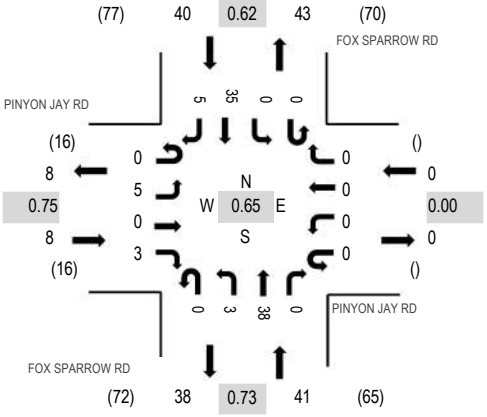
Traffic Counts - Motorized Vehicles

Interval Start Time	PINYON JAY RD Eastbound				PINYON JAY RD Westbound				FOX SPARROW RD Northbound				FOX SPARROW RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	1	0	4	0	0	0	0	0	0	35	0	0	0	130	0	170	347	0	0	0	0
7:15 AM	0	0	0	3	0	0	0	0	0	1	68	0	0	0	48	0	120	190	0	0	0	0
7:30 AM	0	0	0	3	0	0	0	0	0	0	25	0	0	0	14	1	43	82	0	0	0	0
7:45 AM	0	0	0	1	0	0	0	0	0	0	4	0	0	0	8	1	14	59	0	0	0	0
8:00 AM	0	1	0	0	0	0	0	0	0	0	7	0	0	0	5	0	13	56	1	0	0	0
8:15 AM	0	3	0	0	0	0	0	0	0	0	6	0	0	0	3	0	12		0	0	0	0
8:30 AM	0	2	0	0	0	0	0	0	0	0	11	0	0	0	5	2	20		1	0	0	0
8:45 AM	0	1	0	1	0	0	0	0	0	1	8	0	0	0	0	0	11		0	0	0	0
Count Total	0	8	0	12	0	0	0	0	0	2	164	0	0	0	213	4	403		2	0	0	0
Peak Hour	0	1	0	11	0	0	0	0	0	1	132	0	0	0	200	2	347		0	0	0	0

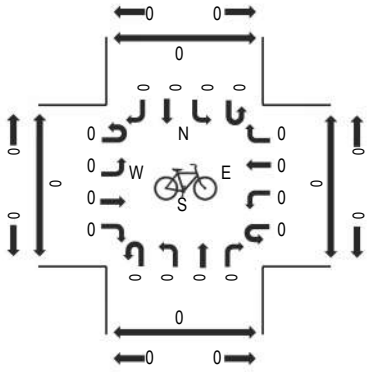
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 FOX SPARROW RD & PINYON JAY RD PM
Date: Tuesday, January 24, 2023
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

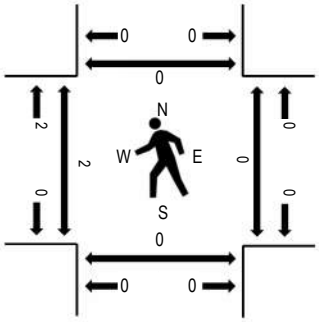
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

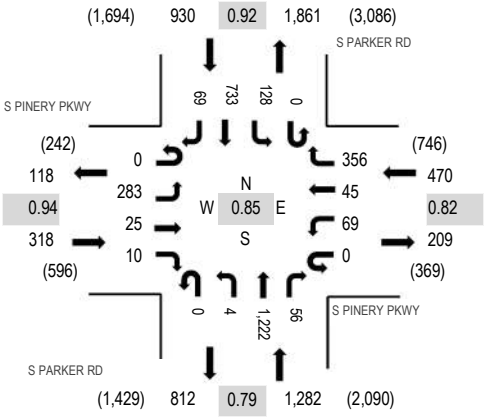
Traffic Counts - Motorized Vehicles

Interval Start Time	PINYON JAY RD Eastbound				PINYON JAY RD Westbound				FOX SPARROW RD Northbound				FOX SPARROW RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	1	0	2	0	0	0	0	0	0	10	0	0	0	11	2	26	77	2	0	0	0
4:15 PM	0	2	0	1	0	0	0	0	0	0	6	0	0	0	8	1	18	85	0	0	0	0
4:30 PM	0	2	0	0	0	0	0	0	0	2	7	0	0	0	5	0	16	89	1	0	0	0
4:45 PM	0	1	0	0	0	0	0	0	0	0	5	0	0	0	9	2	17	84	1	0	0	0
5:00 PM	0	1	0	2	0	0	0	0	0	0	14	0	0	0	16	1	34	81	0	0	0	0
5:15 PM	0	1	0	1	0	0	0	0	0	1	12	0	0	0	5	2	22		0	0	0	0
5:30 PM	0	0	0	1	0	0	0	0	0	0	5	0	0	0	3	2	11		0	0	0	0
5:45 PM	0	0	0	1	0	0	0	0	0	0	3	0	0	0	7	3	14		0	0	0	0
Count Total	0	8	0	8	0	0	0	0	0	3	62	0	0	0	64	13	158		4	0	0	0
Peak Hour	0	5	0	3	0	0	0	0	0	3	38	0	0	0	35	5	89		2	0	0	0

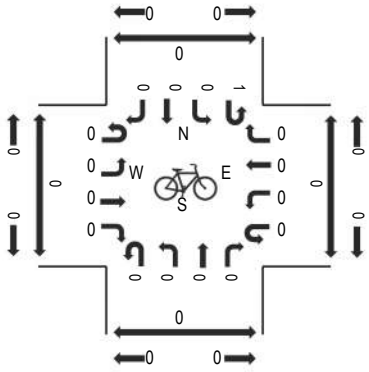
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 S PARKER RD & S PINERY PKWY AM
Date: Thursday, February 8, 2024
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:15 AM - 07:30 AM

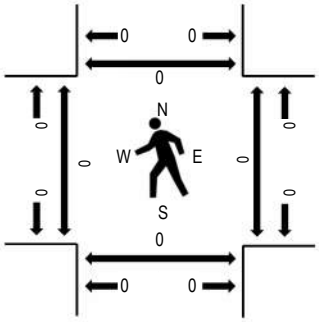
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

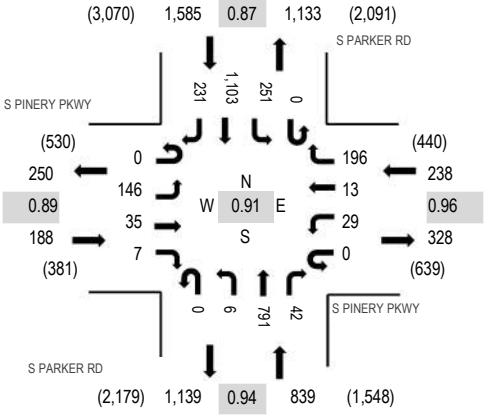
Traffic Counts - Motorized Vehicles

Interval Start Time	S PINERY PKWY Eastbound				S PINERY PKWY Westbound				S PARKER RD Northbound				S PARKER RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	67	12	2	0	16	9	65	0	2	319	10	0	49	187	9	747	3,000	0	0	0	0
7:15 AM	0	74	5	6	0	27	16	99	0	1	383	23	0	24	214	15	887	2,817	0	0	0	0
7:30 AM	0	69	3	0	0	16	9	119	0	1	314	16	0	31	170	19	767	2,415	0	0	0	0
7:45 AM	0	73	5	2	0	10	11	73	0	0	206	7	0	24	162	26	599	2,201	0	0	0	0
8:00 AM	0	54	3	3	0	11	5	55	0	3	203	10	0	28	165	24	564	2,126	0	0	0	0
8:15 AM	0	56	2	3	0	8	7	45	0	0	188	3	0	18	132	23	485		0	0	0	0
8:30 AM	0	67	11	3	0	12	7	52	0	1	210	9	0	36	118	27	553		0	0	0	0
8:45 AM	0	68	8	0	0	13	5	56	0	2	171	8	0	24	149	20	524		0	0	0	0
Count Total	0	528	49	19	0	113	69	564	0	10	1,994	86	0	234	1,297	163	5,126		0	0	0	0
Peak Hour	0	283	25	10	0	69	45	356	0	4	1,222	56	0	128	733	69	3,000		0	0	0	0

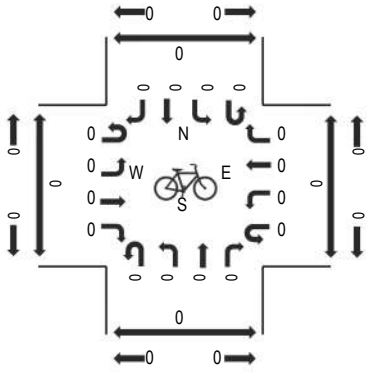
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 S PARKER RD & S PINERY PKWY PM
Date: Thursday, February 8, 2024
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 04:15 PM - 04:30 PM

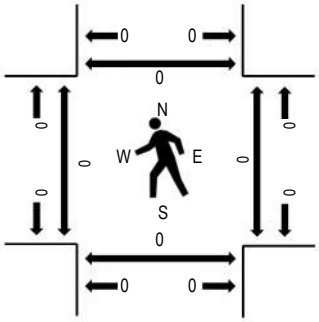
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

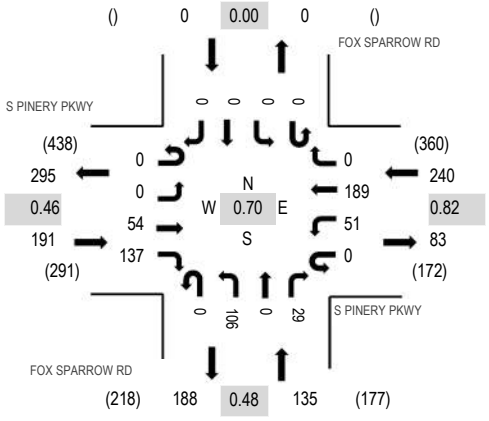
Traffic Counts - Motorized Vehicles

Interval Start Time	S PINERY PKWY Eastbound				S PINERY PKWY Westbound				S PARKER RD Northbound				S PARKER RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	48	5	1	0	9	10	37	0	0	161	14	0	61	236	78	660	2,824	0	0	0	0
4:15 PM	0	37	9	1	0	4	4	51	0	1	212	10	0	68	325	65	787	2,850	0	0	0	0
4:30 PM	0	40	4	2	0	9	2	46	0	2	185	8	0	70	262	50	680	2,785	0	0	0	0
4:45 PM	0	42	12	3	0	9	7	44	0	1	192	14	0	55	275	43	697	2,729	0	0	0	0
5:00 PM	0	27	10	1	0	7	0	55	0	2	202	10	0	58	241	73	686	2,615	0	0	0	0
5:15 PM	0	42	5	1	0	16	4	38	0	2	190	11	0	56	294	63	722		0	0	0	0
5:30 PM	0	37	11	1	0	0	11	41	0	2	155	9	1	66	235	55	624		0	0	0	0
5:45 PM	0	33	8	1	0	7	4	25	0	0	150	15	0	50	239	51	583		0	0	0	0
Count Total	0	306	64	11	0	61	42	337	0	10	1,447	91	1	484	2,107	478	5,439		0	0	0	0
Peak Hour	0	146	35	7	0	29	13	196	0	6	791	42	0	251	1,103	231	2,850		0	0	0	0

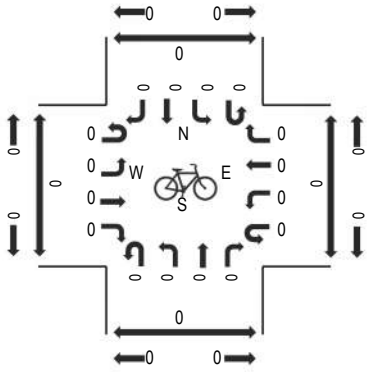
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 FOX SPARROW RD & S PINERY PKWY AM
Date: Thursday, February 8, 2024
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:00 AM - 07:15 AM

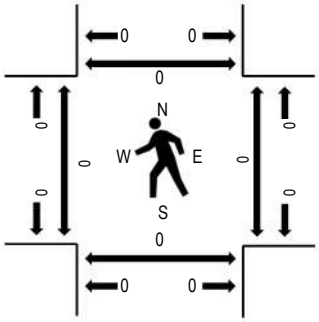
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

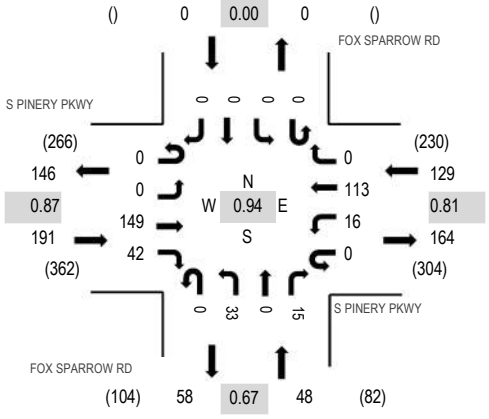
Traffic Counts - Motorized Vehicles

Interval Start Time	S PINERY PKWY Eastbound				S PINERY PKWY Westbound				FOX SPARROW RD Northbound				FOX SPARROW RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	6	97	0	27	36	0	0	25	0	12	0	0	0	0	203	566	0	0	0	0
7:15 AM	0	0	12	27	0	17	56	0	0	60	0	11	0	0	0	0	183	430	0	0	0	0
7:30 AM	0	0	22	9	0	6	47	0	0	15	0	4	0	0	0	0	103	304	0	0	0	0
7:45 AM	0	0	14	4	0	1	50	0	0	6	0	2	0	0	0	0	77	265	0	0	0	0
8:00 AM	0	0	17	3	0	2	35	0	0	7	0	3	0	0	0	0	67	262	0	0	0	0
8:15 AM	0	0	16	6	0	0	25	0	0	9	0	1	0	0	0	0	57		0	0	1	0
8:30 AM	0	0	21	7	0	3	23	0	0	6	0	4	0	0	0	0	64		0	0	0	0
8:45 AM	0	0	26	4	0	5	27	0	0	11	0	1	0	0	0	0	74		2	0	2	0
Count Total	0	0	134	157	0	61	299	0	0	139	0	38	0	0	0	0	828		2	0	3	0
Peak Hour	0	0	54	137	0	51	189	0	0	106	0	29	0	0	0	0	566		0	0	0	0

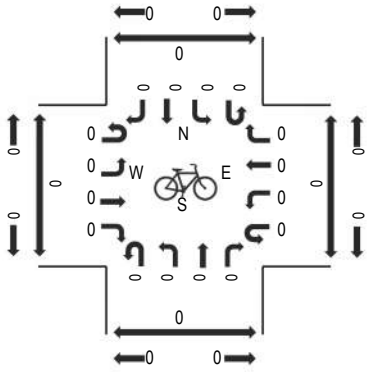
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 FOX SPARROW RD & S PINERY PKWY PM
Date: Thursday, February 8, 2024
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

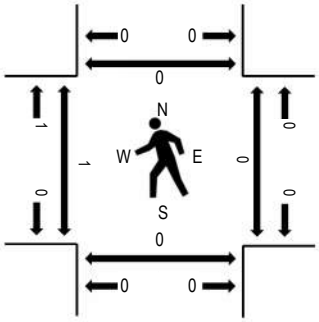
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

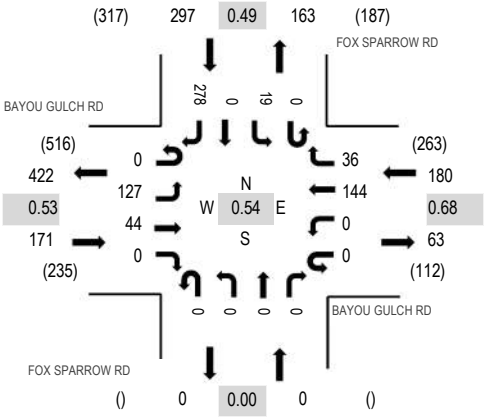
Traffic Counts - Motorized Vehicles

Interval Start Time	S PINERY PKWY Eastbound				S PINERY PKWY Westbound				FOX SPARROW RD Northbound				FOX SPARROW RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	32	11	0	7	33	0	0	10	0	5	0	0	0	0	98	368	0	0	0	0
4:15 PM	0	0	41	14	0	5	22	0	0	1	0	1	0	0	0	0	84	353	0	0	0	0
4:30 PM	0	0	34	9	0	2	30	0	0	11	0	8	0	0	0	0	94	352	1	0	0	0
4:45 PM	0	0	42	8	0	2	28	0	0	11	0	1	0	0	0	0	92	328	0	0	0	0
5:00 PM	0	0	33	10	0	2	27	0	0	9	0	2	0	0	0	0	83	306	0	0	0	0
5:15 PM	0	0	35	7	0	5	27	0	0	7	0	2	0	0	0	0	83		0	0	0	0
5:30 PM	0	0	35	6	0	2	20	0	0	6	0	1	0	0	0	0	70		0	0	0	0
5:45 PM	0	0	32	13	0	1	17	0	0	7	0	0	0	0	0	0	70		0	0	0	0
Count Total	0	0	284	78	0	26	204	0	0	62	0	20	0	0	0	0	674		1	0	0	0
Peak Hour	0	0	149	42	0	16	113	0	0	33	0	15	0	0	0	0	368		1	0	0	0

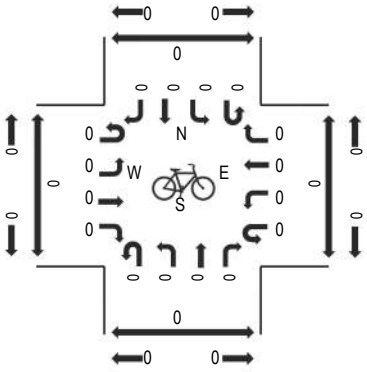
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 FOX SPARROW RD & BAYOU GULCH RD AM
Date: Thursday, February 8, 2024
Peak Hour: 07:00 AM - 08:00 AM
Peak 15-Minutes: 07:00 AM - 07:15 AM

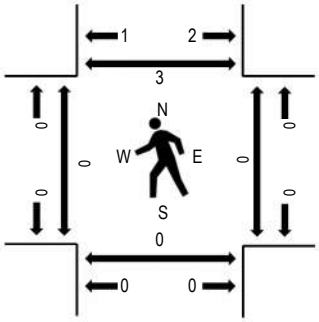
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

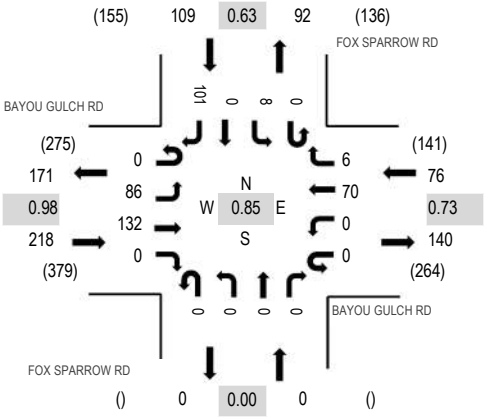
Traffic Counts - Motorized Vehicles

Interval Start Time	BAYOU GULCH RD Eastbound				BAYOU GULCH RD Westbound				FOX SPARROW RD Northbound				FOX SPARROW RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	77	4	0	0	0	44	22	0	0	0	0	0	8	0	143	298	648	0	0	0	0
7:15 AM	0	28	11	0	0	0	47	11	0	0	0	0	0	7	0	110	214	399	0	0	0	2
7:30 AM	0	16	15	0	0	0	24	2	0	0	0	0	0	3	0	15	75	226	0	0	0	0
7:45 AM	0	6	14	0	0	0	29	1	0	0	0	0	0	1	0	10	61	183	0	0	0	1
8:00 AM	0	6	10	0	0	0	25	2	0	0	0	0	0	0	0	6	49	167	0	0	0	0
8:15 AM	0	2	14	0	0	0	17	2	0	0	0	0	0	1	0	5	41		0	0	0	0
8:30 AM	0	5	8	0	0	0	14	1	0	0	0	0	0	1	0	3	32		0	0	0	0
8:45 AM	0	4	15	0	0	0	20	2	0	0	0	0	0	0	0	4	45		0	0	0	0
Count Total	0	144	91	0	0	0	220	43	0	0	0	0	0	21	0	296	815		0	0	0	3
Peak Hour	0	127	44	0	0	0	144	36	0	0	0	0	0	19	0	278	648		0	0	0	3

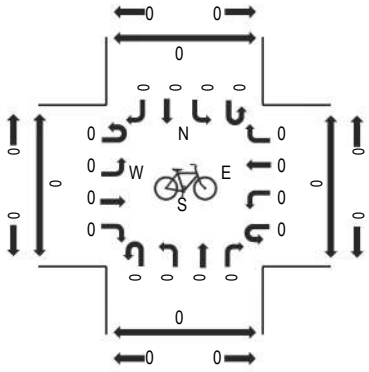
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 FOX SPARROW RD & BAYOU GULCH RD PM
Date: Thursday, February 8, 2024
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 04:30 PM - 04:45 PM

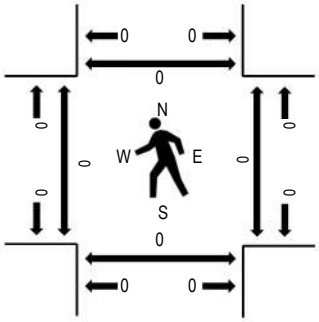
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	BAYOU GULCH RD Eastbound				BAYOU GULCH RD Westbound				FOX SPARROW RD Northbound				FOX SPARROW RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	20	38	0	0	0	22	1	0	0	0	0	0	1	0	16	98	394	0	0	0	0
4:15 PM	0	20	36	0	0	0	17	2	0	0	0	0	0	2	0	11	88	403	0	0	0	0
4:30 PM	0	25	35	0	0	0	19	2	0	0	0	0	0	1	0	36	118	389	0	0	0	0
4:45 PM	0	31	29	0	0	0	12	2	0	0	0	0	0	0	0	16	90	335	0	0	0	0
5:00 PM	0	10	32	0	0	0	22	0	0	0	0	0	0	5	0	38	107	281	0	0	0	0
5:15 PM	0	6	27	0	0	0	27	3	0	0	0	0	0	0	0	11	74		0	0	0	0
5:30 PM	0	7	41	0	0	0	6	0	0	0	0	0	0	0	0	10	64		0	0	0	0
5:45 PM	0	6	16	0	0	0	5	1	0	0	0	0	0	1	0	7	36		0	0	0	0
Count Total	0	125	254	0	0	0	130	11	0	0	0	0	0	10	0	145	675		0	0	0	0
Peak Hour	0	86	132	0	0	0	70	6	0	0	0	0	0	8	0	101	403		0	0	0	0

All Traffic Data Services
9660 W 44th Ave
Wheat Ridge, CO 80033
www.alltrafficdata.net

Site Code: 5
Station ID: 5
PINERY DR S.O. S PINERY PARK WAY

Start Time	24-Jan-23 Tue	NB	SB							Total
12:00 AM		0	5							5
01:00		0	0							0
02:00		0	0							0
03:00		1	0							1
04:00		5	0							5
05:00		13	1							14
06:00		46	10							56
07:00		**78**	33							**111**
08:00		60	32							92
09:00		49	36							85
10:00		33	24							57
11:00		31	**40**							71
12:00 PM		45	42							87
01:00		30	45							75
02:00		38	43							81
03:00		**73**	**68**							**141**
04:00		46	66							112
05:00		44	65							109
06:00		30	50							80
07:00		20	33							53
08:00		10	28							38
09:00		9	22							31
10:00		6	16							22
11:00		3	3							6
Total		670	662							1332
Percent		50.3%	49.7%							
AM Peak	-	07:00	11:00	-	-	-	-	-	-	07:00
Vol.	-	78	40	-	-	-	-	-	-	111
PM Peak	-	15:00	15:00	-	-	-	-	-	-	15:00
Vol.	-	73	68	-	-	-	-	-	-	141
Grand Total		670	662							1332
Percent		50.3%	49.7%							
ADT		ADT 1,332		AADT 1,332						

Pinery Planned Development 31st Amendment
Project File# ZR2023-002
Board of County Commissioners Staff Report - Page 537 of 656

All Traffic Data Services
9660 W 44th Ave
Wheat Ridge, CO 80033
www.alltrafficdata.net

Site Code: 4
Station ID: 4
S PINERY PKWY E.O. S PARKER RD

Start Time	08-Feb-24 Thu	EB	WB							Total
12:00 AM		9	3							12
01:00		3	1							4
02:00		0	3							3
03:00		3	7							10
04:00		4	17							21
05:00		4	48							52
06:00		80	182							262
07:00		**209**	**470**							**679**
08:00		160	276							436
09:00		177	218							395
10:00		184	221							405
11:00		180	209							389
12:00 PM		226	203							429
01:00		216	186							402
02:00		318	**273**							**591**
03:00		303	263							566
04:00		**330**	232							562
05:00		309	208							517
06:00		231	160							391
07:00		198	86							284
08:00		159	40							199
09:00		94	24							118
10:00		50	12							62
11:00		13	3							16
Total		3460	3345							6805
Percent		50.8%	49.2%							
AM Peak	-	07:00	07:00	-	-	-	-	-	-	07:00
Vol.	-	209	470	-	-	-	-	-	-	679
PM Peak	-	16:00	14:00	-	-	-	-	-	-	14:00
Vol.	-	330	273	-	-	-	-	-	-	591
Grand Total		3460	3345							6805
Percent		50.8%	49.2%							
ADT		ADT 6,805		AADT 6,805						

All Traffic Data Services
9660 W 44th Ave
Wheat Ridge, CO 80033
www.alltrafficdata.net

Site Code: 5
Station ID: 5
FOX SPARROW RD S.O. PINYON JAY RD

Start Time	08-Feb-24 Thu	NB	SB							Total
12:00 AM		0	0							0
01:00		0	0							0
02:00		0	0							0
03:00		1	0							1
04:00		0	0							0
05:00		7	1							8
06:00		19	70							89
07:00		**109**	**155**							**264**
08:00		30	13							43
09:00		22	24							46
10:00		22	20							42
11:00		19	25							44
12:00 PM		21	33							54
01:00		28	25							53
02:00		**101**	**127**							**228**
03:00		59	49							108
04:00		31	41							72
05:00		19	40							59
06:00		14	23							37
07:00		6	12							18
08:00		6	5							11
09:00		2	2							4
10:00		1	2							3
11:00		1	1							2
Total		518	668							1186
Percent		43.7%	56.3%							
AM Peak	-	07:00	07:00	-	-	-	-	-	-	07:00
Vol.	-	109	155	-	-	-	-	-	-	264
PM Peak	-	14:00	14:00	-	-	-	-	-	-	14:00
Vol.	-	101	127	-	-	-	-	-	-	228
Grand Total		518	668							1186
Percent		43.7%	56.3%							
ADT		ADT 1,186		AADT 1,186						

APPENDIX B

Level of Service Definitions

The following information is referenced from the Highway Capacity Manual: A Guide for Multimodal Mobility Analysis, 6th Edition, Transportation Research Board, 2016: Chapter 19 – Signalized Intersections.

