PLANNING COMMISSION REGULAR MEETING
MONDAY, JULY 20, 2026
AGENDA

Monday, July 20, 2026 **6:00 PM** **Hearing Room**

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.

Instructions to access the video or audio of the meeting are available here: www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/.
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us.

1. Call to Order

a. Pledge of Allegiance

b. Roll Call

c. Attorney Certification of the Agenda

d. Planning Commission Disclosures

2. Approval of Minutes

a. Unofficial Minutes from July 6, 2026. **4871**

Attachments: Unofficial Minutes from July 6, 2026

3. Land Use Hearing Items

a. Rampart Delivery System Expansion - Location and Extent - Project File: LE2026-008. **4873**
Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - LE2026-008

b. Crowsnest - Comprehensive Master Plan Land Use Map Amendment - Project File: DR2026-003. **4874**
Mike Pesicka, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - DR2026-003
DR2026-003_Crowsnest CMP Land Use Map Amendment Staff Report Addendum_7-16-26

c. Douglas County Zoning Resolution Amendment to Section 27, Site Improvement Plan - Project File: DR2026-002. **4872**
Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - DR2026-002

4. Adjournment

The Next Regular Meeting Will be Held on Monday, August 3, 2026 @ 6:00 p.m.

MEETING DATE: July 20, 2026

DESCRIPTION: Unofficial Minutes from July 6, 2026.

ATTACHMENTS:

Unofficial Minutes from July 6 2026

PLANNING COMMISSION REGULAR MEETING
MONDAY, JULY 6, 2026
MINUTES

Monday, July 6, 2026	6:00 PM	Hearing Room

1. Call to Order

Commissioner Hampton was appointed Acting Chair and proceeded to present hearing instructions.

a. Pledge of Allegiance

b. Roll Call

PRESENT
Commissioner Len Abruzzo
Commissioner Mark Hampton, Acting Chair
Commissioner Michael McKesson
Commissioner Marc Reyher
Commissioner Jim Smallwood, Secretary
ABSENT
Commissioner Calvin Downs, Chair
Commissioner Ed Kubly
Alternate Mark Witkiewicz

c. Attorney Certification of the Agenda

Chris Pratt, County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed, and the Commission has jurisdiction to hear them.

d. Planning Commission Disclosures

None.

2. Approval of Minutes

a. Unofficial Minutes from June 15, 2026.

Commissioner Mike McKesson moved that the Commission approve the Minutes from June 15, 2026.

RESULT: APPROVED
MOVER: Mike McKesson

SECONDER: Jim Smallwood
AYES: Len Abruzzo, Mark Hampton, Mike McKesson, Marc Reyher, Jim Smallwood

3. Land Use Hearing Items

a. Adragna – Minor Development Final Plat – Project File: SB2024-030.

Carolyn Washee-Freeland, Senior Planner, Department of Community Development, presented the proposed application.

The applicant's representative, Casey Adragna, Adragna Architecture and Development, provided additional information.

Commissioner Hampton opened public comment.

There was no public comment.

Commissioner Hampton closed public comment.

Commissioner Hampton opened Planning Commission discussion.

Commissioner Jim Smallwood moved to recommend approval of the Adragna Minor Development Final Plat – Project File: SB2024-030, subject to the 3 conditions recommended by staff.

RESULT: APPROVED
MOVER: Jim Smallwood
SECONDER: Len Abruzzo
AYES: Len Abruzzo, Mark Hampton, Mike McKesson, Marc Reyher, Jim Smallwood

4. Adjournment

The meeting was adjourned at 6:25 p.m.

_____
Jim Smallwood, Secretary

_____
Samantha Hutchison, Recording Secretary

MEETING DATE: July 20, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Rampart Delivery System Expansion - Location and Extent - Project File: LE2026-008.

SUMMARY: The request is for approval of a Location and Extent for installation of approximately 6.5 miles raw water pipeline and related appurtenances.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the proposed improvements will increase system capacity to meet the increasing demands.

Should the Planning Commission approve the Location and Extent request, the applicant will be required to receive final approval of all Engineering plans and permits prior to commencement of the project. Proof that necessary easements, license agreements, permits and approvals from other entities and property owners have been obtained is also required prior to commencement of construction.

REVIEW:

Steven E Koster	Approve	7/9/2026
Samantha Hutchison - FYI	Notified - FYI	7/9/2026

ATTACHMENTS:

Cover Page
Staff Report - LE2026-008

MEETING DATE: July 20, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

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ATTACHMENTS:

Staff Report - LE2026-008

DOUGLAS COUNTY
COLORADO

Location and Extent Staff Report

Date: July 8, 2026

To: Douglas County Planning Commission

From: Eric Pavlinek, Principal Planner EP
Brett Thomas, AICP, Planning Manager SK for BT
Steven E. Koster, AICP, Deputy Director of Community Development SK

Subject: **Rampart Delivery System Expansion – Location and Extent**

Project File: **LE2026-008**

Planning Commission Hearing: **July 20, 2026 @ 6:00 p.m.**

I. EXECUTIVE SUMMARY

The City of Aurora requests approval of a Location and Extent application (L & E) for the Rampart Delivery System (RDS) Expansion Project. The project includes approximately 6.5 miles of 76-inch diameter steel pipeline and replacement of the existing above grade outlet works valve building. The improvements are necessary to accommodate increased water supply needed in the City and in Douglas County. The project will connect to Aurora's existing RDS system, The Denver Water Foothills Water Treatment Plant, and the Roxborough Water and Sanitation District system.