Motorized Vehicle Level of Service (LOS) for Signalized Intersections

Levels of service are defined to represent reasonable ranges in control delay.

LOS A Describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B Describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

LOS C Describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate. Individual *cycle failures* (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.

LOS D Describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

LOS E Describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.

LOS F Describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio[a]	
	$v/c \leq 1.0$	$v/c > 1.0$
≤ 10	A	F
> 10 – 20	B	F
> 20 – 35	C	F
> 35 – 55	D	F
> 55 – 80	E	F
> 80	F	F

Note: [a] For approach-based and intersectionwide assessments, LOS is defined solely by control delay.

The following information is referenced from the Highway Capacity Manual: A Guide for Multimodal Mobility Analysis, 6th Edition, Transportation Research Board, 2016: Chapter 20 – Two-Way Stop-Controlled Intersections, Chapter 21 – All-Way Stop-Controlled Intersections, and Chapter 22 - Roundabouts.

Motorized Vehicle Level of Service (LOS) for Unsignalized & Roundabout Intersections

LOS is a quantitative stratification of performance measure(s) representing quality of service. Quality of service describes how well a transportation facility or service operates from a traveler's perspective. LOS is measured on an A – F scale, with LOS A representing the best operating conditions from a traveler's perspective.

Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio[a]	
	$v/c \leq 1.0$	$v/c > 1.0$
0 – 10	A	F
> 10 – 15	B	F
> 15 – 25	C	F
> 25 – 35	D	F
> 35 – 50	E	F
> 50	F	F

Note: The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.

[a] For approaches and intersectionwide assessment, LOS is defined solely by control delay.

APPENDIX C

Capacity Worksheets

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	283	25	10	69	45	356	4	1222	56	128	733	69
Future Volume (vph)	283	25	10	69	45	356	4	1222	56	128	733	69
Satd. Flow (prot)	1770	1863	1583	0	1809	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.515				0.811		0.950			0.950		
Satd. Flow (perm)	959	1863	1583	0	1511	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			73			127			91			91
Lane Group Flow (vph)	308	27	11	0	124	387	4	1328	61	139	797	75
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	15.0	50.0	50.0	35.0	35.0	35.0	10.0	60.0	60.0	10.0	60.0	60.0
Total Split (%)	12.5%	41.7%	41.7%	29.2%	29.2%	29.2%	8.3%	50.0%	50.0%	8.3%	50.0%	50.0%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	40.3	40.3	40.3		25.3	25.3	5.3	56.7	56.7	8.0	67.7	67.7
Actuated g/C Ratio	0.34	0.34	0.34		0.21	0.21	0.04	0.47	0.47	0.07	0.56	0.56
v/c Ratio	0.78	0.04	0.02		0.39	0.89	0.05	0.79	0.08	0.61	0.40	0.08
Control Delay	46.7	24.5	0.1		42.9	53.3	56.8	31.8	1.7	67.2	16.9	2.7
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	46.7	24.5	0.1		42.9	53.3	56.8	31.8	1.7	67.2	16.9	2.7
LOS	D	C	A		D	D	E	C	A	E	B	A
Approach Delay		43.5			50.8			30.6			22.8	
Approach LOS		D			D			C			C	
Queue Length 50th (ft)	187	14	0		82	202	3	466	0	54	172	0
Queue Length 95th (ft)	259	33	0		134	#322	15	564	11	#124	283	20
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	396	714	651		390	503	78	1672	796	227	1995	932
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.78	0.04	0.02		0.32	0.77	0.05	0.79	0.08	0.61	0.40	0.08

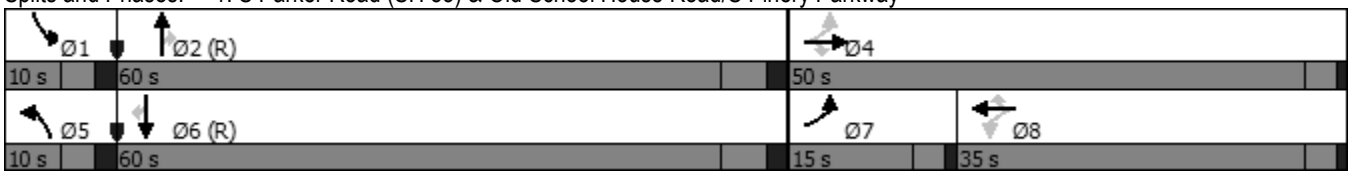
Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.89

Intersection Signal Delay: 32.7	Intersection LOS: C
Intersection Capacity Utilization 83.2%	ICU Level of Service E
Analysis Period (min) 15	

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	1.9

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	1	0	10	67	0	11	0	167	17	16	337	0
Future Vol, veh/h	1	0	10	67	0	11	0	167	17	16	337	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	11	73	0	12	0	182	18	17	366	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	597	600	183	399	582	182	366	0	0	200	0	0
Stage 1	400	400	-	182	182	-	-	-	-	-	-	-
Stage 2	197	200	-	217	400	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	400	414	829	548	424	860	1191	-	-	1371	-	-
Stage 1	598	601	-	819	748	-	-	-	-	-	-	-
Stage 2	804	735	-	766	601	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	390	407	829	534	417	860	1191	-	-	1371	-	-
Mov Cap-2 Maneuver	390	407	-	534	417	-	-	-	-	-	-	-
Stage 1	598	591	-	819	748	-	-	-	-	-	-	-
Stage 2	793	735	-	744	591	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	9.9	12.3	0	0.4
HCM LOS	A	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1191	-	-	534	860	752	1371	-	-
HCM Lane V/C Ratio	-	-	-	0.136	0.014	0.016	0.013	-	-
HCM Control Delay (s)	0	-	-	12.8	9.2	9.9	7.7	0.1	-
HCM Lane LOS	A	-	-	B	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0	0	0	-	-

Intersection	
Int Delay, s/veh	5.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↰	⅄	
Traffic Vol, veh/h	5	12	0	1	38	0
Future Vol, veh/h	5	12	0	1	38	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	13	0	1	41	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	18	0	6	5
Stage 1	-	-	-	-	5	-
Stage 2	-	-	-	-	1	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1599	-	1015	1078
Stage 1	-	-	-	-	1018	-
Stage 2	-	-	-	-	1022	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1599	-	1015	1078
Mov Cap-2 Maneuver	-	-	-	-	1015	-
Stage 1	-	-	-	-	1018	-
Stage 2	-	-	-	-	1022	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1015	-	-	1599	-
HCM Lane V/C Ratio	0.041	-	-	-	-
HCM Control Delay (s)	8.7	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	186	0	0	280	9	3
Future Vol, veh/h	186	0	0	280	9	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	202	0	0	304	10	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	202	0	506	202
Stage 1	-	-	-	-	202	-
Stage 2	-	-	-	-	304	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1370	-	526	839
Stage 1	-	-	-	-	832	-
Stage 2	-	-	-	-	748	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1370	-	526	839
Mov Cap-2 Maneuver	-	-	-	-	526	-
Stage 1	-	-	-	-	832	-
Stage 2	-	-	-	-	748	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	11.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	580	-	-	1370	-
HCM Lane V/C Ratio	0.022	-	-	-	-
HCM Control Delay (s)	11.4	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	3.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	54	137	51	189	106	29
Future Vol, veh/h	54	137	51	189	106	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	59	149	55	205	115	32

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	208	0	449	134
Stage 1	-	-	-	-	134	-
Stage 2	-	-	-	-	315	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1363	-	568	915
Stage 1	-	-	-	-	892	-
Stage 2	-	-	-	-	740	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1363	-	542	915
Mov Cap-2 Maneuver	-	-	-	-	542	-
Stage 1	-	-	-	-	892	-
Stage 2	-	-	-	-	706	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.6	13
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	594	-	-	1363	-
HCM Lane V/C Ratio	0.247	-	-	0.041	-
HCM Control Delay (s)	13	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	1	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	11	1	132	200	2
Future Vol, veh/h	1	11	1	132	200	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	12	1	143	217	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	363	218	219	0	-	0
Stage 1	218	-	-	-	-	-
Stage 2	145	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	636	822	1350	-	-	-
Stage 1	818	-	-	-	-	-
Stage 2	882	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	635	822	1350	-	-	-
Mov Cap-2 Maneuver	635	-	-	-	-	-
Stage 1	817	-	-	-	-	-
Stage 2	882	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1350	-	802	-	-
HCM Lane V/C Ratio	0.001	-	0.016	-	-
HCM Control Delay (s)	7.7	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	127	44	144	36	19	278
Future Vol, veh/h	127	44	144	36	19	278
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	138	48	157	39	21	302

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	196	0	-	0	501	177
Stage 1	-	-	-	-	177	-
Stage 2	-	-	-	-	324	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1377	-	-	-	530	866
Stage 1	-	-	-	-	854	-
Stage 2	-	-	-	-	733	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1377	-	-	-	477	866
Mov Cap-2 Maneuver	-	-	-	-	477	-
Stage 1	-	-	-	-	769	-
Stage 2	-	-	-	-	733	-

Approach	EB	WB	SB
HCM Control Delay, s	5.9	0	11.5
HCM LOS			B

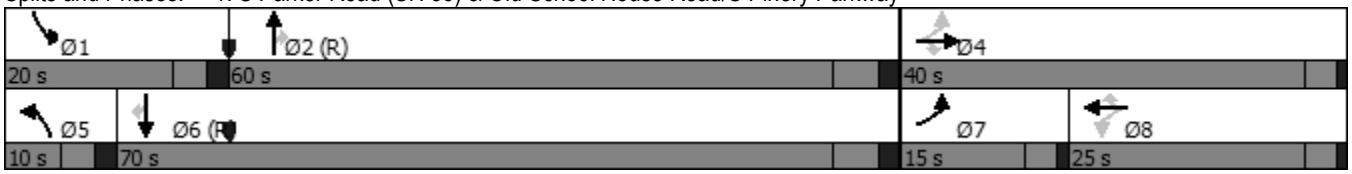
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1377	-	-	-	477	866
HCM Lane V/C Ratio	0.1	-	-	-	0.043	0.349
HCM Control Delay (s)	7.9	-	-	-	12.9	11.4
HCM Lane LOS	A	-	-	-	B	B
HCM 95th %tile Q(veh)	0.3	-	-	-	0.1	1.6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	146	35	7	29	13	196	6	791	42	251	1103	231
Future Volume (vph)	146	35	7	29	13	196	6	791	42	251	1103	231
Satd. Flow (prot)	1770	1863	1583	0	1799	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.508				0.769		0.950			0.950		
Satd. Flow (perm)	946	1863	1583	0	1432	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			118			213			136			251
Lane Group Flow (vph)	159	38	8	0	46	213	7	860	46	273	1199	251
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	15.0	40.0	40.0	25.0	25.0	25.0	10.0	60.0	60.0	20.0	70.0	70.0
Total Split (%)	12.5%	33.3%	33.3%	20.8%	20.8%	20.8%	8.3%	50.0%	50.0%	16.7%	58.3%	58.3%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	24.1	24.1	24.1		9.3	9.3	6.1	66.1	66.1	14.8	83.4	83.4
Actuated g/C Ratio	0.20	0.20	0.20		0.08	0.08	0.05	0.55	0.55	0.12	0.70	0.70
v/c Ratio	0.60	0.10	0.02		0.41	0.67	0.08	0.44	0.05	0.65	0.49	0.21
Control Delay	51.5	38.2	0.1		62.7	17.5	55.7	17.8	0.1	57.2	10.4	1.7
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	51.5	38.2	0.1		62.7	17.5	55.7	17.8	0.1	57.2	10.4	1.7
LOS	D	D	A		E	B	E	B	A	E	B	A
Approach Delay		47.1			25.5			17.2			16.5	
Approach LOS		D			C			B			B	
Queue Length 50th (ft)	109	24	0		35	0	5	198	0	105	185	0
Queue Length 95th (ft)	168	52	0		71	73	21	294	0	145	366	35
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	265	558	557		250	452	90	1949	933	458	2460	1176
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.60	0.07	0.01		0.18	0.47	0.08	0.44	0.05	0.60	0.49	0.21

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 75
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.67	
Intersection Signal Delay: 19.5	Intersection LOS: B
Intersection Capacity Utilization 61.9%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	1.5

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	2	2	8	35	1	6	11	217	61	10	148	0
Future Vol, veh/h	2	2	8	35	1	6	11	217	61	10	148	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	2	9	38	1	7	12	236	66	11	161	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	480	509	81	364	443	236	161	0	0	302	0	0
Stage 1	183	183	-	260	260	-	-	-	-	-	-	-
Stage 2	297	326	-	104	183	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	482	466	963	579	508	802	1417	-	-	1257	-	-
Stage 1	802	748	-	744	692	-	-	-	-	-	-	-
Stage 2	711	648	-	891	748	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	470	458	963	564	499	802	1417	-	-	1257	-	-
Mov Cap-2 Maneuver	470	458	-	564	499	-	-	-	-	-	-	-
Stage 1	796	741	-	738	686	-	-	-	-	-	-	-
Stage 2	698	643	-	872	741	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	10.2	11.6	0.3	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1417	-	-	562	802	709	1257	-	-
HCM Lane V/C Ratio	0.008	-	-	0.07	0.008	0.018	0.009	-	-
HCM Control Delay (s)	7.6	-	-	11.9	9.5	10.2	7.9	0	-
HCM Lane LOS	A	-	-	B	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0.1	0	-	-

Intersection	
Int Delay, s/veh	2.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↰	⅄	
Traffic Vol, veh/h	4	32	0	8	18	0
Future Vol, veh/h	4	32	0	8	18	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	35	0	9	20	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	39	0	13	4
Stage 1	-	-	-	-	4	-
Stage 2	-	-	-	-	9	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1571	-	1006	1080
Stage 1	-	-	-	-	1019	-
Stage 2	-	-	-	-	1014	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1571	-	1006	1080
Mov Cap-2 Maneuver	-	-	-	-	1006	-
Stage 1	-	-	-	-	1019	-
Stage 2	-	-	-	-	1014	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1006	-	-	1571	-
HCM Lane V/C Ratio	0.019	-	-	-	-
HCM Control Delay (s)	8.6	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	181	9	1	127	5	0
Future Vol, veh/h	181	9	1	127	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	197	10	1	138	5	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	207	0	342	202
Stage 1	-	-	-	-	202	-
Stage 2	-	-	-	-	140	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1364	-	654	839
Stage 1	-	-	-	-	832	-
Stage 2	-	-	-	-	887	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1364	-	653	839
Mov Cap-2 Maneuver	-	-	-	-	653	-
Stage 1	-	-	-	-	832	-
Stage 2	-	-	-	-	886	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	10.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	653	-	-	1364	-
HCM Lane V/C Ratio	0.008	-	-	0.001	-
HCM Control Delay (s)	10.6	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	149	42	16	113	33	15
Future Vol, veh/h	149	42	16	113	33	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	162	46	17	123	36	16

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	208	0	342	185
Stage 1	-	-	-	-	185	-
Stage 2	-	-	-	-	157	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1363	-	654	857
Stage 1	-	-	-	-	847	-
Stage 2	-	-	-	-	871	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1363	-	645	857
Mov Cap-2 Maneuver	-	-	-	-	645	-
Stage 1	-	-	-	-	847	-
Stage 2	-	-	-	-	860	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	10.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	699	-	-	1363	-
HCM Lane V/C Ratio	0.075	-	-	0.013	-
HCM Control Delay (s)	10.6	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	3	3	38	35	5
Future Vol, veh/h	5	3	3	38	35	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	3	3	41	38	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	88	41	43	0	-	0
Stage 1	41	-	-	-	-	-
Stage 2	47	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	913	1030	1566	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	975	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	911	1030	1566	-	-	-
Mov Cap-2 Maneuver	911	-	-	-	-	-
Stage 1	979	-	-	-	-	-
Stage 2	975	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1566	-	952	-	-
HCM Lane V/C Ratio	0.002	-	0.009	-	-
HCM Control Delay (s)	7.3	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	4.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	86	132	70	6	8	101
Future Vol, veh/h	86	132	70	6	8	101
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	93	143	76	7	9	110

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	83	0	-	0	409	80
Stage 1	-	-	-	-	80	-
Stage 2	-	-	-	-	329	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1514	-	-	-	599	980
Stage 1	-	-	-	-	943	-
Stage 2	-	-	-	-	729	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1514	-	-	-	562	980
Mov Cap-2 Maneuver	-	-	-	-	562	-
Stage 1	-	-	-	-	885	-
Stage 2	-	-	-	-	729	-

Approach	EB	WB	SB
HCM Control Delay, s	3	0	9.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1514	-	-	-	562	980
HCM Lane V/C Ratio	0.062	-	-	-	0.015	0.112
HCM Control Delay (s)	7.5	-	-	-	11.5	9.1
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0	0.4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	294	26	10	72	47	370	4	1271	58	133	762	72
Future Volume (vph)	294	26	10	72	47	370	4	1271	58	133	762	72
Satd. Flow (prot)	1770	1863	1583	0	1809	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.515				0.810		0.950			0.950		
Satd. Flow (perm)	959	1863	1583	0	1509	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			73			123			91			91
Lane Group Flow (vph)	320	28	11	0	129	402	4	1382	63	145	828	78
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	15.0	50.0	50.0	35.0	35.0	35.0	10.0	60.0	60.0	10.0	60.0	60.0
Total Split (%)	12.5%	41.7%	41.7%	29.2%	29.2%	29.2%	8.3%	50.0%	50.0%	8.3%	50.0%	50.0%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	41.5	41.5	41.5		26.5	26.5	5.3	55.6	55.6	7.9	66.5	66.5
Actuated g/C Ratio	0.35	0.35	0.35		0.22	0.22	0.04	0.46	0.46	0.07	0.55	0.55
v/c Ratio	0.79	0.04	0.02		0.39	0.90	0.05	0.84	0.08	0.64	0.42	0.09
Control Delay	46.9	24.2	0.1		42.2	55.3	56.8	34.7	1.8	69.3	17.7	2.9
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	46.9	24.2	0.1		42.2	55.3	56.8	34.7	1.8	69.3	17.7	2.9
LOS	D	C	A		D	E	E	C	A	E	B	A
Approach Delay		43.7			52.1			33.3			23.8	
Approach LOS		D			D			C			C	
Queue Length 50th (ft)	191	14	0		83	215	3	497	0	57	188	0
Queue Length 95th (ft)	271	33	0		139	#368	15	601	13	#129	296	22
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	405	714	651		389	500	78	1640	782	225	1961	917
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.79	0.04	0.02		0.33	0.80	0.05	0.84	0.08	0.64	0.42	0.09

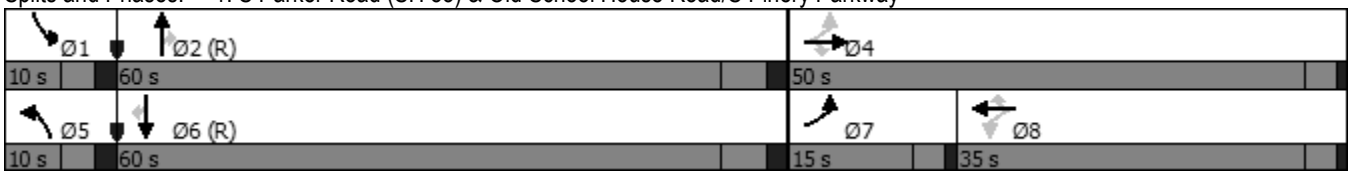
Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.90

Intersection Signal Delay: 34.4	Intersection LOS: C
Intersection Capacity Utilization 86.0%	ICU Level of Service E
Analysis Period (min) 15	

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	2

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	1	0	10	70	0	11	0	174	18	17	351	0
Future Vol, veh/h	1	0	10	70	0	11	0	174	18	17	351	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	11	76	0	12	0	189	20	18	382	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	623	627	191	416	607	189	382	0	0	209	0	0
Stage 1	418	418	-	189	189	-	-	-	-	-	-	-
Stage 2	205	209	-	227	418	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	384	399	819	534	410	852	1175	-	-	1360	-	-
Stage 1	584	590	-	812	743	-	-	-	-	-	-	-
Stage 2	796	729	-	756	590	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	374	392	819	520	403	852	1175	-	-	1360	-	-
Mov Cap-2 Maneuver	374	392	-	520	403	-	-	-	-	-	-	-
Stage 1	584	580	-	812	743	-	-	-	-	-	-	-
Stage 2	785	729	-	733	580	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	10	12.6	0	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1175	-	-	520	852	739	1360	-	-
HCM Lane V/C Ratio	-	-	-	0.146	0.014	0.016	0.014	-	-
HCM Control Delay (s)	0	-	-	13.1	9.3	10	7.7	0.1	-
HCM Lane LOS	A	-	-	B	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0	0	0	-	-

Intersection	
Int Delay, s/veh	3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↰	⅄	
Traffic Vol, veh/h	5	13	0	1	10	0
Future Vol, veh/h	5	13	0	1	10	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	14	0	1	11	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	19	0	6	5
Stage 1	-	-	-	-	5	-
Stage 2	-	-	-	-	1	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1597	-	1015	1078
Stage 1	-	-	-	-	1018	-
Stage 2	-	-	-	-	1022	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1597	-	1015	1078
Mov Cap-2 Maneuver	-	-	-	-	1015	-
Stage 1	-	-	-	-	1018	-
Stage 2	-	-	-	-	1022	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1015	-	-	1597	-
HCM Lane V/C Ratio	0.011	-	-	-	-
HCM Control Delay (s)	8.6	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	193	0	0	291	9	3
Future Vol, veh/h	193	0	0	291	9	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	210	0	0	316	10	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	210	0	526	210
Stage 1	-	-	-	-	210	-
Stage 2	-	-	-	-	316	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1361	-	512	830
Stage 1	-	-	-	-	825	-
Stage 2	-	-	-	-	739	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1361	-	512	830
Mov Cap-2 Maneuver	-	-	-	-	512	-
Stage 1	-	-	-	-	825	-
Stage 2	-	-	-	-	739	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	11.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	566	-	-	1361	-
HCM Lane V/C Ratio	0.023	-	-	-	-
HCM Control Delay (s)	11.5	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	3.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	56	143	53	197	110	30
Future Vol, veh/h	56	143	53	197	110	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	61	155	58	214	120	33

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	216	0	469	139
Stage 1	-	-	-	-	139	-
Stage 2	-	-	-	-	330	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1354	-	553	909
Stage 1	-	-	-	-	888	-
Stage 2	-	-	-	-	728	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1354	-	526	909
Mov Cap-2 Maneuver	-	-	-	-	526	-
Stage 1	-	-	-	-	888	-
Stage 2	-	-	-	-	692	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.6	13.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	578	-	-	1354	-
HCM Lane V/C Ratio	0.263	-	-	0.043	-
HCM Control Delay (s)	13.4	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	11	1	137	208	2
Future Vol, veh/h	1	11	1	137	208	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	12	1	149	226	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	378	227	228	0	-	0
Stage 1	227	-	-	-	-	-
Stage 2	151	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	624	812	1340	-	-	-
Stage 1	811	-	-	-	-	-
Stage 2	877	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	623	812	1340	-	-	-
Mov Cap-2 Maneuver	623	-	-	-	-	-
Stage 1	810	-	-	-	-	-
Stage 2	877	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1340	-	792	-	-
HCM Lane V/C Ratio	0.001	-	0.016	-	-
HCM Control Delay (s)	7.7	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	6.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	132	46	150	37	20	289
Future Vol, veh/h	132	46	150	37	20	289
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	143	50	163	40	22	314

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	203	0	-	0	519	183
Stage 1	-	-	-	-	183	-
Stage 2	-	-	-	-	336	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1369	-	-	-	517	859
Stage 1	-	-	-	-	848	-
Stage 2	-	-	-	-	724	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1369	-	-	-	463	859
Mov Cap-2 Maneuver	-	-	-	-	463	-
Stage 1	-	-	-	-	760	-
Stage 2	-	-	-	-	724	-

Approach	EB	WB	SB
HCM Control Delay, s	5.9	0	11.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1369	-	-	-	463	859
HCM Lane V/C Ratio	0.105	-	-	-	0.047	0.366
HCM Control Delay (s)	7.9	-	-	-	13.2	11.6
HCM Lane LOS	A	-	-	-	B	B
HCM 95th %tile Q(veh)	0.3	-	-	-	0.1	1.7

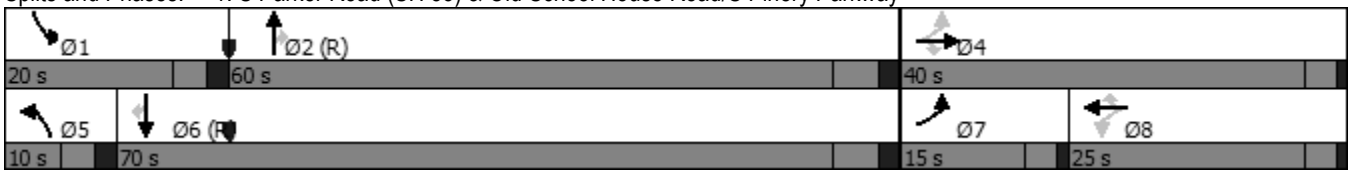
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	152	36	7	30	14	204	6	823	44	261	1147	240
Future Volume (vph)	152	36	7	30	14	204	6	823	44	261	1147	240
Satd. Flow (prot)	1770	1863	1583	0	1801	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.511				0.770		0.950			0.950		
Satd. Flow (perm)	952	1863	1583	0	1434	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			118			222			136			261
Lane Group Flow (vph)	165	39	8	0	48	222	7	895	48	284	1247	261
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	15.0	40.0	40.0	25.0	25.0	25.0	10.0	60.0	60.0	20.0	70.0	70.0
Total Split (%)	12.5%	33.3%	33.3%	20.8%	20.8%	20.8%	8.3%	50.0%	50.0%	16.7%	58.3%	58.3%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	24.4	24.4	24.4		9.5	9.5	6.1	65.5	65.5	15.1	83.2	83.2
Actuated g/C Ratio	0.20	0.20	0.20		0.08	0.08	0.05	0.55	0.55	0.13	0.69	0.69
v/c Ratio	0.62	0.10	0.02		0.42	0.67	0.08	0.46	0.05	0.66	0.51	0.22
Control Delay	52.0	38.1	0.1		62.9	17.3	55.7	18.5	0.1	57.2	10.8	1.7
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	52.0	38.1	0.1		62.9	17.3	55.7	18.5	0.1	57.2	10.8	1.7
LOS	D	D	A		E	B	E	B	A	E	B	A
Approach Delay		47.5			25.4			17.9			16.8	
Approach LOS		D			C			B			B	
Queue Length 50th (ft)	114	25	0		36	0	5	211	0	109	197	0
Queue Length 95th (ft)	173	53	0		74	73	21	313	0	150	391	36
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	268	558	557		250	460	90	1932	926	462	2453	1177
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.62	0.07	0.01		0.19	0.48	0.08	0.46	0.05	0.61	0.51	0.22

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.67

Intersection Signal Delay: 19.9	Intersection LOS: B
Intersection Capacity Utilization 63.5%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	1.5

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	2	2	8	36	1	6	11	226	63	10	154	0
Future Vol, veh/h	2	2	8	36	1	6	11	226	63	10	154	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	2	9	39	1	7	12	246	68	11	167	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	497	527	84	377	459	246	167	0	0	314	0	0
Stage 1	189	189	-	270	270	-	-	-	-	-	-	-
Stage 2	308	338	-	107	189	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	469	456	959	568	498	792	1410	-	-	1245	-	-
Stage 1	795	743	-	735	685	-	-	-	-	-	-	-
Stage 2	701	640	-	887	743	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	458	447	959	553	489	792	1410	-	-	1245	-	-
Mov Cap-2 Maneuver	458	447	-	553	489	-	-	-	-	-	-	-
Stage 1	788	736	-	728	679	-	-	-	-	-	-	-
Stage 2	688	634	-	868	736	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	10.3	11.7	0.3	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1410	-	-	551	792	698	1245	-	-
HCM Lane V/C Ratio	0.008	-	-	0.073	0.008	0.019	0.009	-	-
HCM Control Delay (s)	7.6	-	-	12	9.6	10.3	7.9	0	-
HCM Lane LOS	A	-	-	B	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0.1	0	-	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	4	33	0	8	19	0
Future Vol, veh/h	4	33	0	8	19	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	36	0	9	21	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	40	0	13	4
Stage 1	-	-	-	-	4	-
Stage 2	-	-	-	-	9	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1570	-	1006	1080
Stage 1	-	-	-	-	1019	-
Stage 2	-	-	-	-	1014	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1570	-	1006	1080
Mov Cap-2 Maneuver	-	-	-	-	1006	-
Stage 1	-	-	-	-	1019	-
Stage 2	-	-	-	-	1014	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1006	-	-	1570	-
HCM Lane V/C Ratio	0.021	-	-	-	-
HCM Control Delay (s)	8.7	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	188	9	1	132	5	0
Future Vol, veh/h	188	9	1	132	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	204	10	1	143	5	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	214	0	354	209
Stage 1	-	-	-	-	209	-
Stage 2	-	-	-	-	145	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1356	-	644	831
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	882	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1356	-	643	831
Mov Cap-2 Maneuver	-	-	-	-	643	-
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	881	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	10.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	643	-	-	1356	-
HCM Lane V/C Ratio	0.008	-	-	0.001	-
HCM Control Delay (s)	10.6	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	155	44	17	118	34	16
Future Vol, veh/h	155	44	17	118	34	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	168	48	18	128	37	17

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	216	0	356	192
Stage 1	-	-	-	-	192	-
Stage 2	-	-	-	-	164	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1354	-	642	850
Stage 1	-	-	-	-	841	-
Stage 2	-	-	-	-	865	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1354	-	633	850
Mov Cap-2 Maneuver	-	-	-	-	633	-
Stage 1	-	-	-	-	841	-
Stage 2	-	-	-	-	853	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	10.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	689	-	-	1354	-
HCM Lane V/C Ratio	0.079	-	-	0.014	-
HCM Control Delay (s)	10.7	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	3	3	40	36	5
Future Vol, veh/h	5	3	3	40	36	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	3	3	43	39	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	91	42	44	0	-	0
Stage 1	42	-	-	-	-	-
Stage 2	49	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	909	1029	1564	-	-	-
Stage 1	980	-	-	-	-	-
Stage 2	973	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	907	1029	1564	-	-	-
Mov Cap-2 Maneuver	907	-	-	-	-	-
Stage 1	978	-	-	-	-	-
Stage 2	973	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1564	-	949	-	-
HCM Lane V/C Ratio	0.002	-	0.009	-	-
HCM Control Delay (s)	7.3	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	89	137	73	6	8	105
Future Vol, veh/h	89	137	73	6	8	105
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	97	149	79	7	9	114

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	86	0	-	0	426	83
Stage 1	-	-	-	-	83	-
Stage 2	-	-	-	-	343	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1510	-	-	-	585	976
Stage 1	-	-	-	-	940	-
Stage 2	-	-	-	-	719	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1510	-	-	-	548	976
Mov Cap-2 Maneuver	-	-	-	-	548	-
Stage 1	-	-	-	-	880	-
Stage 2	-	-	-	-	719	-

Approach	EB	WB	SB
HCM Control Delay, s	3	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1510	-	-	-	548	976
HCM Lane V/C Ratio	0.064	-	-	-	0.016	0.117
HCM Control Delay (s)	7.5	-	-	-	11.7	9.2
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0	0.4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	425	38	15	104	68	534	6	1833	84	192	1100	104
Future Volume (vph)	425	38	15	104	68	534	6	1833	84	192	1100	104
Satd. Flow (prot)	1770	1863	1583	0	1809	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.435				0.791		0.950			0.950		
Satd. Flow (perm)	810	1863	1583	0	1473	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			73			109			91			111
Lane Group Flow (vph)	462	41	16	0	187	580	7	1992	91	209	1196	113
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	15.0	48.0	48.0	33.0	33.0	33.0	10.0	62.0	62.0	10.0	62.0	62.0
Total Split (%)	12.5%	40.0%	40.0%	27.5%	27.5%	27.5%	8.3%	51.7%	51.7%	8.3%	51.7%	51.7%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	44.0	44.0	44.0		29.0	29.0	5.0	56.0	56.0	5.0	64.0	64.0
Actuated g/C Ratio	0.37	0.37	0.37		0.24	0.24	0.04	0.47	0.47	0.04	0.53	0.53
v/c Ratio	1.20	0.06	0.03		0.53	1.25	0.10	1.21	0.12	1.46	0.63	0.13
Control Delay	144.8	25.1	0.1		45.8	160.2	58.3	129.4	4.0	281.8	22.2	3.5
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	144.8	25.1	0.1		45.8	160.2	58.3	129.4	4.0	281.8	22.2	3.5
LOS	F	C	A		D	F	E	F	A	F	C	A
Approach Delay		130.9			132.3			123.7			56.6	
Approach LOS		F			F			F			E	
Queue Length 50th (ft)	~384	20	0		126	~494	5	~989	0	~114	317	1
Queue Length 95th (ft)	#641	46	0		203	#719	22	#1127	29	#193	466	33
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	385	683	626		355	465	73	1651	787	143	1887	895
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.20	0.06	0.03		0.53	1.25	0.10	1.21	0.12	1.46	0.63	0.13

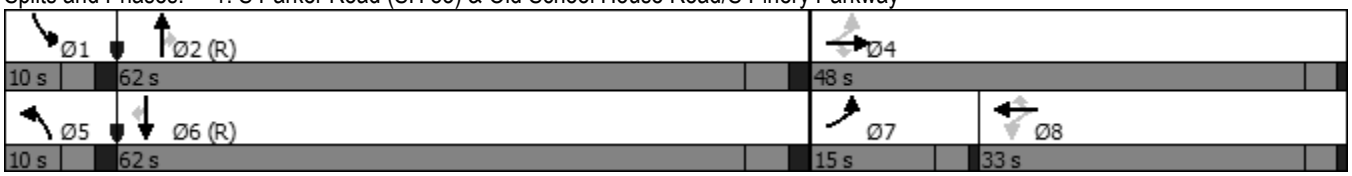
Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 140
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.46

Intersection Signal Delay: 105.0	Intersection LOS: F
Intersection Capacity Utilization 118.9%	ICU Level of Service H
Analysis Period (min) 15	

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	2.6

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	2	0	15	101	0	17	0	251	26	24	506	0
Future Vol, veh/h	2	0	15	101	0	17	0	251	26	24	506	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	16	110	0	18	0	273	28	26	550	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	898	903	275	600	875	273	550	0	0	301	0	0
Stage 1	602	602	-	273	273	-	-	-	-	-	-	-
Stage 2	296	301	-	327	602	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	247	276	723	399	287	765	1018	-	-	1258	-	-
Stage 1	454	488	-	732	683	-	-	-	-	-	-	-
Stage 2	712	664	-	660	488	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	235	268	723	381	278	765	1018	-	-	1258	-	-
Mov Cap-2 Maneuver	235	268	-	381	278	-	-	-	-	-	-	-
Stage 1	454	473	-	732	683	-	-	-	-	-	-	-
Stage 2	695	664	-	626	473	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	11.4	17	0	0.5
HCM LOS	B	C		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1018	-	-	381	765	581	1258	-	-
HCM Lane V/C Ratio	-	-	-	0.288	0.024	0.032	0.021	-	-
HCM Control Delay (s)	0	-	-	18.2	9.8	11.4	7.9	0.1	-
HCM Lane LOS	A	-	-	C	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.2	0.1	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	5.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↰	↱	
Traffic Vol, veh/h	8	18	0	2	57	0
Future Vol, veh/h	8	18	0	2	57	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	20	0	2	62	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	29	0	11	9
Stage 1	-	-	-	-	9	-
Stage 2	-	-	-	-	2	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1584	-	1009	1073
Stage 1	-	-	-	-	1014	-
Stage 2	-	-	-	-	1021	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1584	-	1009	1073
Mov Cap-2 Maneuver	-	-	-	-	1009	-
Stage 1	-	-	-	-	1014	-
Stage 2	-	-	-	-	1021	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1009	-	-	1584	-
HCM Lane V/C Ratio	0.061	-	-	-	-
HCM Control Delay (s)	8.8	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	279	0	0	420	14	5
Future Vol, veh/h	279	0	0	420	14	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	303	0	0	457	15	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	303	0	760	303
Stage 1	-	-	-	-	303	-
Stage 2	-	-	-	-	457	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1258	-	374	737
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	638	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1258	-	374	737
Mov Cap-2 Maneuver	-	-	-	-	374	-
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	638	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	13.8
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	430	-	-	1258	-
HCM Lane V/C Ratio	0.048	-	-	-	-
HCM Control Delay (s)	13.8	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	5.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	81	206	77	284	159	44
Future Vol, veh/h	81	206	77	284	159	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	88	224	84	309	173	48

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	312	0	677	200
Stage 1	-	-	-	-	200	-
Stage 2	-	-	-	-	477	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1248	-	418	841
Stage 1	-	-	-	-	834	-
Stage 2	-	-	-	-	624	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1248	-	384	841
Mov Cap-2 Maneuver	-	-	-	-	384	-
Stage 1	-	-	-	-	834	-
Stage 2	-	-	-	-	573	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	21.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	435	-	-	1248	-
HCM Lane V/C Ratio	0.507	-	-	0.067	-
HCM Control Delay (s)	21.5	-	-	8.1	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	2.8	-	-	0.2	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	17	2	198	300	3
Future Vol, veh/h	2	17	2	198	300	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	18	2	215	326	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	547	328	329	0	-	0
Stage 1	328	-	-	-	-	-
Stage 2	219	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	498	713	1231	-	-	-
Stage 1	730	-	-	-	-	-
Stage 2	817	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	497	713	1231	-	-	-
Mov Cap-2 Maneuver	497	-	-	-	-	-
Stage 1	729	-	-	-	-	-
Stage 2	817	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.4	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1231	-	682	-	-
HCM Lane V/C Ratio	0.002	-	0.03	-	-
HCM Control Delay (s)	7.9	0	10.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	191	66	216	54	29	417
Future Vol, veh/h	191	66	216	54	29	417
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	208	72	235	59	32	453

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	294	0	-	0	753	265
Stage 1	-	-	-	-	265	-
Stage 2	-	-	-	-	488	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1268	-	-	-	377	774
Stage 1	-	-	-	-	779	-
Stage 2	-	-	-	-	617	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1268	-	-	-	315	774
Mov Cap-2 Maneuver	-	-	-	-	315	-
Stage 1	-	-	-	-	651	-
Stage 2	-	-	-	-	617	-

Approach	EB	WB	SB
HCM Control Delay, s	6.2	0	16.1
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1268	-	-	-	315	774
HCM Lane V/C Ratio	0.164	-	-	-	0.1	0.586
HCM Control Delay (s)	8.4	-	-	-	17.7	16
HCM Lane LOS	A	-	-	-	C	C
HCM 95th %tile Q(veh)	0.6	-	-	-	0.3	3.9

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	219	53	11	44	20	294	9	1187	63	377	1655	347
Future Volume (vph)	219	53	11	44	20	294	9	1187	63	377	1655	347
Satd. Flow (prot)	1770	1863	1583	0	1801	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.541				0.765		0.950			0.950		
Satd. Flow (perm)	1008	1863	1583	0	1425	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			118			214			136			297
Lane Group Flow (vph)	238	58	12	0	70	320	10	1290	68	410	1799	377
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	13.0	37.0	37.0	24.0	24.0	24.0	10.0	61.0	61.0	22.0	73.0	73.0
Total Split (%)	10.8%	30.8%	30.8%	20.0%	20.0%	20.0%	8.3%	50.8%	50.8%	18.3%	60.8%	60.8%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	26.9	26.9	26.9		13.9	13.9	5.7	60.4	60.4	17.7	81.1	81.1
Actuated g/C Ratio	0.22	0.22	0.22		0.12	0.12	0.05	0.50	0.50	0.15	0.68	0.68
v/c Ratio	0.84	0.14	0.03		0.43	0.86	0.12	0.72	0.08	0.81	0.75	0.32
Control Delay	67.4	35.9	0.1		55.4	39.2	58.2	27.4	0.2	62.9	17.3	3.3
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	67.4	35.9	0.1		55.4	39.2	58.2	27.4	0.2	62.9	17.3	3.3
LOS	E	D	A		E	D	E	C	A	E	B	A
Approach Delay		58.9			42.1			26.2			22.5	
Approach LOS		E			D			C			C	
Queue Length 50th (ft)	165	36	0		51	81	8	418	0	156	420	18
Queue Length 95th (ft)	#241	68	0		94	185	26	532	0	#240	757	77
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	283	512	520		237	442	83	1782	864	516	2392	1166
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.84	0.11	0.02		0.30	0.72	0.12	0.72	0.08	0.79	0.75	0.32

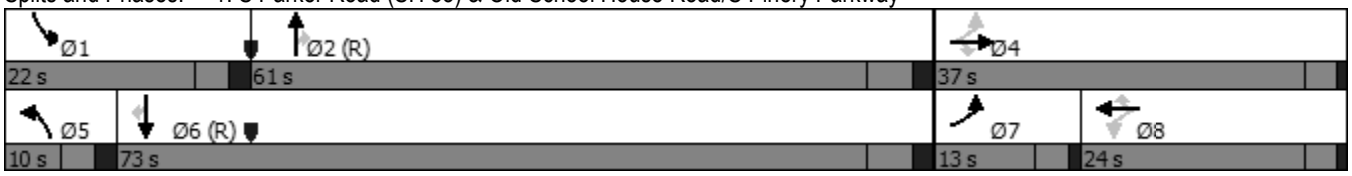
Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.86

Intersection Signal Delay: 27.6	Intersection LOS: C
Intersection Capacity Utilization 81.2%	ICU Level of Service D
Analysis Period (min) 15	

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	1.9

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	3	3	12	53	2	9	17	326	92	15	222	0
Future Vol, veh/h	3	3	12	53	2	9	17	326	92	15	222	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	3	13	58	2	10	18	354	100	16	241	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	719	763	121	544	663	354	241	0	0	454	0	0
Stage 1	273	273	-	390	390	-	-	-	-	-	-	-
Stage 2	446	490	-	154	273	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	329	333	908	436	381	689	1324	-	-	1105	-	-
Stage 1	710	683	-	633	607	-	-	-	-	-	-	-
Stage 2	591	548	-	833	683	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	316	323	908	416	369	689	1324	-	-	1105	-	-
Mov Cap-2 Maneuver	316	323	-	416	369	-	-	-	-	-	-	-
Stage 1	700	671	-	624	599	-	-	-	-	-	-	-
Stage 2	573	540	-	803	671	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	11.6	14.5	0.3	0.6
HCM LOS	B	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1324	-	-	414	689	563	1105	-	-
HCM Lane V/C Ratio	0.014	-	-	0.144	0.014	0.035	0.015	-	-
HCM Control Delay (s)	7.8	-	-	15.2	10.3	11.6	8.3	0.1	-
HCM Lane LOS	A	-	-	C	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0	0.1	0	-	-

Intersection	
Int Delay, s/veh	2.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↰	↱	
Traffic Vol, veh/h	6	48	0	12	27	0
Future Vol, veh/h	6	48	0	12	27	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	52	0	13	29	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	59	0	20	7
Stage 1	-	-	-	-	7	-
Stage 2	-	-	-	-	13	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1545	-	997	1075
Stage 1	-	-	-	-	1016	-
Stage 2	-	-	-	-	1010	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1545	-	997	1075
Mov Cap-2 Maneuver	-	-	-	-	997	-
Stage 1	-	-	-	-	1016	-
Stage 2	-	-	-	-	1010	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	997	-	-	1545	-
HCM Lane V/C Ratio	0.029	-	-	-	-
HCM Control Delay (s)	8.7	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	272	14	2	191	8	0
Future Vol, veh/h	272	14	2	191	8	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	296	15	2	208	9	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	311	0	516	304
Stage 1	-	-	-	-	304	-
Stage 2	-	-	-	-	212	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1249	-	519	736
Stage 1	-	-	-	-	748	-
Stage 2	-	-	-	-	823	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1249	-	518	736
Mov Cap-2 Maneuver	-	-	-	-	518	-
Stage 1	-	-	-	-	748	-
Stage 2	-	-	-	-	821	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	12.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	518	-	-	1249	-
HCM Lane V/C Ratio	0.017	-	-	0.002	-
HCM Control Delay (s)	12.1	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	224	63	24	170	50	23
Future Vol, veh/h	224	63	24	170	50	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	243	68	26	185	54	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	311	0	514	277
Stage 1	-	-	-	-	277	-
Stage 2	-	-	-	-	237	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1249	-	521	762
Stage 1	-	-	-	-	770	-
Stage 2	-	-	-	-	802	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1249	-	509	762
Mov Cap-2 Maneuver	-	-	-	-	509	-
Stage 1	-	-	-	-	770	-
Stage 2	-	-	-	-	784	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	12.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	568	-	-	1249	-
HCM Lane V/C Ratio	0.14	-	-	0.021	-
HCM Control Delay (s)	12.4	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.5	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	5	5	57	53	8
Future Vol, veh/h	8	5	5	57	53	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	5	5	62	58	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	135	63	67	0	-	0
Stage 1	63	-	-	-	-	-
Stage 2	72	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	859	1002	1535	-	-	-
Stage 1	960	-	-	-	-	-
Stage 2	951	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	856	1002	1535	-	-	-
Mov Cap-2 Maneuver	856	-	-	-	-	-
Stage 1	957	-	-	-	-	-
Stage 2	951	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1535	-	907	-	-
HCM Lane V/C Ratio	0.004	-	0.016	-	-
HCM Control Delay (s)	7.4	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