II. APPLICATION INFORMATION

A. Applicant

City of Aurora
26791 East Quincy Avenue
Aurora, Colorado 80016

B. Applicant's Representative

Connor Gilpatrick, HDR Inc.
1670 Broadway Suite 3400
Denver, Colorado 80202

C. Request

The City of Aurora is requesting L & E approval for installation of approximately 6.5 miles raw water pipeline and related appurtenances. Construction of a new valve building is included with this first phase of improvements.

D. Location

L & E improvements will be located on property owned by the City at the Aurora Rampart Reservoir, which is located southeast of the intersection of N. Rampart Range Road and Roxborough Park Road, north of Roxborough State Park. The proposal includes construction of a new valve building northeast of the reservoir. The new pipeline will traverse northeast from this location through property zoned Agricultural One and then through the Sterling Ranch community near Plum Valley Heights. The pipeline will then traverse north to Titan Road and then northeast across the Union Pacific Railroad and US Highway 85. The last portion of the alignment will be installed near the Chatfield Acres and Chatfield East communities prior to connecting to existing infrastructure in Highlands Ranch. Vicinity, zoning, and aerial maps which show site location and existing conditions are attached to the staff report.

E. Project Description

The City of Aurora is requesting approval of an L & E for the installation of buried pipeline and associated appurtenances. The proposal includes approximately 6.5 miles of new 76-inch diameter pipeline. The pipeline alignment will begin on property owned by the City, adjacent to the Aurora Rampart Reservoir, and will traverse generally northeast as depicted on the L & E exhibit. Along the pipeline, there will be buried structures, including blowoff drain valve vaults, access manways, air valve vaults, isolation valve vaults, and vent pipes. The vaults, manways, and vent pipes provide safe access to the pipeline and appurtenances for operation and maintenance purposes along the alignment. The vaults and manways will be flush with the ground or partially above grade. Vent pipes will extend above ground.

The applicant indicates that community impacts expected are minimal and related to temporary disturbance from construction activities and construction traffic. A Grading, Erosion, and Sediment Control (GESC) Plan and Report are required by Public Works Engineering (Engineering) to identify erosion and sediment control measures for mitigation of construction disturbance and assurance that disturbed areas are properly maintained.

The new valve building will be located on a 9.79-acre parcel northeast of the Aurora Rampart Reservoir. The building will be located near the existing building that it replaces. The approximate 1,800-square-foot structure will be approximately 27 feet tall and will be constructed of CMU veneer with a metal roof. Exterior light fixtures will be full cut off and will comply with the County's Lighting Standards.

Four construction staging areas are identified on the L & E exhibit for the pipeline construction. These staging areas are located within easements being acquired for the project. These staging areas will be primarily used for storage purposes of materials and equipment needed for completion of the project. These sites will also provide parking for vehicles and equipment used in construction of the project.

Construction is anticipated to occur over the course of 18 months, during the weekdays, between the hours of 7:00 a.m. and 6:00 p.m. to minimize disruption to neighbors. The applicant indicates that construction traffic will use existing roadways and easements to access the project site. Once operational, it is anticipated that existing City staff will oversee operations and maintenance of the project.

III. CONTEXT

A. Background

The applicant indicates that the project will increase system capacity to meet the increase in demands in Aurora and Douglas County. The existing RDS includes an outlet works valve building near the Aurora Rampart Reservoir and two pipelines that convey water from the reservoir to the City's water treatment facilities in Aurora. The proposed raw water line will generally parallel existing pipelines constructed in 1957 and 1978.

B. Adjacent Land Uses and Zoning

The project area includes property zoned Agricultural One, Planned Development, Open Space, Rural Residential, General Industrial, and Estate Residential.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain installation of the proposed infrastructure or valve house building.

B. Access

Access for installation and maintenance purposes is generally provided by existing public roads. The applicant will be required to submit a traffic control plan for traffic impacts related to construction of the pipeline and vault building.

C. Drainage and Erosion

The applicant is responsible for preparation of site-specific engineering plans, which include a GESC Plan and Report. A drainage conformance letter has been submitted and is being reviewed by Engineering.

D. Floodplain

Portions of the pipeline will cross the Willow Creek and Plum Creek floodplains. A floodplain development permit may be required from Douglas County.

V. PROVISION OF SERVICES

A. Fire Protection

Fire protection within the area is provided by South Metro Fire Rescue (South Metro) and West Metro Fire Protection District. South Metro reviewed the request and had

no objection to the project. At the writing of the staff report, no response has been received from West Metro Fire Protection District.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services within the area. At the writing of the staff report, no response has been received from DCSO.