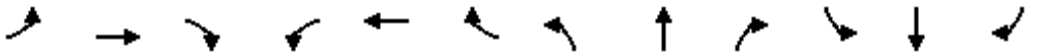
Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	129	198	105	9	12	152
Future Vol, veh/h	129	198	105	9	12	152
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	140	215	114	10	13	165

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	124	0	-	0	614	119
Stage 1	-	-	-	-	119	-
Stage 2	-	-	-	-	495	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1463	-	-	-	455	933
Stage 1	-	-	-	-	906	-
Stage 2	-	-	-	-	613	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1463	-	-	-	411	933
Mov Cap-2 Maneuver	-	-	-	-	411	-
Stage 1	-	-	-	-	819	-
Stage 2	-	-	-	-	613	-

Approach	EB	WB	SB
HCM Control Delay, s	3	0	10
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1463	-	-	-	411	933
HCM Lane V/C Ratio	0.096	-	-	-	0.032	0.177
HCM Control Delay (s)	7.7	-	-	-	14	9.7
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.3	-	-	-	0.1	0.6



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	294	26	10	84	47	375	4	1271	62	135	762	72
Future Volume (vph)	294	26	10	84	47	375	4	1271	62	135	762	72
Satd. Flow (prot)	1770	1863	1583	0	1805	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.494				0.795		0.950			0.950		
Satd. Flow (perm)	920	1863	1583	0	1481	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			73			121			91			91
Lane Group Flow (vph)	320	28	11	0	142	408	4	1382	67	147	828	78
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	15.0	50.0	50.0	35.0	35.0	35.0	10.0	60.0	60.0	10.0	60.0	60.0
Total Split (%)	12.5%	41.7%	41.7%	29.2%	29.2%	29.2%	8.3%	50.0%	50.0%	8.3%	50.0%	50.0%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	41.9	41.9	41.9		26.9	26.9	5.3	55.4	55.4	7.8	66.1	66.1
Actuated g/C Ratio	0.35	0.35	0.35		0.22	0.22	0.04	0.46	0.46	0.06	0.55	0.55
v/c Ratio	0.80	0.04	0.02		0.43	0.91	0.05	0.85	0.09	0.66	0.42	0.09
Control Delay	48.1	24.0	0.1		43.1	56.6	56.8	35.1	2.0	70.6	17.9	2.9
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	48.1	24.0	0.1		43.1	56.6	56.8	35.1	2.0	70.6	17.9	2.9
LOS	D	C	A		D	E	E	D	A	E	B	A
Approach Delay		44.7			53.2			33.6			24.2	
Approach LOS		D			D			C			C	
Queue Length 50th (ft)	189	14	0		92	220	3	497	0	59	191	0
Queue Length 95th (ft)	#273	33	0		152	#380	15	601	15	#131	296	22
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	398	714	651		382	498	78	1632	779	222	1949	913
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.80	0.04	0.02		0.37	0.82	0.05	0.85	0.09	0.66	0.42	0.09

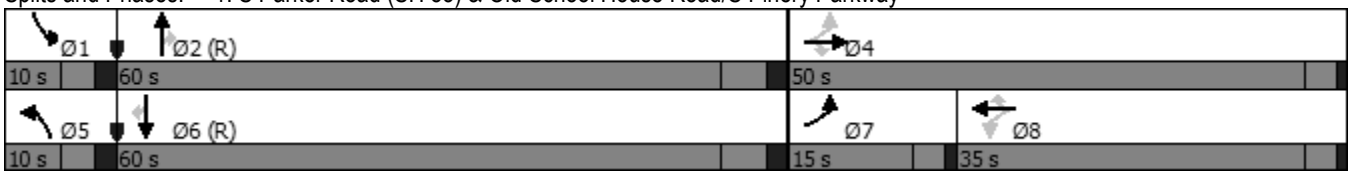
Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.91

Intersection Signal Delay: 35.0	Intersection LOS: D
Intersection Capacity Utilization 86.3%	ICU Level of Service E
Analysis Period (min) 15	

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	2.3

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	1	0	10	87	0	11	0	174	24	17	351	0
Future Vol, veh/h	1	0	10	87	0	11	0	174	24	17	351	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	11	95	0	12	0	189	26	18	382	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	626	633	191	416	607	189	382	0	0	215	0	0
Stage 1	418	418	-	189	189	-	-	-	-	-	-	-
Stage 2	208	215	-	227	418	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	382	396	819	534	410	852	1175	-	-	1354	-	-
Stage 1	584	590	-	812	743	-	-	-	-	-	-	-
Stage 2	793	724	-	756	590	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	372	389	819	520	403	852	1175	-	-	1354	-	-
Mov Cap-2 Maneuver	372	389	-	520	403	-	-	-	-	-	-	-
Stage 1	584	580	-	812	743	-	-	-	-	-	-	-
Stage 2	782	724	-	733	580	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	10	13	0	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1175	-	-	520	852	738	1354	-	-
HCM Lane V/C Ratio	-	-	-	0.182	0.014	0.016	0.014	-	-
HCM Control Delay (s)	0	-	-	13.5	9.3	10	7.7	0.1	-
HCM Lane LOS	A	-	-	B	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.7	0	0	0	-	-

Intersection	
Int Delay, s/veh	4.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↰	↰↱	
Traffic Vol, veh/h	11	13	0	18	40	0
Future Vol, veh/h	11	13	0	18	40	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	14	0	20	43	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	26	0	32	12
Stage 1	-	-	-	-	12	-
Stage 2	-	-	-	-	20	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1588	-	982	1069
Stage 1	-	-	-	-	1011	-
Stage 2	-	-	-	-	1003	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1588	-	982	1069
Mov Cap-2 Maneuver	-	-	-	-	982	-
Stage 1	-	-	-	-	1011	-
Stage 2	-	-	-	-	1003	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	982	-	-	1588	-
HCM Lane V/C Ratio	0.044	-	-	-	-
HCM Control Delay (s)	8.8	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	193	0	1	291	9	7
Future Vol, veh/h	193	0	1	291	9	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	210	0	1	316	10	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	210	0	528	210
Stage 1	-	-	-	-	210	-
Stage 2	-	-	-	-	318	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1361	-	511	830
Stage 1	-	-	-	-	825	-
Stage 2	-	-	-	-	738	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1361	-	510	830
Mov Cap-2 Maneuver	-	-	-	-	510	-
Stage 1	-	-	-	-	825	-
Stage 2	-	-	-	-	737	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	11
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	613	-	-	1361	-
HCM Lane V/C Ratio	0.028	-	-	0.001	-
HCM Control Delay (s)	11	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	3.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	60	143	53	198	110	30
Future Vol, veh/h	60	143	53	198	110	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	155	58	215	120	33

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	220	0	474	143
Stage 1	-	-	-	-	143	-
Stage 2	-	-	-	-	331	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1349	-	549	905
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	728	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1349	-	522	905
Mov Cap-2 Maneuver	-	-	-	-	522	-
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	692	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.6	13.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	574	-	-	1349	-
HCM Lane V/C Ratio	0.265	-	-	0.043	-
HCM Control Delay (s)	13.5	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	14	2	137	208	2
Future Vol, veh/h	1	14	2	137	208	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	15	2	149	226	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	380	227	228	0	-	0
Stage 1	227	-	-	-	-	-
Stage 2	153	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	622	812	1340	-	-	-
Stage 1	811	-	-	-	-	-
Stage 2	875	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	621	812	1340	-	-	-
Mov Cap-2 Maneuver	621	-	-	-	-	-
Stage 1	809	-	-	-	-	-
Stage 2	875	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1340	-	796	-	-
HCM Lane V/C Ratio	0.002	-	0.02	-	-
HCM Control Delay (s)	7.7	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	6.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	133	46	150	37	21	291
Future Vol, veh/h	133	46	150	37	21	291
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	145	50	163	40	23	316

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	203	0	-	0	523	183
Stage 1	-	-	-	-	183	-
Stage 2	-	-	-	-	340	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1369	-	-	-	514	859
Stage 1	-	-	-	-	848	-
Stage 2	-	-	-	-	721	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1369	-	-	-	460	859
Mov Cap-2 Maneuver	-	-	-	-	460	-
Stage 1	-	-	-	-	758	-
Stage 2	-	-	-	-	721	-

Approach	EB	WB	SB
HCM Control Delay, s	5.9	0	11.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1369	-	-	-	460	859
HCM Lane V/C Ratio	0.106	-	-	-	0.05	0.368
HCM Control Delay (s)	7.9	-	-	-	13.2	11.6
HCM Lane LOS	A	-	-	-	B	B
HCM 95th %tile Q(veh)	0.4	-	-	-	0.2	1.7

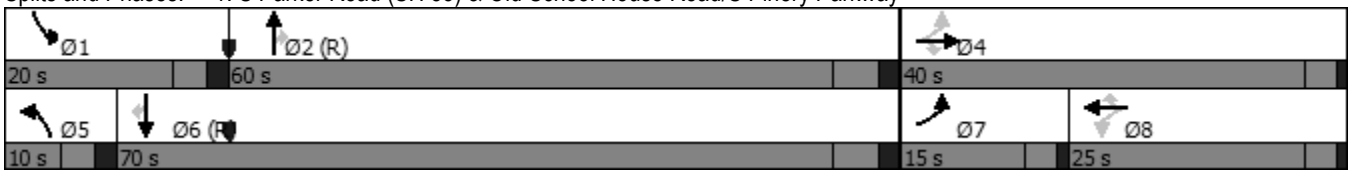
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	152	36	7	37	14	211	6	823	55	273	1147	240
Future Volume (vph)	152	36	7	37	14	211	6	823	55	273	1147	240
Satd. Flow (prot)	1770	1863	1583	0	1798	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.514				0.760		0.950			0.950		
Satd. Flow (perm)	957	1863	1583	0	1416	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			118			229			136			261
Lane Group Flow (vph)	165	39	8	0	55	229	7	895	60	297	1247	261
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	15.0	40.0	40.0	25.0	25.0	25.0	10.0	60.0	60.0	20.0	70.0	70.0
Total Split (%)	12.5%	33.3%	33.3%	20.8%	20.8%	20.8%	8.3%	50.0%	50.0%	16.7%	58.3%	58.3%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	24.8	24.8	24.8		9.9	9.9	6.1	64.6	64.6	15.6	82.7	82.7
Actuated g/C Ratio	0.21	0.21	0.21		0.08	0.08	0.05	0.54	0.54	0.13	0.69	0.69
v/c Ratio	0.61	0.10	0.02		0.47	0.67	0.08	0.47	0.07	0.67	0.51	0.22
Control Delay	51.0	37.7	0.1		64.5	16.7	55.7	19.2	0.1	57.1	11.0	1.7
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	51.0	37.7	0.1		64.5	16.7	55.7	19.2	0.1	57.1	11.0	1.7
LOS	D	D	A		E	B	E	B	A	E	B	A
Approach Delay		46.7			26.0			18.2			17.2	
Approach LOS		D			C			B			B	
Queue Length 50th (ft)	113	25	0		41	0	5	216	0	114	203	0
Queue Length 95th (ft)	173	53	0		82	75	21	317	0	156	392	36
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	272	558	557		247	465	90	1904	914	472	2439	1172
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.61	0.07	0.01		0.22	0.49	0.08	0.47	0.07	0.63	0.51	0.22

Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.67

Intersection Signal Delay: 20.2	Intersection LOS: C
Intersection Capacity Utilization 63.5%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	1.8

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	2	2	8	50	1	6	11	226	86	10	154	0
Future Vol, veh/h	2	2	8	50	1	6	11	226	86	10	154	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	2	9	54	1	7	12	246	93	11	167	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	510	552	84	377	459	246	167	0	0	339	0	0
Stage 1	189	189	-	270	270	-	-	-	-	-	-	-
Stage 2	321	363	-	107	189	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	460	441	959	568	498	792	1410	-	-	1219	-	-
Stage 1	795	743	-	735	685	-	-	-	-	-	-	-
Stage 2	690	624	-	887	743	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	449	433	959	553	489	792	1410	-	-	1219	-	-
Mov Cap-2 Maneuver	449	433	-	553	489	-	-	-	-	-	-	-
Stage 1	788	736	-	728	679	-	-	-	-	-	-	-
Stage 2	677	618	-	868	736	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	10.3	11.9	0.3	0.5
HCM LOS	B	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1410	-	-	552	792	689	1219	-	-
HCM Lane V/C Ratio	0.008	-	-	0.1	0.008	0.019	0.009	-	-
HCM Control Delay (s)	7.6	-	-	12.2	9.6	10.3	8	0	-
HCM Lane LOS	A	-	-	B	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↰	⅄	
Traffic Vol, veh/h	31	33	0	24	19	0
Future Vol, veh/h	31	33	0	24	19	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	36	0	26	21	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	70	0	60	34
Stage 1	-	-	-	-	34	-
Stage 2	-	-	-	-	26	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1531	-	947	1039
Stage 1	-	-	-	-	988	-
Stage 2	-	-	-	-	997	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1531	-	947	1039
Mov Cap-2 Maneuver	-	-	-	-	947	-
Stage 1	-	-	-	-	988	-
Stage 2	-	-	-	-	997	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	947	-	-	1531	-
HCM Lane V/C Ratio	0.022	-	-	-	-
HCM Control Delay (s)	8.9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	188	9	2	132	5	0
Future Vol, veh/h	188	9	2	132	5	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	204	10	2	143	5	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	214	0	356	209
Stage 1	-	-	-	-	209	-
Stage 2	-	-	-	-	147	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1356	-	642	831
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	880	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1356	-	641	831
Mov Cap-2 Maneuver	-	-	-	-	641	-
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	878	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	10.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	641	-	-	1356	-
HCM Lane V/C Ratio	0.008	-	-	0.002	-
HCM Control Delay (s)	10.7	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	155	44	17	119	34	16
Future Vol, veh/h	155	44	17	119	34	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	168	48	18	129	37	17

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	216	0	357	192
Stage 1	-	-	-	-	192	-
Stage 2	-	-	-	-	165	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1354	-	641	850
Stage 1	-	-	-	-	841	-
Stage 2	-	-	-	-	864	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1354	-	632	850
Mov Cap-2 Maneuver	-	-	-	-	632	-
Stage 1	-	-	-	-	841	-
Stage 2	-	-	-	-	852	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	10.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	689	-	-	1354	-
HCM Lane V/C Ratio	0.079	-	-	0.014	-
HCM Control Delay (s)	10.7	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	5	6	40	36	5
Future Vol, veh/h	5	5	6	40	36	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	5	7	43	39	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	99	42	44	0	-	0
Stage 1	42	-	-	-	-	-
Stage 2	57	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	900	1029	1564	-	-	-
Stage 1	980	-	-	-	-	-
Stage 2	966	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	896	1029	1564	-	-	-
Mov Cap-2 Maneuver	896	-	-	-	-	-
Stage 1	975	-	-	-	-	-
Stage 2	966	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1564	-	958	-	-
HCM Lane V/C Ratio	0.004	-	0.011	-	-
HCM Control Delay (s)	7.3	0	8.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	91	137	73	7	9	106
Future Vol, veh/h	91	137	73	7	9	106
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	99	149	79	8	10	115

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	87	0	-	0	430	83
Stage 1	-	-	-	-	83	-
Stage 2	-	-	-	-	347	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1509	-	-	-	582	976
Stage 1	-	-	-	-	940	-
Stage 2	-	-	-	-	716	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1509	-	-	-	544	976
Mov Cap-2 Maneuver	-	-	-	-	544	-
Stage 1	-	-	-	-	878	-
Stage 2	-	-	-	-	716	-

Approach	EB	WB	SB
HCM Control Delay, s	3	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1509	-	-	-	544	976
HCM Lane V/C Ratio	0.066	-	-	-	0.018	0.118
HCM Control Delay (s)	7.6	-	-	-	11.7	9.2
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.2	-	-	-	0.1	0.4

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	425	38	15	116	68	539	6	1833	88	194	1100	104
Future Volume (vph)	425	38	15	116	68	539	6	1833	88	194	1100	104
Satd. Flow (prot)	1770	1863	1583	0	1805	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.414				0.784		0.950			0.950		
Satd. Flow (perm)	771	1863	1583	0	1460	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			73			109			91			111
Lane Group Flow (vph)	462	41	16	0	200	586	7	1992	96	211	1196	113
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	15.0	48.0	48.0	33.0	33.0	33.0	10.0	62.0	62.0	10.0	62.0	62.0
Total Split (%)	12.5%	40.0%	40.0%	27.5%	27.5%	27.5%	8.3%	51.7%	51.7%	8.3%	51.7%	51.7%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	44.0	44.0	44.0		29.0	29.0	5.0	56.0	56.0	5.0	64.0	64.0
Actuated g/C Ratio	0.37	0.37	0.37		0.24	0.24	0.04	0.47	0.47	0.04	0.53	0.53
v/c Ratio	1.24	0.06	0.03		0.57	1.26	0.10	1.21	0.12	1.48	0.63	0.13
Control Delay	158.6	25.1	0.1		47.3	165.3	58.3	129.4	4.5	287.2	22.2	3.5
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	158.6	25.1	0.1		47.3	165.3	58.3	129.4	4.5	287.2	22.2	3.5
LOS	F	C	A		D	F	E	F	A	F	C	A
Approach Delay		143.2			135.3			123.4			57.6	
Approach LOS		F			F			F			E	
Queue Length 50th (ft)	~395	20	0		137	~504	5	~989	2	~115	317	1
Queue Length 95th (ft)	#649	46	0		217	#730	22	#1127	32	#196	466	33
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	374	683	626		352	465	73	1651	787	143	1887	895
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.24	0.06	0.03		0.57	1.26	0.10	1.21	0.12	1.48	0.63	0.13

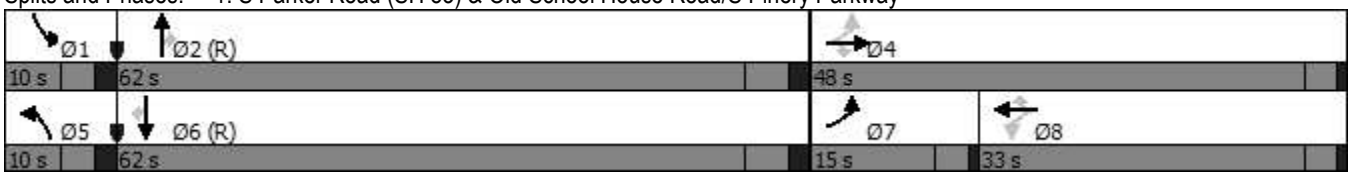
Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.48

Intersection Signal Delay: 107.1	Intersection LOS: F
Intersection Capacity Utilization 119.3%	ICU Level of Service H
Analysis Period (min) 15	

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	3

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	2	0	15	118	0	17	0	251	32	24	506	0
Future Vol, veh/h	2	0	15	118	0	17	0	251	32	24	506	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	16	128	0	18	0	273	35	26	550	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	902	910	275	600	875	273	550	0	0	308	0	0
Stage 1	602	602	-	273	273	-	-	-	-	-	-	-
Stage 2	300	308	-	327	602	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	245	274	723	399	287	765	1018	-	-	1251	-	-
Stage 1	454	488	-	732	683	-	-	-	-	-	-	-
Stage 2	708	660	-	660	488	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	233	266	723	381	278	765	1018	-	-	1251	-	-
Mov Cap-2 Maneuver	233	266	-	381	278	-	-	-	-	-	-	-
Stage 1	454	473	-	732	683	-	-	-	-	-	-	-
Stage 2	691	660	-	626	473	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	11.4	18	0	0.5
HCM LOS	B	C		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1018	-	-	381	765	580	1251	-	-
HCM Lane V/C Ratio	-	-	-	0.337	0.024	0.032	0.021	-	-
HCM Control Delay (s)	0	-	-	19.2	9.8	11.4	7.9	0.1	-
HCM Lane LOS	A	-	-	C	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.5	0.1	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	4.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	14	18	0	19	57	0
Future Vol, veh/h	14	18	0	19	57	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	20	0	21	62	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	35	0	36	15
Stage 1	-	-	-	-	15	-
Stage 2	-	-	-	-	21	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1576	-	977	1065
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	1002	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1576	-	977	1065
Mov Cap-2 Maneuver	-	-	-	-	977	-
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	1002	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	977	-	-	1576	-
HCM Lane V/C Ratio	0.063	-	-	-	-
HCM Control Delay (s)	8.9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	279	0	1	420	14	9
Future Vol, veh/h	279	0	1	420	14	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	303	0	1	457	15	10

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	303	0	762	303
Stage 1	-	-	-	-	303	-
Stage 2	-	-	-	-	459	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1258	-	373	737
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	636	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1258	-	373	737
Mov Cap-2 Maneuver	-	-	-	-	373	-
Stage 1	-	-	-	-	749	-
Stage 2	-	-	-	-	635	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	13.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	462	-	-	1258	-
HCM Lane V/C Ratio	0.054	-	-	0.001	-
HCM Control Delay (s)	13.2	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	5.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	85	206	77	285	159	44
Future Vol, veh/h	85	206	77	285	159	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	92	224	84	310	173	48

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	316	0	682	204
Stage 1	-	-	-	-	204	-
Stage 2	-	-	-	-	478	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1244	-	415	837
Stage 1	-	-	-	-	830	-
Stage 2	-	-	-	-	624	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1244	-	381	837
Mov Cap-2 Maneuver	-	-	-	-	381	-
Stage 1	-	-	-	-	830	-
Stage 2	-	-	-	-	573	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	21.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	432	-	-	1244	-
HCM Lane V/C Ratio	0.511	-	-	0.067	-
HCM Control Delay (s)	21.7	-	-	8.1	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	2.8	-	-	0.2	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	20	3	198	300	3
Future Vol, veh/h	2	20	3	198	300	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	22	3	215	326	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	549	328	329	0	-	0
Stage 1	328	-	-	-	-	-
Stage 2	221	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	497	713	1231	-	-	-
Stage 1	730	-	-	-	-	-
Stage 2	816	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	496	713	1231	-	-	-
Mov Cap-2 Maneuver	496	-	-	-	-	-
Stage 1	728	-	-	-	-	-
Stage 2	816	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.4	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1231	-	686	-	-
HCM Lane V/C Ratio	0.003	-	0.035	-	-
HCM Control Delay (s)	7.9	0	10.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	9.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	192	66	216	54	30	419
Future Vol, veh/h	192	66	216	54	30	419
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	209	72	235	59	33	455

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	294	0	-	0	755	265
Stage 1	-	-	-	-	265	-
Stage 2	-	-	-	-	490	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1268	-	-	-	376	774
Stage 1	-	-	-	-	779	-
Stage 2	-	-	-	-	616	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1268	-	-	-	314	774
Mov Cap-2 Maneuver	-	-	-	-	314	-
Stage 1	-	-	-	-	650	-
Stage 2	-	-	-	-	616	-

Approach	EB	WB	SB
HCM Control Delay, s	6.2	0	16.2
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1268	-	-	-	314	774
HCM Lane V/C Ratio	0.165	-	-	-	0.104	0.588
HCM Control Delay (s)	8.4	-	-	-	17.8	16.1
HCM Lane LOS	A	-	-	-	C	C
HCM 95th %tile Q(veh)	0.6	-	-	-	0.3	3.9

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	219	53	11	51	20	301	9	1187	74	389	1655	347
Future Volume (vph)	219	53	11	51	20	301	9	1187	74	389	1655	347
Satd. Flow (prot)	1770	1863	1583	0	1799	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.518				0.751		0.950			0.950		
Satd. Flow (perm)	965	1863	1583	0	1399	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			118			226			136			297
Lane Group Flow (vph)	238	58	12	0	77	327	10	1290	80	423	1799	377
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	13.0	37.0	37.0	24.0	24.0	24.0	10.0	60.0	60.0	23.0	73.0	73.0
Total Split (%)	10.8%	30.8%	30.8%	20.0%	20.0%	20.0%	8.3%	50.0%	50.0%	19.2%	60.8%	60.8%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	26.8	26.8	26.8		13.8	13.8	5.7	59.9	59.9	18.3	81.2	81.2
Actuated g/C Ratio	0.22	0.22	0.22		0.12	0.12	0.05	0.50	0.50	0.15	0.68	0.68
v/c Ratio	0.87	0.14	0.03		0.48	0.86	0.12	0.73	0.09	0.81	0.75	0.32
Control Delay	71.3	36.1	0.1		58.1	37.6	58.1	27.9	0.5	61.9	17.1	3.2
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.3	36.1	0.1		58.1	37.6	58.1	27.9	0.5	61.9	17.1	3.2
LOS	E	D	A		E	D	E	C	A	E	B	A
Approach Delay		61.9			41.5			26.6			22.4	
Approach LOS		E			D			C			C	
Queue Length 50th (ft)	166	36	0		57	77	8	417	0	161	414	18
Queue Length 95th (ft)	#249	68	0		102	182	26	541	4	#240	757	77
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	275	512	520		233	452	84	1767	858	538	2395	1167
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.87	0.11	0.02		0.33	0.72	0.12	0.73	0.09	0.79	0.75	0.32

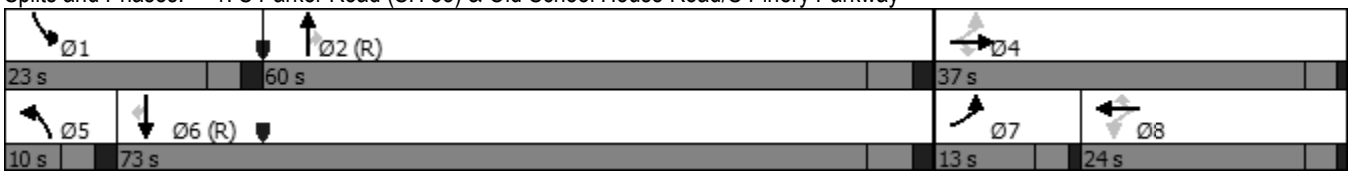
Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.87

Intersection Signal Delay: 27.9	Intersection LOS: C
Intersection Capacity Utilization 81.2%	ICU Level of Service D
Analysis Period (min) 15	

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	2.1

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	3	3	12	67	2	9	17	326	115	15	222	0
Future Vol, veh/h	3	3	12	67	2	9	17	326	115	15	222	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	3	13	73	2	10	18	354	125	16	241	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	732	788	121	544	663	354	241	0	0	479	0	0
Stage 1	273	273	-	390	390	-	-	-	-	-	-	-
Stage 2	459	515	-	154	273	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	323	323	908	436	381	689	1324	-	-	1082	-	-
Stage 1	710	683	-	633	607	-	-	-	-	-	-	-
Stage 2	581	534	-	833	683	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	310	313	908	416	369	689	1324	-	-	1082	-	-
Mov Cap-2 Maneuver	310	313	-	416	369	-	-	-	-	-	-	-
Stage 1	700	671	-	624	599	-	-	-	-	-	-	-
Stage 2	563	527	-	803	671	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	11.7	15	0.3	0.6
HCM LOS	B	C		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1324	-	-	414	689	554	1082	-	-
HCM Lane V/C Ratio	0.014	-	-	0.181	0.014	0.035	0.015	-	-
HCM Control Delay (s)	7.8	-	-	15.6	10.3	11.7	8.4	0.1	-
HCM Lane LOS	A	-	-	C	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.7	0	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↰	⅄	
Traffic Vol, veh/h	29	48	0	26	27	0
Future Vol, veh/h	29	48	0	26	27	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	52	0	28	29	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	84	0	60	32
Stage 1	-	-	-	-	32	-
Stage 2	-	-	-	-	28	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1513	-	947	1042
Stage 1	-	-	-	-	991	-
Stage 2	-	-	-	-	995	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1513	-	947	1042
Mov Cap-2 Maneuver	-	-	-	-	947	-
Stage 1	-	-	-	-	991	-
Stage 2	-	-	-	-	995	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	947	-	-	1513	-
HCM Lane V/C Ratio	0.031	-	-	-	-
HCM Control Delay (s)	8.9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	272	14	3	191	8	0
Future Vol, veh/h	272	14	3	191	8	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	296	15	3	208	9	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	311	0	518	304
Stage 1	-	-	-	-	304	-
Stage 2	-	-	-	-	214	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1249	-	518	736
Stage 1	-	-	-	-	748	-
Stage 2	-	-	-	-	822	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1249	-	516	736
Mov Cap-2 Maneuver	-	-	-	-	516	-
Stage 1	-	-	-	-	748	-
Stage 2	-	-	-	-	820	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	12.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	516	-	-	1249	-
HCM Lane V/C Ratio	0.017	-	-	0.003	-
HCM Control Delay (s)	12.1	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	224	63	24	171	50	23
Future Vol, veh/h	224	63	24	171	50	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	243	68	26	186	54	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	311	0	515	277
Stage 1	-	-	-	-	277	-
Stage 2	-	-	-	-	238	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1249	-	520	762
Stage 1	-	-	-	-	770	-
Stage 2	-	-	-	-	802	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1249	-	508	762
Mov Cap-2 Maneuver	-	-	-	-	508	-
Stage 1	-	-	-	-	770	-
Stage 2	-	-	-	-	784	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	12.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	568	-	-	1249	-
HCM Lane V/C Ratio	0.14	-	-	0.021	-
HCM Control Delay (s)	12.4	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.5	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	7	8	57	53	8
Future Vol, veh/h	8	7	8	57	53	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	8	9	62	58	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	143	63	67	0	-	0
Stage 1	63	-	-	-	-	-
Stage 2	80	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	850	1002	1535	-	-	-
Stage 1	960	-	-	-	-	-
Stage 2	943	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	845	1002	1535	-	-	-
Mov Cap-2 Maneuver	845	-	-	-	-	-
Stage 1	954	-	-	-	-	-
Stage 2	943	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.9	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1535	-	912	-	-
HCM Lane V/C Ratio	0.006	-	0.018	-	-
HCM Control Delay (s)	7.4	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	131	198	105	10	13	153
Future Vol, veh/h	131	198	105	10	13	153
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	142	215	114	11	14	166

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	125	0	-	0	619	120
Stage 1	-	-	-	-	120	-
Stage 2	-	-	-	-	499	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1462	-	-	-	452	931
Stage 1	-	-	-	-	905	-
Stage 2	-	-	-	-	610	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1462	-	-	-	408	931
Mov Cap-2 Maneuver	-	-	-	-	408	-
Stage 1	-	-	-	-	817	-
Stage 2	-	-	-	-	610	-

Approach	EB	WB	SB
HCM Control Delay, s	3.1	0	10
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1462	-	-	-	408	931
HCM Lane V/C Ratio	0.097	-	-	-	0.035	0.179
HCM Control Delay (s)	7.7	-	-	-	14.1	9.7
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.3	-	-	-	0.1	0.6

APPENDIX D

Cistera Way Access Restriction - Capacity Worksheets

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	425	38	15	116	68	539	6	1833	88	194	1100	104
Future Volume (vph)	425	38	15	116	68	539	6	1833	88	194	1100	104
Satd. Flow (prot)	1770	1863	1583	0	1805	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.414				0.784		0.950			0.950		
Satd. Flow (perm)	771	1863	1583	0	1460	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			73			109			91			111
Lane Group Flow (vph)	462	41	16	0	200	586	7	1992	96	211	1196	113
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	15.0	48.0	48.0	33.0	33.0	33.0	10.0	62.0	62.0	10.0	62.0	62.0
Total Split (%)	12.5%	40.0%	40.0%	27.5%	27.5%	27.5%	8.3%	51.7%	51.7%	8.3%	51.7%	51.7%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	44.0	44.0	44.0		29.0	29.0	5.0	56.0	56.0	5.0	64.0	64.0
Actuated g/C Ratio	0.37	0.37	0.37		0.24	0.24	0.04	0.47	0.47	0.04	0.53	0.53
v/c Ratio	1.24	0.06	0.03		0.57	1.26	0.10	1.21	0.12	1.48	0.63	0.13
Control Delay	158.6	25.1	0.1		47.3	165.3	58.3	129.4	4.5	287.2	22.2	3.5
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	158.6	25.1	0.1		47.3	165.3	58.3	129.4	4.5	287.2	22.2	3.5
LOS	F	C	A		D	F	E	F	A	F	C	A
Approach Delay		143.2			135.3			123.4			57.6	
Approach LOS		F			F			F			E	
Queue Length 50th (ft)	~395	20	0		137	~504	5	~989	2	~115	317	1
Queue Length 95th (ft)	#649	46	0		217	#730	22	#1127	32	#196	466	33
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	374	683	626		352	465	73	1651	787	143	1887	895
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.24	0.06	0.03		0.57	1.26	0.10	1.21	0.12	1.48	0.63	0.13

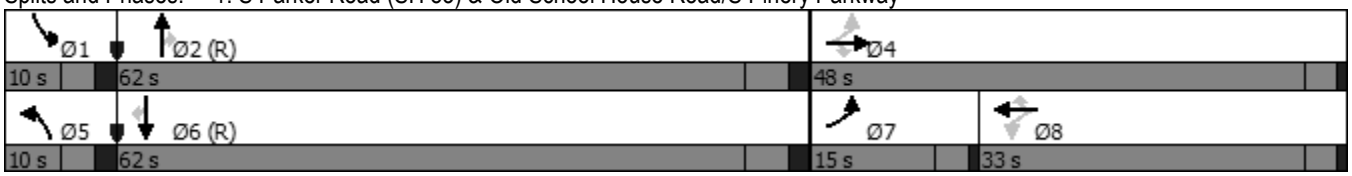
Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 1.48

Intersection Signal Delay: 107.1	Intersection LOS: F
Intersection Capacity Utilization 119.3%	ICU Level of Service H
Analysis Period (min) 15	

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	3.1

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	2	0	15	118	0	24	0	251	32	26	506	0
Future Vol, veh/h	2	0	15	118	0	24	0	251	32	26	506	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	16	128	0	26	0	273	35	28	550	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	910	914	275	604	879	273	550	0	0	308	0	0
Stage 1	606	606	-	273	273	-	-	-	-	-	-	-
Stage 2	304	308	-	331	606	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	242	272	723	396	285	765	1018	-	-	1251	-	-
Stage 1	452	486	-	732	683	-	-	-	-	-	-	-
Stage 2	705	660	-	657	486	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	228	263	723	378	276	765	1018	-	-	1251	-	-
Mov Cap-2 Maneuver	228	263	-	378	276	-	-	-	-	-	-	-
Stage 1	452	470	-	732	683	-	-	-	-	-	-	-
Stage 2	681	660	-	622	470	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	11.5	17.7	0	0.5
HCM LOS	B	C		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1018	-	-	378	765	576	1251	-	-
HCM Lane V/C Ratio	-	-	-	0.339	0.034	0.032	0.023	-	-
HCM Control Delay (s)	0	-	-	19.3	9.9	11.5	7.9	0.1	-
HCM Lane LOS	A	-	-	C	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.5	0.1	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	4.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↰	↱	
Traffic Vol, veh/h	16	18	0	26	57	0
Future Vol, veh/h	16	18	0	26	57	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	20	0	28	62	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	37	0	45	17
Stage 1	-	-	-	-	17	-
Stage 2	-	-	-	-	28	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1574	-	965	1062
Stage 1	-	-	-	-	1006	-
Stage 2	-	-	-	-	995	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1574	-	965	1062
Mov Cap-2 Maneuver	-	-	-	-	965	-
Stage 1	-	-	-	-	1006	-
Stage 2	-	-	-	-	995	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	965	-	-	1574	-
HCM Lane V/C Ratio	0.064	-	-	-	-
HCM Control Delay (s)	9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	286	0	0	422	14	5
Future Vol, veh/h	286	0	0	422	14	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	311	0	0	459	15	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	311	0	770	311
Stage 1	-	-	-	-	311	-
Stage 2	-	-	-	-	459	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1249	-	369	729
Stage 1	-	-	-	-	743	-
Stage 2	-	-	-	-	636	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1249	-	369	729
Mov Cap-2 Maneuver	-	-	-	-	369	-
Stage 1	-	-	-	-	743	-
Stage 2	-	-	-	-	636	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	13.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	424	-	-	1249	-
HCM Lane V/C Ratio	0.049	-	-	-	-
HCM Control Delay (s)	13.9	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	5.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	85	209	77	285	160	44
Future Vol, veh/h	85	209	77	285	160	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	92	227	84	310	174	48

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	319	0	684	206
Stage 1	-	-	-	-	206	-
Stage 2	-	-	-	-	478	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1241	-	414	835
Stage 1	-	-	-	-	829	-
Stage 2	-	-	-	-	624	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1241	-	380	835
Mov Cap-2 Maneuver	-	-	-	-	380	-
Stage 1	-	-	-	-	829	-
Stage 2	-	-	-	-	573	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	21.9
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	431	-	-	1241	-
HCM Lane V/C Ratio	0.514	-	-	0.067	-
HCM Control Delay (s)	21.9	-	-	8.1	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	2.9	-	-	0.2	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	17	2	199	303	3
Future Vol, veh/h	2	17	2	199	303	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	18	2	216	329	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	551	331	332	0	-	0
Stage 1	331	-	-	-	-	-
Stage 2	220	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	495	711	1227	-	-	-
Stage 1	728	-	-	-	-	-
Stage 2	817	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	494	711	1227	-	-	-
Mov Cap-2 Maneuver	494	-	-	-	-	-
Stage 1	727	-	-	-	-	-
Stage 2	817	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.5	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1227	-	680	-	-
HCM Lane V/C Ratio	0.002	-	0.03	-	-
HCM Control Delay (s)	7.9	0	10.5	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	9.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	192	66	216	54	30	419
Future Vol, veh/h	192	66	216	54	30	419
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	209	72	235	59	33	455

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	294	0	-	0	755	265
Stage 1	-	-	-	-	265	-
Stage 2	-	-	-	-	490	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1268	-	-	-	376	774
Stage 1	-	-	-	-	779	-
Stage 2	-	-	-	-	616	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1268	-	-	-	314	774
Mov Cap-2 Maneuver	-	-	-	-	314	-
Stage 1	-	-	-	-	650	-
Stage 2	-	-	-	-	616	-

Approach	EB	WB	SB
HCM Control Delay, s	6.2	0	16.2
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1268	-	-	-	314	774
HCM Lane V/C Ratio	0.165	-	-	-	0.104	0.588
HCM Control Delay (s)	8.4	-	-	-	17.8	16.1
HCM Lane LOS	A	-	-	-	C	C
HCM 95th %tile Q(veh)	0.6	-	-	-	0.3	3.9

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	219	53	11	51	20	301	9	1187	74	389	1655	347
Future Volume (vph)	219	53	11	51	20	301	9	1187	74	389	1655	347
Satd. Flow (prot)	1770	1863	1583	0	1799	1583	1770	3539	1583	3433	3539	1583
Flt Permitted	0.518				0.751		0.950			0.950		
Satd. Flow (perm)	965	1863	1583	0	1399	1583	1770	3539	1583	3433	3539	1583
Satd. Flow (RTOR)			118			226			136			297
Lane Group Flow (vph)	238	58	12	0	77	327	10	1290	80	423	1799	377
Turn Type	pm+pt	NA	Perm	Perm	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4			8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	8	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	10.0	24.0	24.0	24.0	24.0	24.0	10.0	24.0	24.0	10.0	24.0	24.0
Total Split (s)	13.0	37.0	37.0	24.0	24.0	24.0	10.0	60.0	60.0	23.0	73.0	73.0
Total Split (%)	10.8%	30.8%	30.8%	20.0%	20.0%	20.0%	8.3%	50.0%	50.0%	19.2%	60.8%	60.8%
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.0	4.0	4.0		4.0	4.0	5.0	6.0	6.0	5.0	6.0	6.0
Lead/Lag	Lead			Lag	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	26.8	26.8	26.8		13.8	13.8	5.7	59.9	59.9	18.3	81.2	81.2
Actuated g/C Ratio	0.22	0.22	0.22		0.12	0.12	0.05	0.50	0.50	0.15	0.68	0.68
v/c Ratio	0.87	0.14	0.03		0.48	0.86	0.12	0.73	0.09	0.81	0.75	0.32
Control Delay	71.3	36.1	0.1		58.1	37.6	58.1	27.9	0.5	61.9	17.1	3.2
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.3	36.1	0.1		58.1	37.6	58.1	27.9	0.5	61.9	17.1	3.2
LOS	E	D	A		E	D	E	C	A	E	B	A
Approach Delay		61.9			41.5			26.6			22.4	
Approach LOS		E			D			C			C	
Queue Length 50th (ft)	166	36	0		57	77	8	417	0	161	414	18
Queue Length 95th (ft)	#249	68	0		102	182	26	541	4	#240	757	77
Internal Link Dist (ft)		421			144			1888			2196	
Turn Bay Length (ft)	240		50				295			530		
Base Capacity (vph)	275	512	520		233	452	84	1767	858	538	2395	1167
Starvation Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.87	0.11	0.02		0.33	0.72	0.12	0.73	0.09	0.79	0.75	0.32

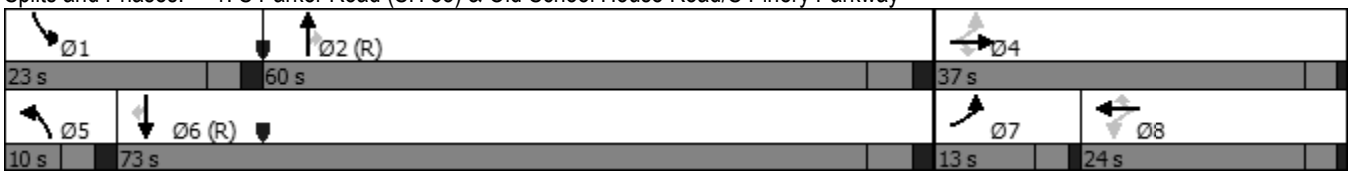
Intersection Summary
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBT, Start of Green
Natural Cycle: 90
Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.87

Intersection Signal Delay: 27.9	Intersection LOS: C
Intersection Capacity Utilization 81.2%	ICU Level of Service D
Analysis Period (min) 15	

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Parker Road (SH 83) & Old School House Road/S Pinery Parkway



Intersection	
Int Delay, s/veh	2.2

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	3	3	12	67	2	11	17	326	115	19	222	0
Future Vol, veh/h	3	3	12	67	2	11	17	326	115	19	222	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	290	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	3	13	73	2	12	18	354	125	21	241	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	743	798	121	554	673	354	241	0	0	479	0	0
Stage 1	283	283	-	390	390	-	-	-	-	-	-	-
Stage 2	460	515	-	164	283	-	-	-	-	-	-	-
Critical Hdwy	7.33	6.53	6.93	7.33	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.53	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.53	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.519	4.019	3.319	3.519	4.019	3.319	2.219	-	-	2.219	-	-
Pot Cap-1 Maneuver	317	318	908	429	376	689	1324	-	-	1082	-	-
Stage 1	701	676	-	633	607	-	-	-	-	-	-	-
Stage 2	580	534	-	822	676	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	302	307	908	408	362	689	1324	-	-	1082	-	-
Mov Cap-2 Maneuver	302	307	-	408	362	-	-	-	-	-	-	-
Stage 1	691	661	-	624	599	-	-	-	-	-	-	-
Stage 2	560	527	-	788	661	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	11.8	15	0.3	0.8
HCM LOS	B	C		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	NWLn2	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1324	-	-	407	689	547	1082	-	-
HCM Lane V/C Ratio	0.014	-	-	0.184	0.017	0.036	0.019	-	-
HCM Control Delay (s)	7.8	-	-	15.8	10.3	11.8	8.4	0.1	-
HCM Lane LOS	A	-	-	C	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.7	0.1	0.1	0.1	-	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱		↰	↱	
Traffic Vol, veh/h	33	48	0	28	27	0
Future Vol, veh/h	33	48	0	28	27	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	36	52	0	30	29	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	88	0	66	36
Stage 1	-	-	-	-	36	-
Stage 2	-	-	-	-	30	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1508	-	939	1037
Stage 1	-	-	-	-	986	-
Stage 2	-	-	-	-	993	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1508	-	939	1037
Mov Cap-2 Maneuver	-	-	-	-	939	-
Stage 1	-	-	-	-	986	-
Stage 2	-	-	-	-	993	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	939	-	-	1508	-
HCM Lane V/C Ratio	0.031	-	-	-	-
HCM Control Delay (s)	9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	274	14	2	195	8	0
Future Vol, veh/h	274	14	2	195	8	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	298	15	2	212	9	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	313	0	522	306
Stage 1	-	-	-	-	306	-
Stage 2	-	-	-	-	216	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1247	-	515	734
Stage 1	-	-	-	-	747	-
Stage 2	-	-	-	-	820	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1247	-	514	734
Mov Cap-2 Maneuver	-	-	-	-	514	-
Stage 1	-	-	-	-	747	-
Stage 2	-	-	-	-	818	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	12.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	514	-	-	1247	-
HCM Lane V/C Ratio	0.017	-	-	0.002	-
HCM Control Delay (s)	12.1	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	224	65	24	171	53	23
Future Vol, veh/h	224	65	24	171	53	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	243	71	26	186	58	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	314	0	517	279
Stage 1	-	-	-	-	279	-
Stage 2	-	-	-	-	238	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1246	-	518	760
Stage 1	-	-	-	-	768	-
Stage 2	-	-	-	-	802	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1246	-	506	760
Mov Cap-2 Maneuver	-	-	-	-	506	-
Stage 1	-	-	-	-	768	-
Stage 2	-	-	-	-	784	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	12.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	563	-	-	1246	-
HCM Lane V/C Ratio	0.147	-	-	0.021	-
HCM Control Delay (s)	12.5	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.5	-	-	0.1	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	5	5	60	55	8
Future Vol, veh/h	8	5	5	60	55	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	5	5	65	60	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	140	65	69	0	-	0
Stage 1	65	-	-	-	-	-
Stage 2	75	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	853	999	1532	-	-	-
Stage 1	958	-	-	-	-	-
Stage 2	948	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	850	999	1532	-	-	-
Mov Cap-2 Maneuver	850	-	-	-	-	-
Stage 1	955	-	-	-	-	-
Stage 2	948	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1532	-	902	-	-
HCM Lane V/C Ratio	0.004	-	0.016	-	-
HCM Control Delay (s)	7.4	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	131	198	105	10	13	153
Future Vol, veh/h	131	198	105	10	13	153
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	175	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	142	215	114	11	14	166

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	125	0	-	0	619	120
Stage 1	-	-	-	-	120	-
Stage 2	-	-	-	-	499	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1462	-	-	-	452	931
Stage 1	-	-	-	-	905	-
Stage 2	-	-	-	-	610	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1462	-	-	-	408	931
Mov Cap-2 Maneuver	-	-	-	-	408	-
Stage 1	-	-	-	-	817	-
Stage 2	-	-	-	-	610	-

Approach	EB	WB	SB
HCM Control Delay, s	3.1	0	10
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1462	-	-	-	408	931
HCM Lane V/C Ratio	0.097	-	-	-	0.035	0.179
HCM Control Delay (s)	7.7	-	-	-	14.1	9.7
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.3	-	-	-	0.1	0.6

The Pinery Planned Development Guide 31st Amendment

For Detached Single Family Dwelling Units within Planning Area 63A-1, 63A-2 and a portion of 62 as listed below and shown on the PD Plan Exhibit.