C. Water and Sanitation

No additional water and sewer demands are generated by the project.

D. Utilities

Area utility service providers were provided a referral on this application. Xcel Energy noted a potential conflict with the project as they own and operate existing natural gas electric distribution facilities along the project route. Additional comments were provided regarding approvals and license agreements required for the project. No other utility provider issued comments at the writing of the staff report.

E. Other Required Processes and Permits

In addition to the L & E approval, a GESC Plan, GESC Report, and construction plans with plan and profile drawings for crossing Waterton Road, Titan Road, Roxborough Park Road, W. Lakeside Drive, N Lakeside Place and floodplains must be finally accepted by Engineering for review and approval prior to construction of the project. Building permits from the Douglas County Building Division will also be necessary.

VI. PUBLIC NOTICE AND INPUT

Courtesy Notices of an application in process were sent to adjacent property owners. No adjacent property owners or members of the public commented on the proposal at the writing of the staff report. Referral response requests were sent to referral agencies on June 29, 2026 and the referral period concludes on July 13, 2026. Referral agency responses received are attached to the staff report for reference.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the proposed improvements will increase system capacity to meet the increasing demands.

Should the Planning Commission approve the L & E request, the applicant will be required to receive final approval of all Engineering plans and permits prior to commencement of the project. Proof that necessary easements, license agreements, permits and approvals from other entities and property owners have been obtained is also required prior to commencement of construction.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 6
Applicant's L & E Narrative and Community Impact Report 7
Vicinity Map 10
Zoning Map 11
Aerial Maps 12
Initial Referral Agency Response Report and Letters 15
Drainage Conformance Letter 27
Location and Extent Exhibit 35

DOUGLAS COUNTY
COLORADO

Land Use Application

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

PROJECT INFORMATION

Project Type: New Valve House and 6.5 Mile Pipeline

Marketing Name: Rampart Delivery System Expansion Phase 1A

Presubmittal Review Project Number: PS2025-270

PROJECT SITE (Rampart Reservoir Outlet Works)

Address: 6736 N. Roxborough Park Rd, Littleton, CO 80125

State Parcel Number(s): 235512000010

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

PROPERTY OWNER(S)

Name(s): City of Aurora (Dean Bedford)

Address: 26791 E. Quincy Ave, Aurora, CO 80016

Phone: 720-859-4342

Email: dbedford@auroragov.org

AUTHORIZED REPRESENTATIVE

Name: Keith Bushdiecker or Connor Gilpatrick

Company: HDR Inc.

Address: 1670 Broadway Suite 3400, Denver, CO 80202

Phone: 303-764-1547 / 303-323-9514

Email: connor.gilpatrick@hdrinc.com

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

ACKNOWLEDGMENT

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

Gilpatrick, Connor Brian — Digitally signed by Gilpatrick, Connor Brian Date: 2026.06.22 10:27:14-06'00' — 6/22/2026

Applicant's Signature — Date

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

Project Number (Office Use Only):

General Narrative

Landowner: City of Aurora

Applicant: City of Aurora, Dean Bedford, PE

Representative: HDR, Connor Gilpatrick, EI

The City of Aurora (City) is requesting approval of a Location and Extent (L&E) to expand the capacity of its Rampart Delivery System (RDS). The existing RDS includes an outlet works valve building at the toe of the Rampart Reservoir and two pipelines that convey water from the Rampart Reservoir to the City's water treatment facilities in Aurora. This expansion project will be phased, starting with Phase 1A. This phase includes the replacement of the existing above grade outlet works valve building (Outlet Works) with a new structure and approximately 6.5 miles of 76-inch diameter steel pipe. These improvements will increase system capacity to meet increasing demands in Aurora and Douglas County. This project also includes the construction of connections to Aurora's existing RDS pipelines, the Denver Water Foothills Water Treatment Plant and the Roxborough Water & Sanitation District system. The new pipeline will be joining the existing RDS that includes a 40/42-inch and a 54/60-inch pipeline.

These improvements are necessary to accommodate increased water supply needed by the City and Douglas County per both Aurora's Integrated Water Master Plan 2 (IWMP2) and the Douglas County 2040 Comprehensive Master Plan as it increases the amount of renewable water to county residents. This will support the long-term goal to reduce dependence on nonrenewable water from the Denver Basin aquifer. Construction for this phase is projected to start in Quarter 4 of 2026 and run for 18 months, ending in Quarter 2 of 2028.

The new pipeline alignment begins at the Outlet Works and continues generally northeast to the south edge of Highlands Ranch, east of Highway 85, and routes around the south and east of edges of the current Sterling Ranch extents. Refer to the Project Overview & Vicinity Exhibits in Appendix A. The pipeline will be in permanent easements or in public right of way. Permanent easement acquisition is on-going and nearly complete.