Article I Preamble and Statement of Commitments

A. Preamble

This 31st Amendment to the Pinery Planned Development affects Planning Area 62 and 63, consisting of 47 acres, of the Pinery 5th Amendment, and sets forth land uses and development standards for the development of The Pinery 31st Amended PD Plan area.

While preparing this 31st Plan Amendment to The Pinery PD Master Plan and revisions to the 5th Amendment Development Guide, Pinery 40 had numerous meetings and consultations with adjacent property owners, representatives of adjacent Homeowners Associations. This Guide has been modified several times to incorporate and address specific issues and concerns raised at those meetings. In order to facilitate this planned development, Pinery 40 has made commitments which shall be, after the approval of this Development Guide and PD Plan, binding upon Pinery 40, its successors and assigns, with respect to the land within The Pinery PD Plan which it owns, as set forth in the Development Guide.

B. Statement of Commitments

1. South Pinery Drive – The primary access for this 31st Amendment to the Pinery Planned Development shall be onto South Pinery Drive. South Pinery Drive will be constructed as a collector roadway in accordance with the Douglas County Colorado Roadway Design and Construction Standards. The purpose for this commitment is to reduce or eliminate traffic onto Cistena Way located at both the East and West ends of the planning areas within this 31st Amendment to the Pinery Planned Development.
2. An Emergency Vehicle Access gate will be constructed at the East end of the planning area of this 31st Amendment to the Pinery Planned Development at Cistena Way. The gate is conditional upon approval of the South Metro Fire Rescue and Douglas County, Colorado. Douglas County Public Works Engineering Services stated in the referral comments dated September 12, 2023 that they do not support the proposed gate. The gate will be constructed by the Developer, and be owned and maintained by the Home Owners Association for this development. The purpose of the gate is to reduce or eliminate traffic onto Cistena Way at the East end of the planning areas within this 31st Amendment to the Pinery Planned Development.
3. Height restrictions of this 31st Amendment to the Pinery Planned Development for Planning Area 63A-1 are established to protect the view-lines of the adjoining residences.
4. Adopt and comply with the existing Residential Development Standards contained within the 5th Amendment to the PD Master Plan for continuity and harmonious residential living.

Article V – Land Use Regulations

C-1. Single Family Planning Area

Detached Single Family Dwelling Units for Planning Area 63A-1, 63A-2 and a portion of 62 as listed below and shown on the PD Plan Exhibit for the Pinery Planned Development 31st Amendment.

A trail system shall be required to provide pedestrian access through Shire Meadows for connectivity to nearby neighborhoods, schools and parks.

C-1.1 Planning Area 63A-1

1. Conventional Development Standards
a. Building Setbacks. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

	Dwelling Unit	Accessory Building
Building Front	30 feet	20 feet
*Building Sides	10 feet	10 feet
Building Rear	25 feet	10 feet

*Note: Building side setback adjacent to drainageways shall be 20 feet from the side lot line adjacent to the drainageway.

b. Lot Area. The minimum lot area shall be 21,780 SQUARE FEET.
c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height as defined in the Douglas County Zoning Resolution. To protect the views of neighbors adjoining to the North and East, the highest roof peak for all proposed homes in PA 63A-1 shall be less than 25 feet in height above the average rear lot line elevation.
d. Buffer Width. The minimum external tract width adjacent to PA 61 and 65 shall be 25 feet.

C-1.2 Planning Area 63A-2

1. Conventional Development Standards
a. Building Setbacks. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

	Dwelling Unit	Accessory Building
Building Front	30 feet	20 feet
*Building Sides	10 feet	10 feet
Building Rear	25 feet	10 feet

*Note: Building side setback adjacent to drainageways shall be 20 feet.

b. Lot Area. The minimum lot area (net) shall be 21,780 square feet.

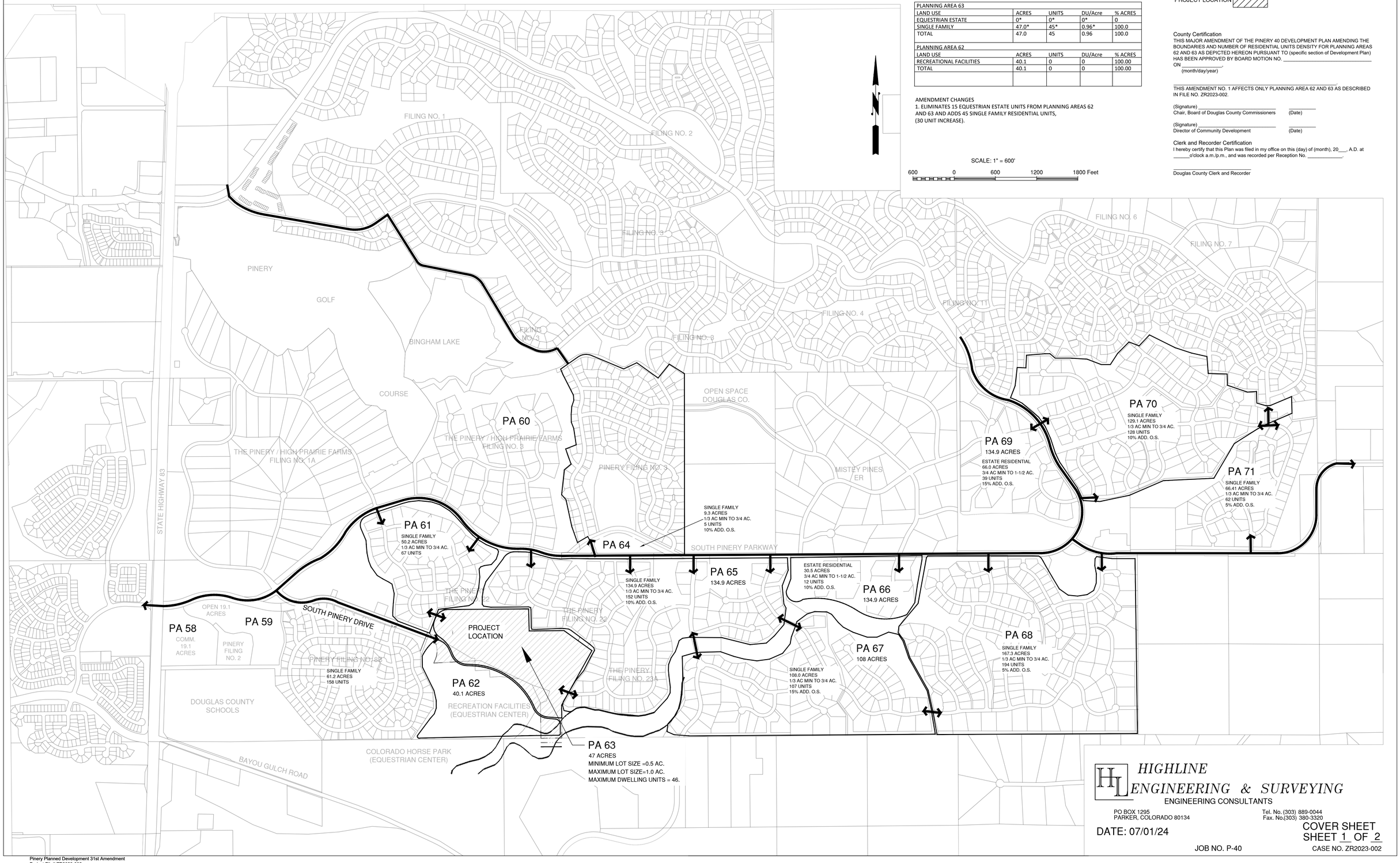
c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height as defined in the Douglas County Zoning Resolution.
d. Buffer Width. The minimum external tract width adjacent to PA 62 shall be 50 feet.

I. Parks, Open Space and Recreational Facilities Planning Areas

(Development Standards for Planning Areas 62A-1 and 62A-2)
Development standards shall follow The Pinery Planned Development Guide 5th Amendment: Section I. Parks, Open Space and Recreational Facilities Planning Areas, July 2015.

THE PINERY PLANNED DEVELOPMENT, 31ST AMENDMENT
A MAJOR AMENDMENT TO BOUNDARIES FOR PLANNING AREAS 62 AND 63

PORTIONS OF SECTION 14, TOWNSHIP 07 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN, DOUGLAS COUNTY, CO
47 ACRES - 45 RESIDENTIAL LOTS
ZR2023-002



PLANNING AREA 63				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
EQUESTRIAN ESTATE	0*	0*	0*	0
SINGLE FAMILY	47.0*	45*	0.96*	100.0
TOTAL	47.0	45	0.96	100.0

PLANNING AREA 62				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RECREATIONAL FACILITIES	40.1	0	0	100.00
TOTAL	40.1	0	0	100.00

AMENDMENT CHANGES
1. ELIMINATES 15 EQUESTRIAN ESTATE UNITS FROM PLANNING AREAS 62 AND 63 AND ADDS 45 SINGLE FAMILY RESIDENTIAL UNITS, (30 UNIT INCREASE).

SCALE: 1" = 600'

600 0 600 1200 1800 Feet

LEGEND
PROPERTY LINE
PLANNING AREA BOUNDERY
PROJECT LOCATION

County Certification
THIS MAJOR AMENDMENT OF THE PINERY 40 DEVELOPMENT PLAN AMENDING THE BOUNDARIES AND NUMBER OF RESIDENTIAL UNITS DENSITY FOR PLANNING AREAS 62 AND 63 AS DEPICTED HEREON PURSUANT TO (specific section of Development Plan) HAS BEEN APPROVED BY BOARD MOTION NO. _____ ON _____.
(month/day/year)

THIS AMENDMENT NO. 1 AFFECTS ONLY PLANNING AREA 62 AND 63 AS DESCRIBED IN FILE NO. ZR2023-002.

(Signature) _____ _____
Chair, Board of Douglas County Commissioners (Date)

(Signature) _____ _____
Director of Community Development (Date)

Clerk and Recorder Certification
I hereby certify that this Plan was filed in my office on this (day) of (month), 20___, A.D. at _____o'clock a.m./p.m., and was recorded per Reception No. _____.

_____
Douglas County Clerk and Recorder

HIGHLINE ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS
PO BOX 1295
PARKER, COLORADO 80134
Tel. No.(303) 889-0044
Fax. No.(303) 380-3320

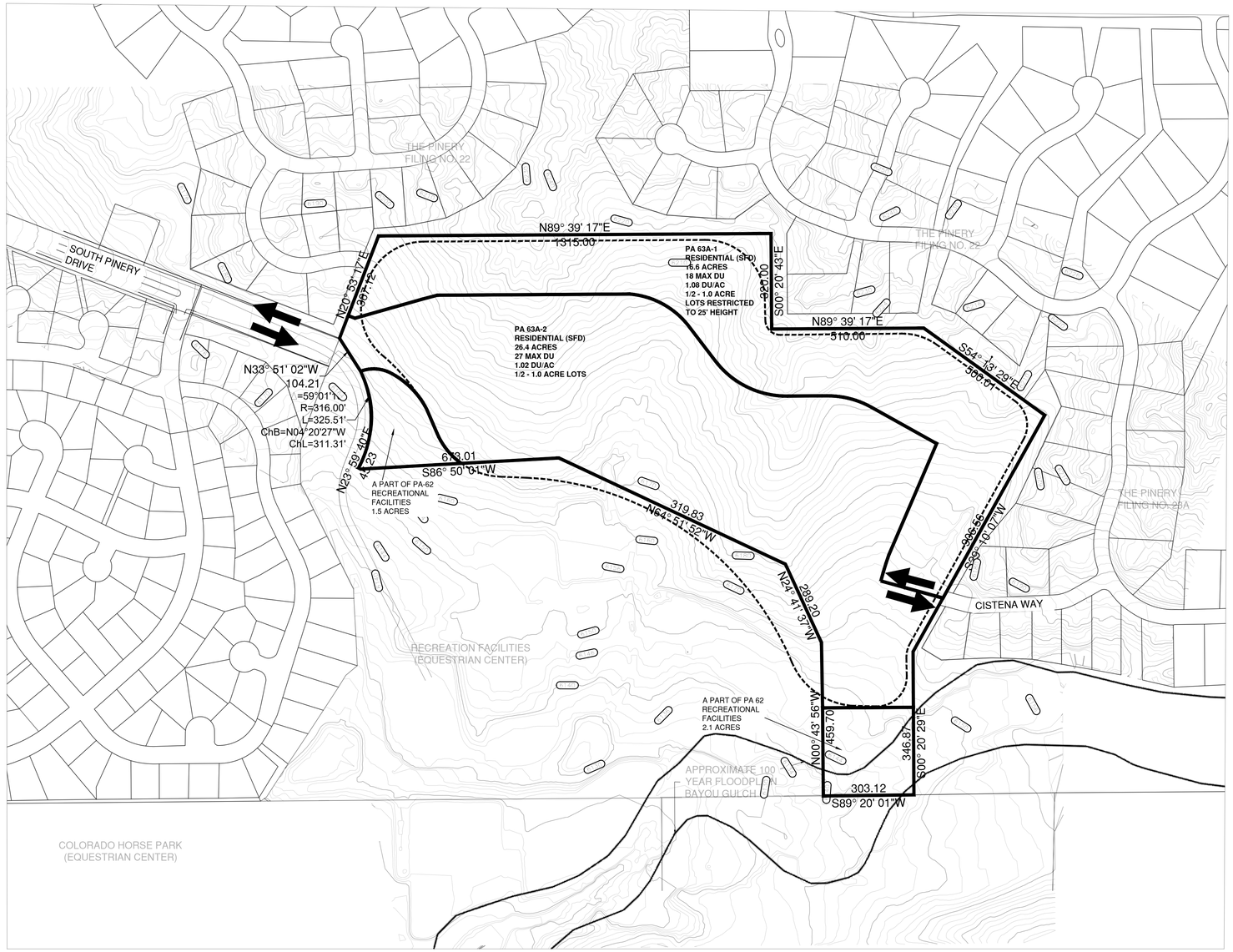
DATE: 07/01/24

COVER SHEET
SHEET 1 OF 2

JOB NO. P-40 CASE NO. ZR2023-002

THE PINERY PLANNED DEVELOPMENT, 31ST AMENDMENT
A MAJOR AMENDMENT TO BOUNDARIES FOR PLANNING AREAS 62 AND 63

PORTIONS OF SECTION 14, TOWNSHIP 07 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN, DOUGLAS COUNTY, CO
47 ACRES - 45 RESIDENTIAL LOTS
ZR2023-002



LEGAL DESCRIPTION OF PARCEL

A PARCEL OF PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO BEAR N 89°20 02 E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N 89°20 02 E ALONG SAID SOUTH LINE A DISTANCE OF 1323.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;
THENCE N 89°19 56 E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 547.40 FEET TO THE POINT OF BEGINNING;

THENCE N 89°19 57 E, CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 303.60 FEET TO THE SOUTHWEST CORNER OF THE PINERY FILING NO. 23A, RECORDED AT RECEPTION NO. 977535 IN THE RECORDS OF THE DOUGLAS COUNTY RECORDER;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PINERY FILING NO. 23A THE FOLLOWING THREE (3) COURSES:
1. N 00°20 43 W, A DISTANCE OF 479.96 FEET;
2.N 29°10 07 E, A DISTANCE OF 906.56 FEET;
3. N 54°13 29 W, A DISTANCE OF 90.73 FEET TO A POINT ON THE SOUTH LINE OF THE PINERY FILING NO. 22, RECORDED AT RECEPTION NO. 9858473 IN THE RECORDS OF THE DOUGLAS COUNTY RECORDER;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PINERY FILING NO. 22 THE FOLLOWING FIVE (5) COURSES:
1. N 54°13 29 W, A DISTANCE OF 409.28 FEET;
2. S89°39 17 W, A DISTANCE OF 510.00 FEET;
3. N 00°20 43 W, A DISTANCE OF 320.00 FEET;
4. S 89°39 17 W, A DISTANCE OF 1315.00 FEET;
5. S 20°53 17 W, A DISTANCE OF 370.00 FEET;

THENCE S 33°51 02 E, A DISTANCE OF 104.21 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 59°01 10 , A RADIUS OF 316.00 FEET, FOR AN ARC LENGTH OF 325.51 FEET;
THENCE S 25°10 08 W, A DISTANCE OF 25.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 05°19 22 , A RADIUS OF 215.00 FEET, FOR AN ARC LENGTH OF 19.97 FEET;
THENCE N 86°50 01 E, A DISTANCE OF 675.34 FEET;
THENCE S 64°52 44 E, A DISTANCE OF 839.26 FEET;
THENCE S 24°26 09 E, A DISTANCE OF 286.29 FEET;
THENCE S 00°40 29 E, A DISTANCE OF 513.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING, CONTAINING 2,028,746 SQUARE FEET OR 46.57 ACRES MORE OR LESS.

PLANNING AREA 63A-1				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - SINGLE FAMILY	12.2	18	1.48	73.5
PARKS/OPEN SPACE/REC. FACILITIES	4.4	0	0	26.5
TOTAL	16.6	18	1.08	100.0
PLANNING AREA 63A-2				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - SINGLE FAMILY	20.1	27	1.34	77.6
PARKS/OPEN SPACE/REC. FACILITIES	6.3	0	0	22.4
TOTAL	26.4	27	1.02	100.00
PLANNING AREA 62				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
PARKS/OPEN SPACE/REC. FACILITIES	3.6	-	-	100.00
COMPOSITE LAND USE SUMMARY				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - SINGLE FAMILY	32.3	45	1.39	69.3
PARKS/OPEN SPACE/REC. FACILITIES	14.3	0	0	30.7
TOTAL	46.6	45	0.97	100.00

200 0 200 400 600 Feet

SCALE: 1" = 200'

LEGEND

PROPOSED PLANNING AREA BOUNDERY
EXISTING PLANNING AREA BOUNDERY
EXISTING CONTOUR (6140)

HIGHLINE ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS
PO BOX 1295
PARKER, COLORADO 80134
Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

DATE: 07/01/24

ZONE MAP
SHEET 2 OF 2

JOB NO. P-40

CASE NO. ZR2023-002

DOUGLAS COUNTY
COLORADO

Memorandum

DATE: JANUARY 24, 2025

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT SK for TQ

CC: MIKE PESICKA, PRINCIPAL PLANNER
CURT WEITKUNAT, AICP, LONG RANGE PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES

SUBJECT: **ADDITIONAL CORRESPONDENCE**
PINERY PLANNED DEVELOPMENT 31ST AMENDMENT

PROJECT FILE: ZR2023-002

Attached are additional items received following submittal of the Board staff report, including:

- Public Comments received by County Staff.

Jenna Preston
7998 Cistena Way
Parker, Colorado 80134

January 24, 2025

Attn: Mike Pesicka, Principal Planner
mpesicka@douglas.co.us
Subject: Petition Results: Project number ZR2023-002; Shire Meadows Rezone Opposition Petition

Mr. Pesicka,

The following letter is a final petition count regarding Project # ZR2023-002 and the Major Rezoning adjacent to the Colorado Horse Park [CHP] in Parker. Our Board of County Commissioners' [BOCC] hearing is set of Tuesday 28 January 2025. I would respectfully ask that this letter and the 39 pages of petition signatures **OPPOSING the major rezoning** be added to the public record.

See letter submitted 24 September 2024, if needed. Recall, following the 19 August Planning Commission public hearing, our community reached out to the Douglas County [DOCO] equestrian community to inform them of the rezoning effort and find out how they felt about the elimination of equestrian estate properties on the 47 prairie acres adjacent to the Colorado Horse Park [CHP] if the rezoning was approved. At the suggestion of the owner of the Colorado Horse Forum, we initiated an online (Change.org) petition, to inform the equestrian community (e.g., riders, trainers, boarders, etc.) about Project Number ZR2023-002 and give them a voice to respond to the rezoning of this DOCO land.

RESULTS: The petition was created on Sept 6th and there was an overwhelming response of **1,314 signatures**. The signatures reflect a **100% opposition** to this major rezoning amendment request. 78% came from Colorado (1029). 53% of responders (**690) came directly from Douglas County**. The signatures from outside our county and state are important. They reflect how much the CHP and surrounding equestrian area attracts visitors to 'Western Living in Douglas County' that Commissioner Teal often speaks about. These visitors may also stay in our local hotels, shop, eat in our local restaurants, and refuel large trailers at our gas stations. Enhancing DOCO's economy.

The 689 petition signatures are in addition to the nearly 200 community letters and 20 property owner presentations opposing the rezone at the 19 August Planning Commission public hearing. **Recall the Planning Commission voted unanimously (6-0) with us, against rezoning.** The overall opposition is signaling you to maintain the commitment of 15 Equestrian Estates on 2 ½ acre lots documented in the Pinery planned development (PD) guide. It would be wrong and has no community support to change the zoning, permanently eliminating equestrian properties adjacent to the operational CHP.

DOCO has a solid equestrian foundation, which includes the world class CHP, accessible Bayou Gulch riding trails, county owned equestrian event, equine veterinarian/rehab services, and small equestrian-friendly businesses. Our community hopes the BOCC will take the community resistance to heart and the Planning Commissioners' recommendation and **vote to deny this major amendment** change, as it does not meet major amendment approval criteria 1520.01, 1520.02 or 1520.03.

Respectfully,
Jenna Preston
Jenna Preston

1-14-24

Dear Mike,

We oppose the Rezoning of the Horse property.

Because:

It will make Parker Road more Crowded and dangerous than it is.

Overcrowding of our schools

We moved to this Area 5 yrs ago to get away from Crowded living areas.

Our Vote is No for Rezoning that property.

Thank You,

Chuck + Esther Pittock

7750 Prairie Lake Trail

Parker, Co 80134

DOUGLAS COUNTY
COLORADO

Memo

Date: July 18, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Terence T. Quinn, AICP, Director of Community Development TQ

CC: Mike Pesicka, Principal Planner
Curtis J. Weitkunat, AICP, Long Range Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: **Pinery Planned Development 31st Major Amendment – Supplemental Information**

Project File: **ZR2023-002**

Planning Commission Hearing:	**August 19, 2024 @ 7:00 p.m.**
Board of County Commissioners Hearing: continued	**September 24, 2024 @ 2:30 p.m.**
Board of County Commissioners Hearing: continued	**November 19, 2024 @ 2:30 p.m.**
Board of County Commissioners Hearing: continued	**December 10, 2024 @ 2:30 p.m.**
Board of County Commissioners Hearing: tabled	**January 28, 2025 @ 2:30 p.m.**
Board of County Commissioners Hearing:	**July 22, 2025 @ 2:30 p.m.**

Attached are additional emails and letters from the public relating to the Planned Development Amendment request being heard by the Board of County Commissioners on Tuesday, July 22nd at 2:30 p.m.

Attachments
Emails and letters from the public.

From:	John Fritschler
To:	Michael Pesicka
Subject:	Re: Pinery Planned Development 31st – Major PD Amendment. Project number/Filing number ZR2023-002.
Date:	Wednesday, July 9, 2025 9:51:44 PM

Mike it has come to my attention that the Horse Park Project 2023-002 is being resubmitted with only minor changes by the Pinery 40 LLC developers.

Please note that my and our Two Bridges HOAs positions have not changed. They are as prior stated:

I wanted to write you personally to state my concern about the rezoneing request for the equestrian center and encourage the continuation of the disapproval of this request.

I am a resident in the Two Bridges community that is almost directly across from this proposed development. Our community was built under the existing standards of 3 to 10 acre lots with large amounts of open space in order to preserve the character of our community and provide a sanctuary for the local wild life. This whole area according to Douglas counties, long-term plan, needs to have large acreage lots with open space to protect the animal corridors and preserve some of the historic feel of our county.

In the past few weeks, I have seen herds of elk, deer, antelope, packs of coyotes amongst many other animals that use this open space as well as the land proposed for rezoning as a safe haven from the high density construction that is going in other nearby parts of the county.

Allowing the rezoning of this area makes no sense, other than to developer who just wants to make money, and it serves no value to the community as a whole. There are plenty of areas in our county that are being built with high density housing and to consider changing the 30 year plan to appease one developer is a terrible precedent. I know that other developers have asked to change the zoning requirements in this area (including where I live), and have been denied this request as they should’ve been.

In conclusion, the developer that is requesting this bought the property knowing the current zoning requirements are in place. Additionally the proposed high density development would be completely out of character with the property in the surrounding area. It also is vastly counter to the intent of the long-term plan in the area which is to protect the open space and wildlife.

Once again reiterate my opposition to this rezoning attempt.

Thank you for your consideration,

John Fritschler
3331 Arnica way
Franktown, Co 80116

On Jan 7, 2025, at 1:07 PM, Michael Pesicka <mpesicka@douglas.co.us> wrote:

John,

Thank you for your correspondence regarding the proposed Pinery Planned Development 31st Major Amendment, Project No. ZR2023-002. Your comments will be included in the public record and will be provided to the Board of County Commissioners as part of their consideration of the PD Amendment request.

Regards,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 Main | 303-660-7460
Email | mpesicka@douglas.co.us

-----Original Message-----
From: John Fritschler <jcfritschler@gmail.com>
Sent: Tuesday, January 7, 2025 10:08 AM
To: Michael Pesicka <mpesicka@douglas.co.us>
Subject: Pinery Planned Development 31st – Major PD Amendment. Project number/Filing number ZR2023-002.

Hi Mr. Pesicka,

I wanted to write you personally to state my concern about the rezoneing request for the equestrian center and encourage the continuation of the disapproval of this request.

I am a resident in the Two Bridges community that is almost directly across from this proposed development. Our community was built under the existing standards of 3 to 10 acre lots with large amounts of open space in order to preserve the character of our community and provide a sanctuary for the local wild life. This whole area according to Douglas counties, long-term plan, needs to have large acreage lots with open space to protect the animal corridors and preserve some of the historic feel of our county.

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request as they should've been.

In conclusion, the developer that is requesting this bought the property knowing the current zoning requirements are in place. Additionally the proposed high density development would be completely out of character with the property in the surrounding area. It also is vastly counter to the intent of the long-term plan in the area which is to protect the open space and wildlife.

Once again reiterate my opposition to this rezoning attempt.

Thank you for your consideration,

John Fritschler

Jenna Preston
7998 Cistena Way
Parker, CO 80134

July 9, 2025
May 5, 2025, sent this letter sent to all three commissioners via certified mail, no response
Feb, 11 2025, emailed and mailed this letter to all three commissioners, no response

Commissioners Laydon, Teal & Van Winkle,

On January 28, 2025 our community attended a BOCC hearing regarding the Pinery Planned Development 31st – Major PD Amendment, Project # ZR2023-002 Major Rezoning request on the 47 acres adjacent to the Colorado Horse Park [CHP] in Parker. The outcome was disappointing, when it ended without a vote. Instead, as commissioners you voted to "table" the vote to allow the developer time to reach out to the community and schedule [another] town hall.

Please note, to date, it's has been 162 days since our BOCC hear and the developer HAS NOT reached out to the community at all since the hearing. Now another BOCC hearing is scheduled for July 22nd and the developer gave the community ONLY three weeks' notice. The developer dropped their proposal by 1 house (44 instead of 45). Since Aug of 2023 (nearly 2 years), they have dropped their proposal by 8 houses and still want to build 3 times the current zoning!

I wrote this letter in Feb to give context to why the recommendation (at the end of the 28 Jan BOCC hearing) to "table" a vote and allow time for a "townhall" as a next step left our community feeling frustrated and concerned that the BOCC did not fully understand how negatively the developer (referred to in this letter as "Pinery 40 LLC") has actually treated and interacted with this community over the past 2+ years. On June 30th, Pinery 40 LLC updated the sign at the end of my cul-de-sac stating a BOCC hearing is set for July 22nd! No outreach, no communication with the community!! Pinery 40 LLC completely disregarded your request to "table" this in order to allow for community outreach.

I am asking that during the BOCC hearing on July 22, 2025 (1) Pinery 40 LLC be asked about their disregard for outreach to the community over the past 6 months, (2) that the community be given a voice to express their ongoing opposition to this Major Rezoning, and (3) the Major Rezoning request be vote down due to not meeting the Major Rezoning amendment criteria and not making an attempt to talk with the community since Jan 28, 2025.

(Feb 2025 letter below)

Recall, our Planning Commission hearing was held on August 19, 2024. The Planning Commissioners voted 6-0 to reject the Major Rezoning request, demonstrating a thoughtful understanding on how Major Rezoning amendment criteria 1520.01, 1520.02, and 1520.03 were not met. You expressed the same concerns.

Horse shows and competition have started at the incredible Colorado Horse Park [CHP]. Have you eve visited this venue? If you have never visited the CHP? I would be happy to show this incredible gem in the heart of Parker adjacent to the beautiful 47 acres at the heart of this major re-zone request that this community REJECTS.

Timeline of Pinery 40 LLC's claim to be "good neighbors"

Pinery 40 LLC held three neighborhood meetings claiming to be "good neighbors." I attended all three. In retrospect, I believe their only goal was to be able to stand in front of you and say they offered "neighborhood meetings," but they were not forthcoming with you on how they scheduled or ran those meetings.

- **Meeting #1 - May 10, 2023** – (more than two years ago!!) Pinery 40 LLC presented their plan to build 53 non-equestrian homes on the 47 acres. **NOT 63 homes** like they stated during the hearing! Our community expressed several concerns that evening. The meeting ended abruptly after a real estate agent (Jayne Cordes), not a resident of our community, who sold the property to Mr. Russell "Rusty" Hall, James Marine & Chris Meeks, took the microphone from me and proceeded to talk about how horses around humans are dangerous because she knew someone who became a "quadriplegic" by a horse. Jayne did this at the request of her friend Rusty Hall.

- **Meeting #2 – August 12, 2024** (15 months later!). Pinery 40 LLC sent a neighborhood meeting invitation only ONE WEEK before the Planning Commission hearing on Aug 19th. They informed us of their intent to proceed with a rezoning request for 45 houses (a decrease of only 8 homes since May 2023). They maintained their stance that horses would be "incompatible" and "violent" on these acres. **This is how they show they are being good neighbors? Equestrian friendly?**

- **Meeting #3 – November 21, 2024.** Pinery 40 LLC asked you, the BOCC for TWO hearing continuances on the grounds that they wanted to schedule a "neighborhood meeting." Many residents (myself included) still took time out of our lives to be present at the Sept 24th and Nov 19th BOCC hearings in case the continuance requests were denied and we could proceed with our hearing.

  It took Pinery 40 LLC THREE MONTHS to schedule a "neighbor meeting!" Again, they gave us one week's notice. The invite stated, "*The purpose of this meeting is for the applicant to share information about the proposal, take feedback, and answer any questions you might have."* (see copy of their letter in your packet). Instead, Pinery 40 LLC only presented what they called a "Neighborhood Agreement" and maintained their goal to building 45 houses, still eliminating equestrian properties. We sat there stunned, confused and frustrated. A letter was sent to Mr. Mike Pesicka that night expressing our reaction (see our letter in your packet dated Nov 21, 2024).

To answer Commissioner Van Winkle's hearing question, Pinery 40 LLC made NO CHANGES since the August 19, 2024 Planning Commission 6-0 vote. The developer maintained their plan to build 45 non-equestrian properties. They maintained reference to horses being "violent," and horse properties being "incompatible" with people and pets. They dismissed our concerns, letters, and those of the equestrian community (e.g., Dr. Tischer, equine businesses, etc.). They accused us of possibly using social media to send "false and misleading information" without ANY evidence to date. In my opinion, Pinery 40 LLC is only 'checking boxes,' trying to appear in good faith, but their goal and intent has not changed. They want quantity over the intent of 15 Equestrian Estates on this unique Parker land, that they bought knowing what it was zone for.

It has been 162 days since our 28 Jan 2025 BOCC hearing. The developer has yet to schedule a neighborhood meeting.

Questions for our Douglas County Commissioners:

You heard from 20+ residents for 3 hours on Jan 28, 2025 which included HOA presidents representing hundreds of households nearby and impacted by this rezoning, you listened to Dr. Tischer the owner of the CHP & equine veterinarian hospital on how much funding equestrian services bring to DOCO and his opposition to the rezoning, you have a packet of 1000+ pages filled with nearly 200 letters opposing the rezoning, written by residents, equine businesses, riders, etc., you received names of 1300 petition signatures (almost 700 from DOCO) all opposing the rezoning!

1. ***What proof of support has Pinery 40 LLC provided from the community, equine businesses, the CHP for their major rezoning request?*** Answer: one letter.

2. The developer repeatedly referenced how "incompatible," smelly and cruel it would be to keep a horse on 2.5 acres, that it was just a "romanticized" vision from long ago. ***After 2 years and 4 hours into our hearing, why were they suddenly open to discussing the option of putting a horse on a one-acre property.*** Answer: they don't really care about horses, they only care about building a quantity of houses and satisfying their investors, in my opinion.

3. ***Why were the developers who stated they heard 100 residents complained about animal smells at another location, not asked to provide any evidence of this?***

4. ***Why were the developers allowed to make claims they there is no market for 2.5 acre Equestrian properties in Parker and provide no proof of this claim?*** Our speakers provided concrete stats on what we all know. 2.5 acre Equestrian estates will sell quickly and for a big profit! Likely more than the proposed 45 homes. ***Where in the Amendment criteria does it reference revenue, real estate markets and profit as criteria for authorizing rezoning?***

5. ***Why was the disability references and emotional state of James Marine, the engineer and part property owner of these 47 acres a consideration for not taking a vote on Jan 28th?*** As I mentioned in my 3-minute speech, I am a licensed clinical psychologist who works full-time with the military and I am proudly married to an Air Force veteran. I live near neighbors who have served to include a Vietnam Vet Purple Heart recipient currently on dialysis. I was appalled by Mr. Marine's attempt to use his military disability as a means to service himself. His greed and self-centered comments, dismissed the voice of his fellow veterans, DOCO residents, and the intent of these 47 acres, in my opinion. Mr. Marine has a home in Parker, is part owner of a $2,500,000.00 property, has a career as an engineer, disability benefits funded by taxpayers, and apparently a goose hunting property, which he disclosed at the hearing. Mr. Marine has expressed he wants to move back into the Timbers community and onto these 47 acres. ***Commissioners, where in the Major Rezoning Amendment is the disability, emotions, and wants of the engineer and property owner requesting rezoning, criteria for approving rezoning?*** In fact, in my opinion, this comes close to violating Amendment Approval Criteria ZR-1520.04 "Whether the sole purpose of the amendment is to confer a special benefit upon an individual."

Additionally, Mr. Marine was the Pinery 40 LLC representative who stood up at the hearing to disgrace the deceased Helen Krieble, the creator the CHP, referencing financial stress and trying to erase Helen's intent for this property. I found this moment incredibly disrespectful, desperate, and questionable. Helen died three years ago. She is respected by the CO equestrian community. She was a developer, a philanthropist, mother, and as several of our residents spoke about, she deliberately took steps to protect these 47 acres with the intent of seeing 15 equestrian estates on 2.5 acres adjacent to her beloved CHP. **This is how Pinery 40 LLC demonstrates being a "good neighbor?"**

On Jan 28th, individual public speeches were held to the 3-minute speaking limit, yet a real estate agent (David Simonson) from Highlands Ranch was allowed to stand at the podium for 30 mins (10 times the amount allow for individuals). He was even given the last word (4:43 – 5:13 on the hearing video).

6. ***Why wasn't David Simonson, who repeatedly stated "I am not speaking on their [developers] behalf," asked to state his affiliation to this rezoning?*** A realtor was given permission to talk and talk after public comment was closed. He was allowed to refer to our community negatively using phrases such as "…*they* [the community] *enjoy it as vacant land that doesn't belong to any of these people here* …[the developer is] *doing everything for people who simply don't want change…"* **Is this how Mr. Hall and the Pinery 40 LLC show they are "good neighbors?"**

Commissioners, I left the Jan 28th BOCC hearing after 8pm exhausted and convinced you cared more about statements and emotions from real estate agents (and former planner commissioner?), developers, investors, and engineers than the residents of our community who came out to oppose this rezoning, the CHP, Helen's Krieble's intent for that land, or following the Major Rezoning Amendment criteria hearing process. I left

feeling the Major Rezoning approval criteria process was in jeopardy, if rezoning is authorized for ANYTHING ABOVE the current zoning for 15 Equestrian Properties. Even allowing 16 homes would desecrate the commitment and overall intent of this planned development (1520.01) and not be consistent with the intent, efficient development and preservation of the entire planned development (1520.02). Pinery 40 LLC will go on to build developments such as Chateau Valley and Founder's Vista (nearly 1000 homes) in Castle Rock. They aimed for quantity and profit, not history, community engagement, and intent for THIS land.

As I pleaded in my Jan 28th speech, honor those who elected you, honor this land as it was intended. **REJECT THIS REZONING. Say "NO" to Pinery Planned Development 31st – Major PD Amendment, Project # ZR2023-002.** Instead, be there for the ribbon cutting on the future site of 15 new Equestrian Properties adjacent to Parker's International CHP that will be there forever. To quote Dr. Tischer, "*the decision is not anti-development, it's smart development."*

Again, please note, to date, it's has been 162 days since our BOCC hear and the developer HAS NOT reached out to the community at all since the hearing. They scheduled a BOCC hearing for July 22nd and notified the public on June 30th, giving your constituents ONLY three weeks' notice! Please listen to your community and REJECT THIS MAJOR REZONING.

Respectfully

Jenna Preston

Dr. Jenna Preston

From: Charles Pittock
To: Michael Pesicka
Subject: Colorado Horse Park
Date: Thursday, July 10, 2025 7:30:54 AM

We say NO to the major rezoning adjacent to the Colorado Horse Park.
Thanks
Charles & Esther Pittock

From: Nancy Klein
To: Michael Pesicka
Subject: Oppose horse proposal
Date: Thursday, July 10, 2025 3:00:27 PM

Absolutely against this project !
Let’s keep the south Parker Pinery area green and natural .
Do these projects along Hess Road project !! Care about the green - and wildlife and beautiful pine trees .
Please vote no
Nancy Klein
Sent from my iPhone

From: SK Malecki
To: Michael Pesicka
Subject: Horse Park Development rezoning proposal by Pinery 40 LLC
Date: Thursday, July 10, 2025 3:08:13 PM

Mike, as a resident of the High Prairie Farms community, please note our strong opposition (and many others in HPF) to the subject rezoning being requested by Pinery 40 LLC (Pinery 40). These properties are currently zoned for 2.5 acre lots (similar to HPF) and there is no plausible argument to further densify an area and associated infrastructure that is already being strained tremendously by extensive development (e.g. Anthology, Crowfoot, Looking Glass, Allison Ranch, etc.). As you're well aware, community master planning is performed to ensure that the character of an area can be maintained while providing a reasonable means for smart development. Recurrent deviations from these plans undermines their intent and could ultimately render Master Planning in Douglas County meaningless.

Additionally, assertions made by Pinery 40 that 2.5Ac lots are not in high demand are proven false by the very robust sales history in HPF as well as nearby Fox Hill in Franktown. The bottom line is that more density means more money in Pinery 40s pockets and diminished quality of life for surrounding communities.

I urge you to hold the line on zoning deviations and advise our County Commissioners to do the same.
Best Regards,
Steve Malecki

From: Sumer Sandel
To: Michael Pesicka
Subject: OPPOSE MAJOR REZONE PROJECT 2023-002
Date: Friday, July 11, 2025 9:12:03 AM

I do NOT approve of the rezoning in this area!!!!!!

Sumer Daley
Pinery Resident

Sent from my iPhone

Regards; Rezoning Project 2023-002
Date: July 8th, 2025

To the Honorable Douglas County Commissioners,

I hope this message finds you well. I'm writing to express my family's deep concern regarding the proposed rezoning at The Timbers at the Pinery; 2023-002. My wife and I, along with our three young children, made a deliberate and lasting choice to plant roots in Parker based on the character, zoning, and long-term vision for this community. We are in opposition to Major Rezoning Project 2023-002

When we purchased our home, we did so with the clear understanding that development would happen, we were not opposed to growth then, and we're not opposed to it now. However, what gave us confidence in our decision was knowing the surrounding lots were zoned at 2.5 acres. That zoning struck a fair and reasonable balance: it supported responsible development while preserving the openness, views, and sense of space that drew us here in the first place.

That balance is now at risk. The revised site plan showing 40 homes on this parcel represents a drastic departure from what was originally intended. While the developers have stated that our sightlines would remain unaffected, the site map and elevations tells a different story. Not only would the scale of the proposed development remove the sense of openness we and our neighbors rely on—it would also directly block our views and change the character of the land in a way that negatively affects our daily lives and property value.

This is not simply about views. I live with anxiety and panic disorder, and the sense of space and visibility around our home was a critical element in our decision after 2 years of looking into homes. The loss in question would be highly detrimental, potentially rendering it unfeasible for my family to continue residing in our home. Additionally, we would likely experience negative equity due to the property's devaluation resulting from the loss of the Pikes Peak view.

We appreciate your commitment to thoughtful planning in Douglas County. All we ask is that you honor the original zoning expectations that families like ours relied on when making one of the most significant decisions of our lives. Growth is important, but so is trust—and the zoning code was part of the promise made to homeowners when we chose to live here.

Thank you for your time, your public service, and your attention to this matter.

With respect and sincerity,
Eric, Jaimie, Asher, Jaidon, & Kallan Haugen
7928 Towhee Rd,
Parker CO 80134

Douglas County Commissioners
Re: Major Rezoning ZR2023-002

Dear Douglas County Commissioners,

My name is Jaimie Stickl Haugen, and I'm writing to express my **strong opposition to Major Rezoning 2023-002.**

When my husband and I purchased our home in Parker, I was pregnant with our third child. We had a 4-year-old and a 2-year-old, and we believed we had found the perfect place to raise our growing family. We researched the zoning carefully and understood the surrounding land would be developed—but under the 2.5-acre zoning standard. We envisioned neighbors with horses and families who, like us, wanted room to breathe, play, and grow.

We invested nearly all our savings into making this home our forever home—one filled with peace, quiet, and beauty. The view from our windows is more than scenery; it is inspiration. It reminds me daily of God's majesty—His creation alive in the deer and turkeys that wander through our yard and the open landscape beyond.

Allowing 40 lots, as proposed, not only breaks the expectation we relied on—it will destroy what we hold most dear about this home. It will block the view that lifts me and fill this tranquil space with density and noise. The thought of leaving is painful, but it may be necessary. We simply cannot live in a place that no longer brings peace. Further, we believe rezoning in this manner violates the following amendment criteria required:

- 1520.01
- 1520.02
- 1520.03
- 1520.04

I ask you to consider not just what can be built, but what should be preserved—for the sake of families who trusted in the county's planning process and the spiritual and emotional well-being of the community.

Thank you for your time and your service.

Sincerely,
Jaimie Stickl Haugen
Parker, CO

July 12, 2025

Douglas County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Reference: Project #ZR2023-002, Rezoning Proposal of 46-acre plat next to Colorado Horse Park by Pinery 40 LLC, AND Pinery 40 6th Submittal date June 21, 2025.

Dear Chairman Laydon, Commissioner Teal and Commissioner Van Winkle,

Reference is made to my earlier letter dated February 7, 2025, written following the Douglas County BOCC hearing on January 28, 2025. In that letter I thanked you for the extensive time given all in this public hearing and expressed our dismay at how this hearing ended. Specifically, Mr. Simonson's filibuster that occurred just before you were going to call for a vote; a vote you believed would likely be a rejection of the rezoning request, 3-0. While we realize Mr. Simonson is a well-known realtor in Douglas County and a former Douglas County Planning Commissioner; it was inappropriate and insulting to all attendees; especially to the BOCC and your process. He simply refused to let the Commissioners move forward.

Near the end of the above hearing, you suggested if the developer did not wish to have his proposal rejected, he could withdraw his submittal. Mr. Simonson, on behalf of the developer agreed to this withdrawal of the developer's application for rezoning. Chairman Laydon, your parting suggestion to the developer, which was echoed during this meeting by Commissioners Teal and Van Winkle, was to have a meeting with the Timbers residents and see if an alternative way could be worked out.

For the last five (5) months we have heard nothing from the developer. On June 21, 2025 Pinery 40 LLC filed a new submittal for rezoning of this parcel of land. NO ONE in the Timbers, that we are aware, was contacted by Pinery 40 to discuss or have a meeting prior to this filing. In fact, only yesterday did one homeowner mention he had just received an email inviting him to a meeting hosted by Pinery 40 on July 16, 2025. Commissioners this is wrong and not consistent or in keeping with your suggestion and the agreement to do by the developer during the January 28, 2025, hearing. To call a "town hall" meeting POST FILING and then notify only a few people at most? Further, to have this meeting 6 days before the BOCC meeting is another example of the lack of candor and openness this developer professes. And yes, the developer, as he told you in the hearing, has the Timbers residents email/contact information which he collected in our earlier two (2) meetings. Hopefully, you are beginning to see the developer has been nothing if not consistently making false statements about his relationship with the community. We have always been clear with the developer. That is, we welcome new 2 ½ horse estates as zoned. They are representative of a professional, established, and knowledgeable horse community such as the Timbers. To allow what this builder wants, beginning with the initial 131 homes all the way down to the now requested combination of 44 homes and 20 horses is just ludicrous. I can understand why he does not want to discuss with anyone other than those who do not know horses. Granted, we do not know all in his plans but from what I have read, this is not only amateurish but potentially devastating to our community. Hopefully, the Planning Commission will be able to review this prior to any BOCC action.

Commissioners, I hope what we have heard from Douglas County Staff regarding your upcoming

July 22, 2025, meeting is inaccurate. That is, the newly submitted application from the developer dated June 21, 2025, will NOT be reviewed by the Planning Commission and the BOCC will not allow public comments at this hearing even though it is a new and entirely different plan. Further, we have heard that you will vote on this submittal at the July 22, 2025, meeting. This causes great concern, especially if there is not a Planning Commission review and no public comments are allowed. We all hope the above are untrue.

Commissioners, I will not repeat the many specifics of the earlier meetings as to why the original submittal was so unacceptable to almost all the Timbers residents. With over 200+ letters against this rezoning and a very large majority of the approximately 2,000 residents opposed to this, I believe you know the only support the builder has is his investors and realtor. Clearly, we support the current zoning and believe it is in the best interest of the community, the Timbers and its 30+ year history anchored by the Colorado Horse Park, and the horse culture represented by both. It is not our responsibility nor is it right to sacrifice our community and the culture it embraces to bail out a builder who may have made a financial decision prematurely. I urge you to look carefully at what this builder is now proposing. It is very unworkable and shows a lack of knowledge.

Gentlemen, I wish to say honesty and integrity of the developer, the community, and our leaders in a process that could irreversibly change the culture and future of a community such as the Timbers is paramount. Once any of the above lose their credibility, it is difficult if not impossible to recover it.

I look forward to seeing you all at the BOCC hearing on July 22, 2025.

Sincerely yours,

Honorable William H. Pickle
8018 Cistena Way
Parker, Colorado 80134
202-679-6789
bp@wpickle.com

CC: Michael Pesicka

From: Ruth and Larry Bohrer
To: Michael Pesicka
Subject: Re: Project File ZR2023-002
Date: Saturday, July 12, 2025 1:52:58 PM

Dear Mr. Pesicka

I am writing in response to the recent updated filing by Highline Engineering concerning the above-referenced project. Yesterday (July 11), we received a notice from the Developer of a new meeting on July 22 with the Board of Commissioners along with an updated proposed development plan for the Project which we wholly oppose. This new proposal has not been vetted with the community before filing with the County as they were asked to do by the Board of Commissioners at their last meeting. The notice indicated they would be holding a community meeting on July 16, only five days from the date we received it, and this meeting is also only 6 days from their next meeting with the Board of Commissioners. The details of their revised plan on their drawings were so small that they could not be read.

In this most recent filing, the Developer has now proposed including an equestrian boarding facility in the middle of their Project. In prior filings and in prior meetings, the Developer has claimed that odors and waste from equine property would be offensive to surrounding homes, yet now they have proposed a large boarding facility right in the middle of their development -completely inconsistent with their prior stance. Further, the Developer has provided no details as to how the boarding facility would be operated or maintained. In this new filing, there does not appear to be any provisions for equestrian trails, let alone provisions for ingress or egress for horse trailers to the new boarding facility. If there are, they cannot be discerned on the plat maps they included.