The new Outlet Works will replace the existing outlet works building located at the same site (Appendix B). The proposed Outlet Works footprint is approximately 35 feet wide by 52 feet long and will house several valves and controls to manage and monitor flow in the three pipelines. In addition, a 36-inch reservoir drain line with valves will be housed in the Outlet Works.

Along the pipeline, there will be buried structures, including blowoff (drain) valve vaults, access manways, air valve vaults, isolation valve vaults and vent pipes. The vaults, manways and vent pipes provide safe access to the pipeline and appurtenances for operation and maintenance along the alignment. The vaults and manways will be flush with the ground or slightly above grade, while the vents pipes extend above the ground.

Community Impact

The RDS transports water northeast from the Rampart Reservoir, located south of Sterling Ranch, to the City. This new pipeline will generally parallel a 40/42-inch diameter pipeline, built in 1957, and a 54/60-inch pipeline constructed in 1978. The raw water conveyed by this system is utilized for non-potable (irrigation) service, as well as being treated for drinking water needs both in the City and in the Roxborough area. The RDS is a key piece of infrastructure in Aurora's raw water production, currently providing 70% of the City's needs for drinking water

supply, irrigation and fire protection. The other 30% is met through other sources including an unsustainable backup supply from the Denver Basin aquifer.

The existing Outlet Works and pipelines are able to meet the current water demands of the City. However, the City projects a 26% increase in demand over the next 20 years, which will continue beyond 2040. The City also intends to reduce Denver Basin aquifer usage as it is unsustainable. Thus, the RDS has been identified for expansion to develop existing water supplies. Since the City is partially inside of Douglas County, increasing Douglas County's renewable water supply fits with section 7 of Douglas County's Comprehensive Master Plan. The complete expansion of the RDS has been separated into 5 phases, with only Phase 1A currently in progress. Phase 1B construction is expected to follow the initial phase, starting in 2028. The timing of Phases 2, 3, and 4 will depend on available funding, demand increases and the need to replace existing pipeline segments before the end of their useful life. Phase 1A increases RDS capacity to 81 MGD, and the completed RDS expansion will increase capacity to 125 MGD.

Most community impacts from the RDS Phase 1A project will be temporary, occurring during the 18-month construction period. The new Outlet Works replacing the existing OW structure next to Rampart Reservoir is located on property owned by the City that is surrounded by the reservoir and predominantly undeveloped land. The majority of the pipeline will be installed in open-cut trenches, with the remainder being tunneled underneath Plum Creek and major transportation infrastructure including Highway 85 and railroads. The current alignment crosses through both public rights-of-way and private property while avoiding existing structures. Several surface streets will be impacted where crossed by the pipeline. Existing infrastructure (pavement, curb & gutter, sidewalks, etc.) in Douglas County right-of-way will be restored to pre-construction conditions. Traffic management plans (MHTs) for the affected roads will be generated with the assistance of the City's Construction Manager/General Contractor (CMGC) once engaged. The approach will be to maintain one lane of traffic (with flaggers) on less travelled roads and two-way traffic on more active roads. Generally, construction activities will be limited to 7am to 6pm, Monday through Friday.

Communication and coordination with the affected property owners was initiated at the outset of the RDS Expansion project and will be ongoing through construction. Where the pipeline alignment runs through private properties, easement have been or will be acquired. These agreements define the terms, conditions and restrictions required by the owners for construction activities on the property. Following is more detail at critical properties along the pipeline route.

N. Moore Road Improvements: A segment of the pipeline alignment is in the right-of-way of N. Moore Rd. south of Titan Rd., which is scheduled for improvement and widening by Douglas County. Aurora and Douglas County have been working together to coordinate schedules resulting in synergistic benefits and reducing impacts to each other's work.

Zebulon Regional Sports Complex: The pipeline also runs along Moore Rd. at and south of Waterton Rd., which is the western border of the Zebulon Regional Sports Complex development. Coordination is on-going with Douglas County and the Zebulon development engineers to reduce utility conflicts and accommodate future infrastructure and improvement plans for the regional sports complex.

John Adams Academy: A segment of the pipeline runs through the John Adams Acadamy (JAA) parcel, which is scheduled to open in August 2026. To reduce safety risks and disruption of school activities, construction of the pipeline through this property will be scheduled during the school's summer break in 2027.

Drainage Conformance

Based on the design analysis in the attached Drainage Compliance Letter (Appendix D), the proposed site improvements are consistent with the current drainage concepts patterns, as well as drainage criteria from Douglas County and Mile High Flood District. Given the limited disturbance area, the negligible change in hydrologic response (runoff) compared to the existing condition, and the provision of conveyance improvements, the project meets the intent of Douglas County drainage requirements without requiring the addition of water quality or detention facilities. Therefore, a variance from the County's detention requirements is requested. Additionally, because the scope and drainage impact of the project is limited, the Drainage Compliance Letter serves as a substitute for a Phase III Drainage Report, consistent with correspondence with Douglas County, (provided in Appendix D).

Traffic Study

Maintenance and Access

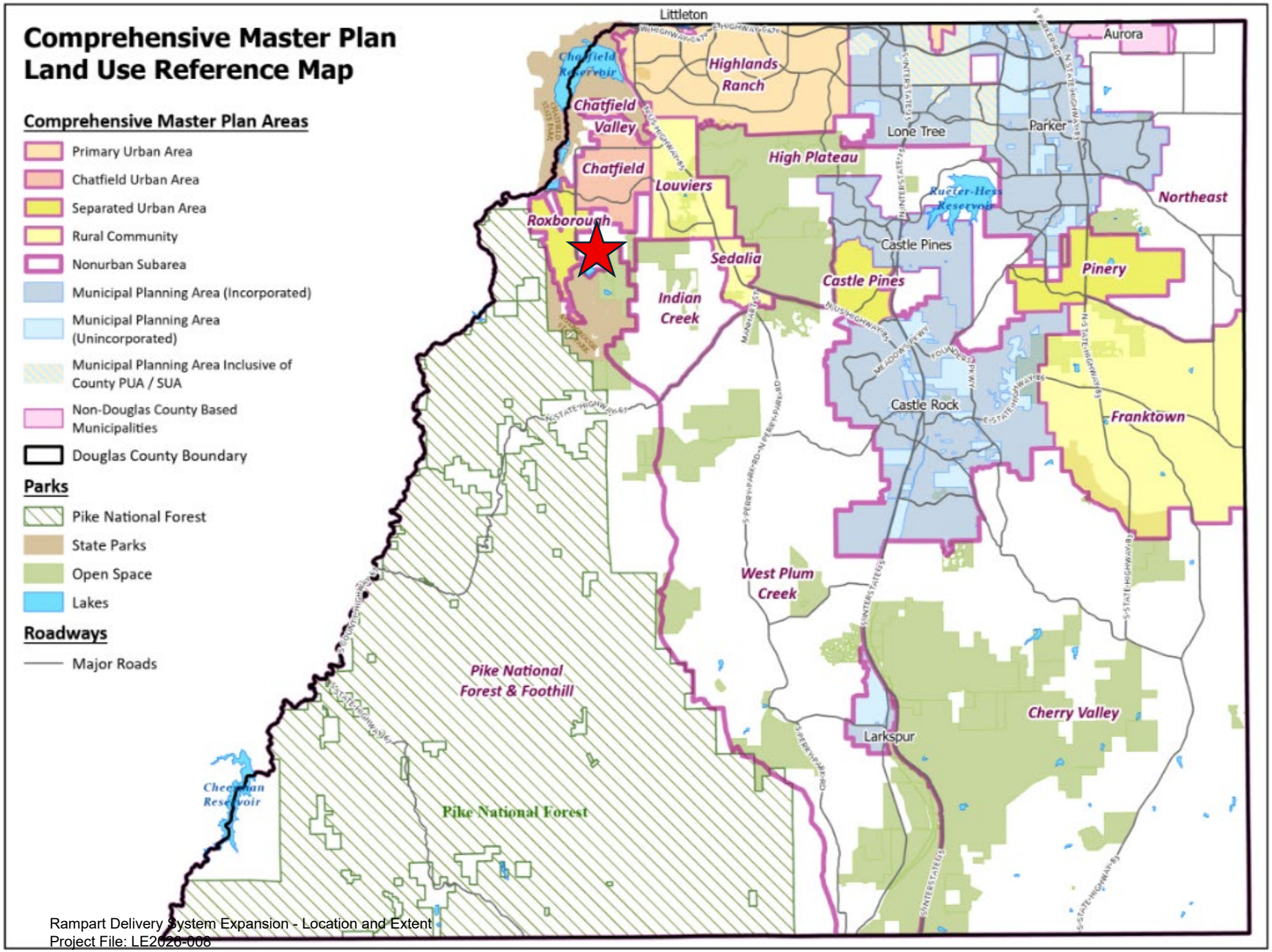
Existing City staff will oversee operations and maintenance, and no additional shifts or staff will be necessary to meet the operations and maintenance needs of the new Outlet Works. The new Outlet Works will not increase traffic frequency, occupancy duration, or vehicle type and size at the site once placed into service.