In their prior filing, the Developer proposed 46 residential lots/homes without an equestrian boarding facility. In their most recent submission, they are now proposing 44 homes but including an 11.7 acre equestrian facility, yet they provided no description of what was deleted to accommodate this change. Are they shrinking lot sizes? Are they removing pocket parks? Significant details like this appear to have been excluded.

While we expect that some details will be revealed at the July 16 community meeting, we find it disingenuous that the Developer filed a new plan with the County before obtaining community feedback as the Board of Commissioners asked them to do (at the last Board meeting), and cannot support any new filing with the County before community feedback is taken into consideration. We sincerely hope that public comments will be allowed at the July 22 meeting and sincerely hope that the Developer will create a revised plan that does take community feedback into consideration.

Sincerely,

Lawrence and Ruth Bohrer
7760 Running Fox Way
Parker, CO 80134

From: eddie shelton
To: BOCC; Michael Pesicka
Subject: Rezoning Pinery 40 LLC
Date: Saturday, July 12, 2025 6:05:33 PM

I am opposed to the rezoning proposed by Pinery 40 LLC

Eddie Shelton
5426 Soapweed Circle
Parker, CO 80134

Sheldon and Nancy Irish
7978 Cistena Way, Parker Co. 80134

14 July 2025

TO: Douglas County Board of County Commissioners
CC: Mike Pesicka, Principal Planner, Douglas County Department of Community Development

Subject; BOCC Land Use Public Meeting for 22 July 2025, Project ZR2023-002

Commissioners,

On 22 July 2025, your land use meeting will have an agenda item regarding Pinery 40 LLC Project ZR2023-002 per the Douglas County Planning Department. This agenda item provides Pinery 40 LLC (Developer) an opportunity to present a revised project plan from the one you reviewed and made rulings against on January 28, 2025. This letter is to request that public comment be allowed as part of your project review.

Background:

At the 28 January BOCC meeting public comment was allowed, however once Mr. David Simonson (an unannounced spokesman for Pinery 40 LLC) stood up from the audience and was allowed to start negotiations with you to salvage their project, public comments were not reopened. Your TABLED decision vs a denial, included suggestions to Pinery 40 LLC of incorporation of an equestrian focus and a suggested lot density of around 30. You also specifically asked Pinery 40 LLC to conduct a community/neighborhood meeting to solicit input and seek support for their revised project. You correctly noted that they have had no community support to date.

On 30 June 2025, DC Planning department posted new Pinery 40 LLC documents, and the Douglas County Planning Department subsequently scheduled the next BOCC project review for the 22 July 2025 land use meeting. In over 5 months since your January 28, 2025, BOCC rulings, there has been NO Community Outreach by Pinery 40 LLC-- NO ONE in the Timbers, that we are aware of, had been contacted by Pinery 40 LLC to discuss community concerns or collect any support prior to this recent filing.

On Friday 11 July 2025, some homeowners mentioned they had just received a notice inviting them to a meeting hosted by Pinery 40 LLC on July 16, 2025 (less than a week prior to the 22 July BOCC land use meeting). This is the first and only community meeting since the January 28 BOCC hearing - no community feedback was sought prior to the submittal of Pinery 40 LLC's new plan. This is a prime example of how Pinery 40 LLC is just "checking a box" to conduct a community meeting and demonstrates their lack of interest in effective community outreach as you requested on January 28, 2025.

We have been informed that you have the option to not have public comment on 22 July, based on the 28 January 2025 BOCC project review public comments that were allowed. The Pinery 40 LLC proposal to incorporate an 11.7-acre, HOA managed

“private equine boarding and enjoyment area”, while basically maintaining the same density (44 lots in this proposal versus 45 lots in previous), creates many concerns and risks the community wants the opportunity to address with you.

We respectfully request you allow public comment at your 22 July BOCC land use meeting when the revised proposal ZR2023-002 is reviewed. Our community will be in attendance and ready to speak. By not allowing public comment you would be rewarding Pinery 40 LLC’s lack of earnest community outreach and their disregard for your guidance at the 28 January hearing.

Also, please keep in mind our community supports the DZCR Special Use sections 2405 and 2406 where boarded horses are allowed on 2.3 acres minimum, which is the current zoning for the 47 acres. This provides individual homeowner choice and responsibility for equestrian implementation.

Sheldon & Nancy Irish

From: Ani Aaparyti
To: Michael Pesicka
Subject: Proposed new housing development next to CO Horse Park
Date: Monday, July 14, 2025 2:51:39 PM

Sir,

I have written to you before about this. Strongly oppose the 44 units that are proposed.
This is a voice from the neighborhood where I bought a home believing that
it would not become a slum.
I am sure people more eloquent have written to you already, as I have. It is evident that quick buck influences rezoning and related demands by the developers.
It is tempting to use stronger language to express my opposition, but it appears that greed overrides all reason.

Ani Aaparyti

303-929-2132

Robert & Sarah Fugazi, 5416 Soapweed Circle, July 14, 2025

Parker CO 80134 bfugazi@gmail.com

To: Douglas County Board of Commissioners

CC: Mile Pesicka, Principal Planner, Douglas County Department of Community Development

RE: BOCC Land Use Public Meeting July 22, 2025 Project ZR2023-002

Sirs,

At the end of the January 28, 2025 BOCC session on the above Project, you tabled a decision and instructed realtor consultant Simonson and Mr. Hall to reach out to the community via a town hall style meeting and to consider revising the plan to possibly 30 homes. To date no meeting has occurred, yet on June 30, 2025 a revised plan with 44 homes and acreage for horse stables has been submitted for approval at the July 22, 2025 meeting.

Three days ago only homes adjacent to the proposed project received a letter from Mr. Hall indicating he has scheduled a public meeting for this Wednesday July 16, 2025 even though he had already submitted a revised plan for your consideration.

As you know there are hundreds of homes in the Timbers and Pinery that have expressed keen interest in the proposed Rezoning via letter and in person testimony so:

Due to the fact that Mr. Hall has not sought out any community input prior to revising the plan (as you asked), and the fact that the proposed horse stable facility raises a myriad of new questions that would impact all surrounding neighborhoods, we **respectfully request that public comment be part of the July 22, 2025 meeting.**

This revision is a change with possible negative impact to adjacent neighborhoods that needs careful consideration AND community input.

The extreme short notice of the plan revision, a public meeting (during prime vacation season) and the BOCC meeting, warrants that the board allow comments from its affected citizens.

Thank you.

From: William Hartwick
To: Michael Pesicka; BOCC; Kevin
Subject: Fwd: Re: Pinery 40/ Shire Meadows Project ZR2023-002 (Draft)
Date: Wednesday, July 16, 2025 2:30:56 PM
Attachments: Planning Commission Letter 8.2024.pdf

To: Michael Pesicka, Principal planner, Douglas County Department of Community development
CC: Douglas County Board of Commissioners
From: Pinery 8B HOA Board

Subject: July 22, 2025 land use public meeting, project ZR 2023-002

Sirs,

Our community, Pinery 8B HOA has been informed of the hearing scheduled to re-consider a zoning request by the developer of this project. I am writing on behalf of our HOA community to express our continued opposition to this rezoning.

As you are aware, a public meeting was held on January 28, 2025 at the Douglas County Board of Commissioners hearing room. At that time, all three commissioners were ready to vote unanimous to deny this rezoning request. A spokesman for the developer, Pinery 40 LLC was allowed to address the commissioners, persuading them to allow the developer to table this zoning request and submit a revised zoning request at a later date. It was also suggested by the commissioners that the developer interface with communities/HOA's involved to obtain their input regarding a suitable compromise to their land-use project. This included a reduction in the number of homes within the Shire Meadows development and accommodations to address the surrounding communities desire to maintain an "equestrian environment" within this project. Unfortunately, no additional comment was allowed or requested from residents attending this meeting and the hearing was closed at this time.

Since that time, our HOA community has not been contacted by any representative of Pinery 40 LLC/Shire Meadows in order to discuss issues brought up at the January 28th hearing. We have received notice of the hearing scheduled for July 22, 2025 to be held at the Board of County Commissioners hearing room within the past week, leaving very little time to review this proposal and prepare for this upcoming hearing.

We have also been notified that the developer has scheduled a presentation of their zoning resubmittal to take place on July 16, 2025 at the South Metro fire station, approximately one week prior to the scheduled hearing at the BOCC. This is the only community meeting scheduled by the developer since January 2025 to provide input and to receive community feedback regarding the the Pinery 40 LLC revised land use plan. This does not suggest a serious attempt to obtain input/comment regarding the impact of this development on our communities.

Based upon a review of the Pinery 40 LLC's submitted proposal, they make little attempt to address the issues previously presented by members of the surrounding communities and the suggestions discussed by members of the commission at the previous hearing.

Specifically, regarding the number of homes and housing density, the developer has recommended reducing this project by only one home site, from 45 to 44! This will do little to address home density and traffic congestion within the proposed project. A compromise was suggested by one of the commissioners that the current zoning of 15 homes to be somewhere in the range of 30 home sites. The suggestion has been ignored by the developer to maximize the number of homes within the proposed development.
Furthermore, the developer proposes the creation of a 11.7 acre HOA managed private equine boarding area within the same housing density of this project. There is very little detail regarding who would fund, maintain and manage this facility. There has been no discussion of the impact of this "equine facility" within the development with the surrounding communities.

In addition, Pinery 40 LLCs zoning resubmission does not address any of the
concerns forwarded to your offices in multiple emails and letters submitted by residents of the surrounding communities and as discussed at the last public hearing. This includes increased traffic and noise created by the addition of 44 homes within this area with additional commercial and delivery vehicles traveling into and through this development daily. This home density will also increase the amount of traffic commuting on Pinery Drive from Pinery Parkway, into and through the Shire Meadows project. This creates safety concerns for residents who utilize this roadway for recreational activities including biking and walking on a daily basis. This issue has been brought up in written submission and at

previous hearings. There are no recommendations within the rezoning proposal that includes improving Pinery Drive from the Meadow View intersection to Pinery Parkway to address these safety issues either by the developer or the Douglas County Planning Commission.

For all the above reasons, our HOA, continues to oppose the rezoning of this land area from 15 home sites to 44 home sites. I have included our previous submission dated August 19, 2024 detailing our concerns regarding this land use rezoning request. Thank you.
Respectfully
William Hartwick, VP
Pinery 8B HOA

CC; Commissioners Abe Layton, George Teal, Kevin Van Winkle

Pinery 8B HOA Board of Directors
Pinery South
Parker, CO 80134
hoaboard@pinerysouth.org

August 19, 2024

Mike Pesicka
Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

RE: ZR2022-010, Pinery Planned Development 29th - Major Amendment

Dear Mr. Pesicka,

We, the Board of the Pinery South 8B Homeowners Association, are writing to express our strong opposition to the proposed rezoning of the open space from its current designation of a 15-site equestrian ranch to a much higher density 45-home residential area. We firmly believe that this rezoning will have adverse effects not only on our HOA but also on the surrounding communities within the Timbers and South Pinery areas. Please find our primary areas of concern and their related approval criteria below.

Traffic Concerns (approval criteria 1520.02)

One of our primary concerns is the significant increase in traffic that will result from this rezoning. The proposed 45 homes, with an average of two vehicles per household, will undoubtedly lead to a substantial rise in traffic on S. Pinery Dr. and Cestena Way. This increased traffic will affect both directions throughout the day and will include deliveries and other vehicles using these roads as shortcuts. A traffic study commissioned by the developer claims that the traffic increase will be “negligible”. However, this assessment does not align with our daily experiences on Parker Road and S. Pinery Parkway, where we already face traffic congestion. A “negligible” impact defies common sense and calls into question the objectivity of the study.

Safety and Accessibility Issues (approval criteria 1520.03)

If an emergency gate is added at the northern end of the project, it will funnel all traffic through Pinery Drive, which serves as a recreational area for residents who walk dogs, jog, and bike. This will increase the danger for pedestrians and disrupt daily recreational activities. Furthermore, S. Pinery Dr. will only be upgraded from the Meadow View stop sign to the new project's entrance, leaving the rest of the road unchanged. This lack of improvement will create unsafe conditions for pedestrians and cyclists, and limits the use of the roadway.

Noise and Congestion (approval criteria 1520.02)

Homeowners whose properties back onto S. Pinery Dr. from Meadow View to the proposed project entrance are concerned about increased noise and congestion. The traffic flow has already intensified due to Parker Road, and if this project proceeds, we anticipate further disturbances. Homeowners have even requested privacy fences to mitigate noise, highlighting the anticipated negative impact on their quality of life.

Impact on Wildlife (approval criteria 1520.03)

For over 25 years, residents of the Timbers and Pinery areas have enjoyed a thriving deer population that migrates through our communities. This rezoning will severely disrupt their natural habitat, forcing wildlife to cross heavily trafficked roads, which increases the risk of deer strikes and accidents involving displaced animals. The developer's proposal includes only a minimal amount of open space with gravel walkways, which is a significant reduction from the natural habitat and food supply currently available to wildlife.

Erosion and Flooding Risks (approval criteria 1520.01)

Another critical issue is the potential for increased erosion in the Timbers Creek area and Colorado Horse Park, which could eventually affect S. Pinery Dr. The developer's drainage report mentions the construction of detention ponds to manage erosion, but we are concerned that this may not be sufficient to prevent potential flooding. The effects of increased water flow and inadequate drainage need thorough consideration before approving this

high-density development.

For these reasons, as representatives of the Pinery South 8B Homeowners Association, we strongly oppose the rezoning of this area to a 45-home residential development. We believe the current zoning for 15 properties better aligns with the lifestyle of our community and will have a significantly lower impact on the surrounding areas.

Thank you for your attention to these important concerns.

Sincerely,

Susan Kellar - President

William Hartwick - Vice President

Joe Kempsell - Secretary

Jenna Preston
7998 Cistena Way
Parker, CO 80134

July 17, 2025

To Whom It May Concern,

I cant believe I even have to take the time to write this letter to specifically request permission for residents/tax payers of Douglas County, o be allow to speak and have a voice, during the BOCC land use meeting next week on July 22nd @ 2:30, regarding the Pinery Planned Development 31st – Major PD Amendment, Project # ZR2023-002 Major Rezoning request. There are several of us who are missing a half day of work to attend the July 22nd meeting, which was abruptly scheduled by developer. Please give all of us voice.

Please allow residents, to have their allotted time to voice opposition to the Major Rezoning, during the July 22, 2025, hearing,

Respectfully

Jenna Preston

Dr. Jenna Preston

Richard and Amy Hurelbrink
7730 Running Fox Way, Parker, CO 80134

TO: Douglas County Board of County Commissioners
CC: Mike Pesicka, Principal Planner, Douglas County Department of Community Development

Subject: Request to allow Public Comments regarding **Project ZR2023-002**
at the BOCC Land Use Public Meeting on 22 July 2025

Commissioners,

As we live adjacent to the northern boundary of the proposed Pinery 40 Project #ZR2023-002, we have been following the applicant's proposals and responses to homeowner concerns, etc., and attending public meetings during the past 2 ½ years. It has come to our attention that it is not clear whether or not public comments/questions will be allowed during the upcoming 22 July 2025 Land Use Meeting regarding this project.

With this letter we are requesting that public comment be allowed at the meeting for the following reasons:

--From the beginning of this rezoning request, most questions that existing homeowners have sought answers for have been answered by Pinery 40 with: "These kinds of things will be answered later; we just need to get the rezoning approval first."

--Per the 28 January 2025 Hearing where the Commissioners suggested that Pinery 40 come back with a proposal that includes some level of an equestrian element, Pinery 40's 30 June 2025 Resubmittal attempts to satisfy that request; however, it does seem like an extreme deviation from what they have been proposing over the last 2 ½ years (except for maintaining the same number of dwellings, i.e. 44 rather than 45).

Given that this recent submittal includes several concerning changes, a large number of area homeowners attended Pinery 40's 16 July 2025 Community meeting seeking clarification on many aspects of their proposal, e.g.:

--Viability of the proposed equine center in terms of HOA ownership and management
--Financial feasibility
--Advisability of boarding (20) horses on 11.7 acres (less acreage when considering barn, hay shed, parking lot, etc.) surrounded by 44/45 residences

The meeting ended with more questions than answers as, even at this stage, Pinery 40 continues to indicate most everything will be decided AFTER approval of their rezoning request.

For these reasons, we request that public comment be allowed at the 22 July 2025 Land Use Meeting.

Thank you for considering our request,
Richard & Amy Hurelbrink

Carl R. Finamore
7902 Towhee Road. Parker, CO 80134
(720)-851-7935 - (720) 250-8655

July 14, 2025

Mr. Mike Pesicka, Principal Planner
Douglas County Community Development
100 Third Street
Castle Rock, CO 80104

RE: **Project ZR2023-02** (Pinery Planned Development 31st- Major PD Amendment)

Dear Mr. Pesicka,

We received notification that another hearing on the above-referenced development (aka Pinery 40 LLC and Shire Meadows) is scheduled for Tuesday, July 22, 2025.

As an adjoining property owner, I am writing to express opposition to the revised proposal. There are many reasons to deny the rezoning request. The majority have been discussed at previous meetings. The latest proposal does little to resolve the open issues. Unfortunately, it adds to homeowner concerns and should be a red flag to the Planning Commission and County Commissioners.

Why was a new hearing granted? On January 28th, after two hours of presentations from the applicant, HOA, and homeowners, the Commissioners advised Shire Meadows that they did not have the votes for approval of their 45-home plan. Commissioner Layden recommended, after a lengthy follow-up discussion with the applicants' representative, that Shire Meadows meet once again with the HOA and homeowners to come to a compromise. Shire Meadows representatives agreed and invited the commissioners to attend the meeting. The rezoning request was then tabled. ***There has been no such meeting.*** There has been no communication until the recent County hearing notification. A day later, we received notification of a July 16th community meeting. What purpose will a community meeting have at this late date? It has no apparent purpose other than for Shire Meadows representatives to review their new plan and report that they complied with the Commissioners' suggestion. Their revised plans have been submitted, without homeowner input, and the hearing is set.

***New Concerns*:** The proposed development plan is a repeat of previous iterations, with many contradictions, opinions, misleading statements, and unrealistic expectations. The revised proposal calls for approval of 11.7 acres for a Private Equine boarding facility to be owned and managed by a new HOA. At every meeting since this saga began, we were told that horse property wasn't compatible with nearby neighborhoods, and barns were unsightly. Horses brought insects, rodents, and foul odors. Horse property wasn't appropriate for the area. Now, while these unfounded assertions remain in their current Narrative, they curiously propose adding a community-run horse boarding facility.

The current proposal calls for a barn, stables, corals, fencing, and a caretaker residence to be built. (They also mention, for the first time, a community center.) An operating plan will be developed *after* the fact. ***Seriously?*** *What is being proposed is a free-standing business*. Why would a volunteer HOA board take on the responsibility? Is the developer donating the land and improvements when the development is completed, or is there a direct cost to the homeowners? With the proposed 20 stalls and 45 homes, there is potential for conflict from day one. If it is a "common area," will all residents pay the build-out and operational costs? Who will pay the property, state, and federal taxes? (If the center charges for services, it must be registered.) Who hires the caretaker and decides on pay and benefits? If residents are using the facility for a fee, what happens when the caretaker leaves without notice? This is simply an unrealistic proposal. It is being presented with no detail, operating plan, or regard for the consequences. It is, in my opinion, a poorly designed ploy offered for the sole purpose of gaining approval. Douglas County has several HOAs with serious financial problems. This proposal, if approved and implemented, will only add to the problem down the road.

There is, again, mention of the need for the HOA to become a part of the High Prairie Farms Metro District to support and maintain the upkeep of roads, lighting, and common areas, among other considerations. Any such agreement should be in place *before* considering approval. Shire Meadows has had two years to work out an agreement. There must be unresolved issues. Kicking the can down the road is no solution. Failure to reach an agreement, after the fact, will put added financial stress on the new HOA with no apparent options or solutions.

These are just a few of the issues that jump out as I read the revised narrative. In the interest of time, I haven't addressed many of the concerns that resulted in the Planning Board and Commissioners rightly voting unanimously to reject and then, surprisingly, tabling the rezoning proposal. Those concerns remain.

I respectfully request that the Pinery 40 LLC (Shire Meadows) rezoning request be denied and that the current, long-standing zoning requirements be honored. Pinery 40 can move forward with the development under the existing zoning requirements. I, and many others, would have no objection to the 13-15 lot plan.

Thank you for your time and consideration.

Best regards,

Carl R Finamore

CC: Mr. George Teal, County Commissioner

Date: 7/17/2025

Douglas County Board of County Commissioners

We have learned recently that the Pinery40 group has a scheduled agenda item to go over their next plan for Project ZR2023-002 in hopes of getting approval.

The short notification timing of getting on the BOCC agenda for 22 July (I am out of town), prompt this letter to be written.

First:
To clear up a few incorrect statements related to the applicant's comments (and planning departments' statements) at the meeting in which this was tabled. Our property (the Colorado Horse Park) retains its original zoning and has not been rezoned to be a commercial type zoning. We still can and do have public horse boarding and training currently at the Colorado Horse Park. When we remodel and move our business to the Colorado Horse Park from Littleton, it remains to be seen what else we will have on the grounds of the park but will always and forever have public horse shows at this venue.

Second:
The applicant is still asking for a zoning change to allow increased density. This is not an infill property with an application for a certain use, but a zoning change to increase density. Our property has a very large border with the applicant's property and the change in zoning affects us significantly. Having equestrian lots to our North border (and a middle school and high school on our other borders) gives the Horse Park the look and feel intended with the original design. And the 15 equestrian lots (the parcels original zoning) compliment this amenity in Douglas County, preserving a type and product that is sorely needed. These equestrian lots would have a high dollar value and can easily be sold to even seasonal use for the many competitors attending the Colorado Horse Park horse shows. This type of product is very common next to large horse parks in Michigan and Florida to name a couple. I do not believe that the applicant is being unduly harmed financially by "needing" this zoning. It just seems the easiest path and is a sad change from the original zoning that makes this part of Douglas County unique.

Third:
A HOA horse facility with 44 homes obligated to support it is not something I have seen work. That is a very small number of homes to support the needs of a horse facility. Ken Caryl for example has a HOA horse property with what I would guess are thousands of homes to help support it. This does seem like a way to try to appease the BOCC with an equestrian feel, without any real thoughts on how it might work.

Fourth:
We believe in the rights of landowners and are not anti-development. But zoning is in place for a reason, and it seems very clear to me that the original intention of this zoning is still very much in play today. I urge you to vote no on this next plan and encourage them to develop under the original equestrian estate zoning that the parcel came with.

Lastly:

As I stated at the last BOCC meeting, the horse industry in Colorado has a multi-billion-dollar impact on our state's economy, and the Colorado Horse Park in Douglas County leads the state in hosting by far the largest shows that the region sees bringing significant revenue to the County every year. We purchased this amazing amenity partly because there was a zoning in place to our North that would compliment our business and limit any negative impact that direct non-equine neighbors would have right next to our property line. If you have had a chance to tour our property, the thing you will notice is that our property has a build in buffer between our operations and the neighbors to the East and West. The density increase to the North does not allow the appropriate buffer and the houses will be right on our property line. With the original zoning and plan these equestrian lots form the obvious and correct blend from our property to the North.

At the last BOCC meeting, it was obvious that the Board agreed that they did not meet the criteria and were going to vote no on the rezoning efforts to increase the density of the development from 15 equestrian lots to 45 home sites. Then, in what seemed like a weird turn of events, the Board started negotiating with one of the applicants' team that obviously was a known person to the Board. As a citizen of Douglas County and an adjacent property and business owner, I was really surprised by this conversation. While I do not understand all the governance rules related to the Board, it seemed like a No vote was pending and prudent and let Pinery 40 LLC figure out what might work next instead of negotiating at the meeting.

Please do what is the right thing and vote no on the increase in density.

Dr Kelly B Tisher



President Singletree Equestrian owners of The Colorado Horse Park
President Littleton Equine Medical Center