Construction

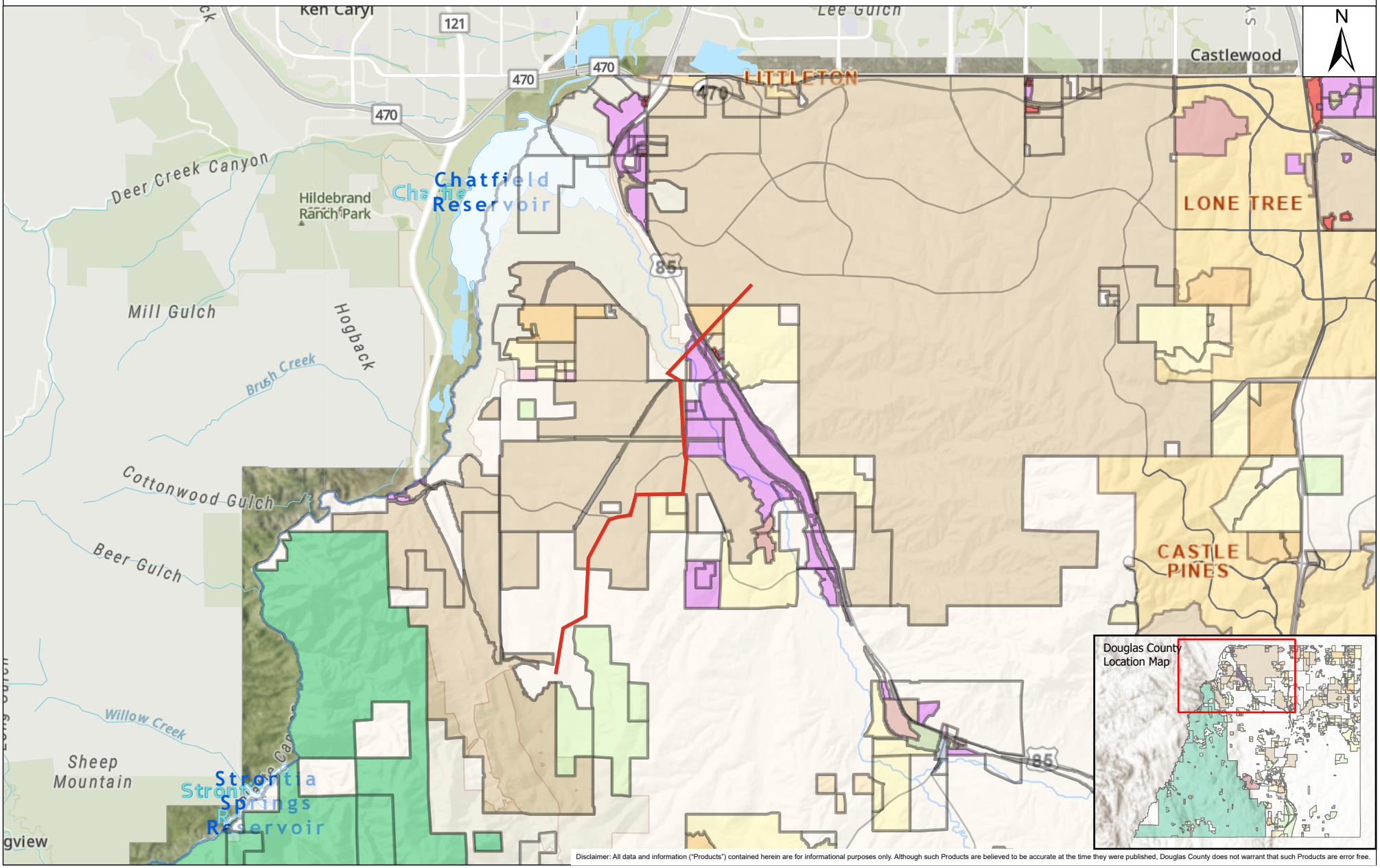
The estimated construction duration for Phase 1A is approximately 18 months and is anticipated to begin in Q4 of 2026. Construction work hours will be between 7 AM and 6PM Monday through Friday. Construction traffic will use existing roadways and easements to access the site and pipeline corridor Traffic control plans will be developed by the contractor for approval by Douglas County to mitigate impacts due to the pipeline construction. The Outlet Works construction is expected to have negligible impact on traffic as construction will occur away from roads inside City property.

Staging Areas

Four general staging areas for the pipeline construction have been identified at this time. These are shown on the Project Overview &Vicinity Map in Appendix A. The first general staging area is near the Outlet Works at the start of the pipeline. The second is near the south side of Waterton Rd. where the pipeline turns and runs east along the road. The third general staging area is adjacent to W. Lakeside Ct. near the northeast end, and the last is at the end of the alignment. These four selected staging areas are in easements being acquired for the project. Once the CMGC is on board, additional staging areas may be acquired, which may include tunnel locations shown on the Project Overview & Vicinity Map and others. The general staging areas will store pipe, equipment, tools and materials prior to installation. The tunnel staging areas will house the tunnel casing pipe, spoils, construction equipment, generators, slurry pack racks, water storage tanks, shakers, centrifuges, and other temporary miscellaneous items. The general staging areas will be utilized throughout the project's duration, while the tunnel staging areas will be vacated once the tunneling operations are complete.


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
Littleton
Aurora
Highlands Ranch
Chatfield Reservoir
Chatfield Valley
Chatfield
Louviers
Roxborough
Lone Tree
Parker
High Plateau
Ruetter-Hess Reservoir
Northeast
Castle Pines
Sedalia
Castle Pines
Pinery
Indian Creek
Castle Rock
Franktown
West Plum Creek
Pike National Forest & Foothill
Cherry Valley
Larkspur
Cheesman Reservoir
Pike National Forest

Rampart Delivery System Expansion LE2026-008



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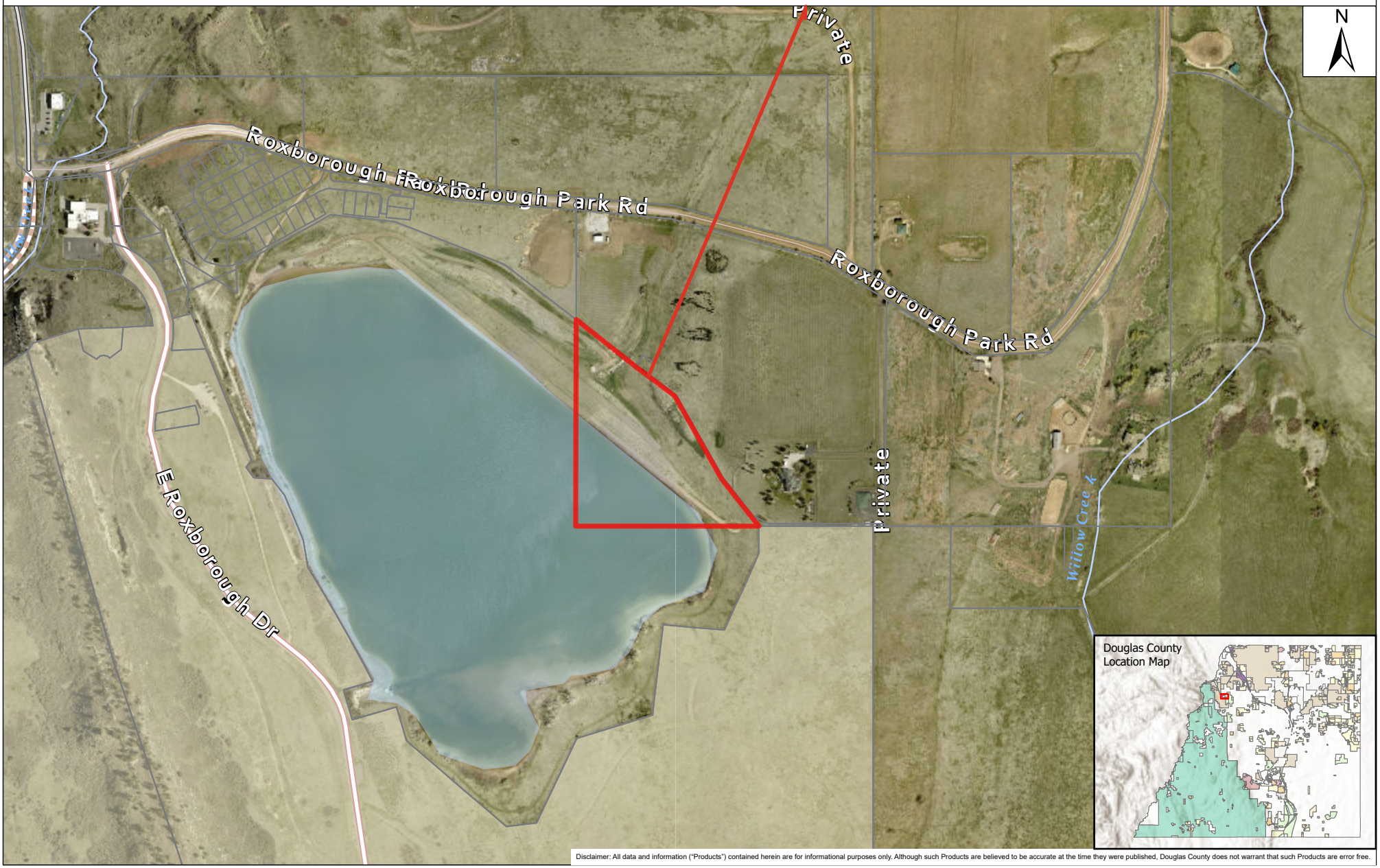
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- B - BUSINESS

Rampart Delivery System Expansion LE2026-008

DOUGLAS COUNTY COLORADO



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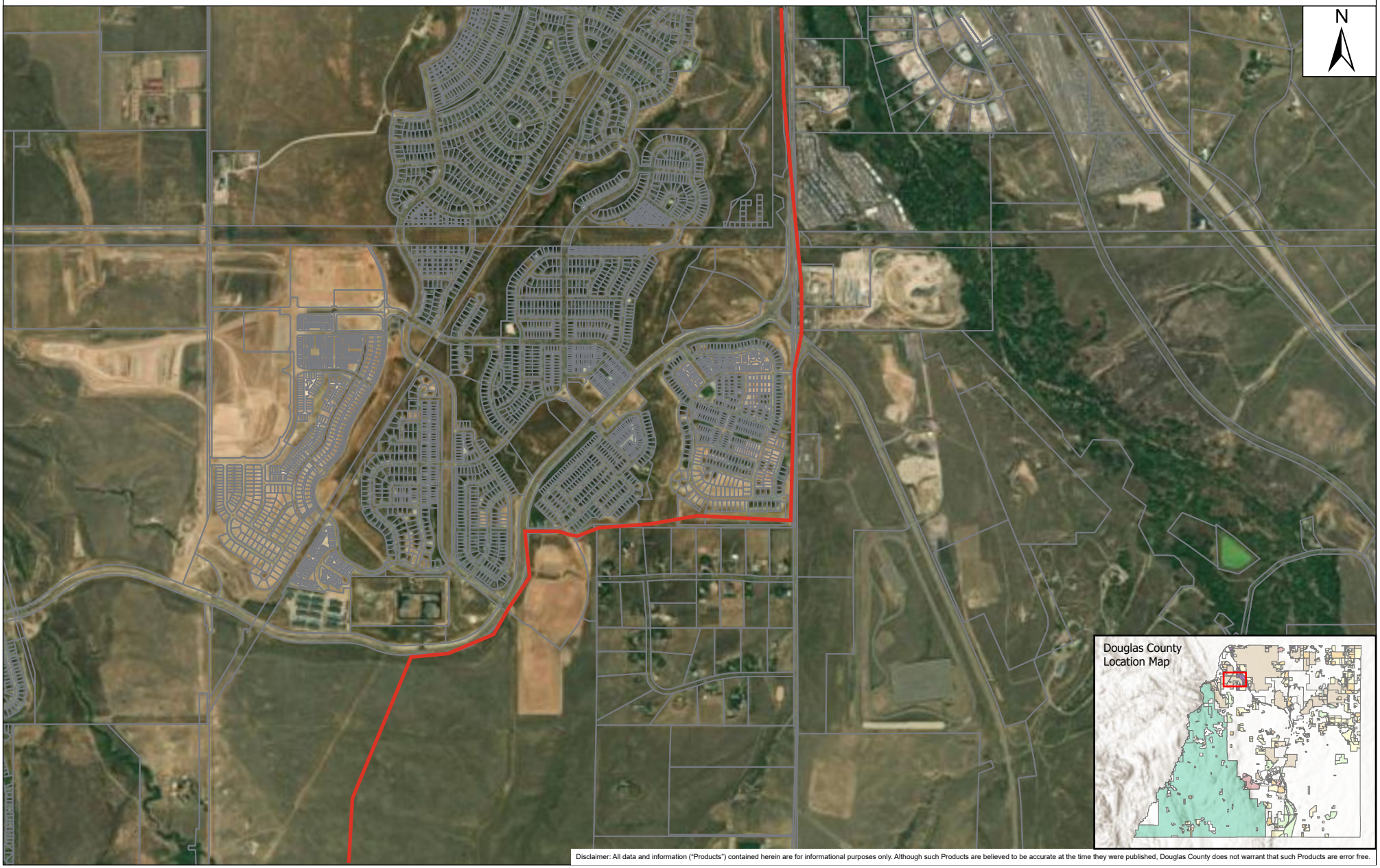
A1 - AGRICULTURAL ONE

PD - PLANNED DEVELOPMENT

OS - OPEN SPACE CONSERVATION

Rampart Delivery System Expansion LE2026-008

DOUGLAS COUNTY COLORADO



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- GI - GENERAL INDUSTRIAL
- A1 - AGRICULTURAL ONE
- PD - PLANNED DEVELOPMENT
- RR - RURAL RESIDENTIAL
- OS - OPEN SPACE CONSERVATION
- SR - SUBURBAN RESIDENTIAL

Rampart Delivery System Expansion LE2026-008

DOUGLAS COUNTY COLORADO

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- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL

Project Name: *Rampart Delivery System Expansion*
Project File #: LE2026-008
Date Sent: 06/29/2026 **Date Due:** 07/13/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/07/2026	**Verbatim Response**: The proposed address for the outlet works facility is 6370 ROXBOROUGH PARK ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglasco.gov or 303.660.7411 with questions.	Comments provided to applicant.
Arrowhead Shores		No response received as of staff report preparation.	
AT&T Long Distance - ROW		No response received as of staff report preparation.	
Black Hills Energy		No response received as of staff report preparation.	
Building Services	07/02/2026	**Verbatim Response**: No comment.	No action required.
CDPHE - Water Quality Control Division		No response received as of staff report preparation.	
CenturyLink		No response received as of staff report preparation.	
Chatfield Community Association		No response received as of staff report preparation.	
Chatfield East HOA		No response received as of staff report preparation.	
Colorado Department of Transportation CDOT-Region # 1	07/01/2026	**Summary of Response**: Any work in the State Highway Right-of-Way will require a permit from CDOT. The proposed pipeline will cross US 85. A utility permit will be required.	Comments provided to applicant.
Colorado Parks and Wildlife		No response received as of staff report preparation.	
City of Aurora		No response received as of staff report preparation.	
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative		No response received as of staff report preparation.	
Denver Water Board		No response received as of staff report preparation.	

Project Name: *Rampart Delivery System Expansion*
Project File #: LE2026-008
Date Sent: 06/29/2026 **Date Due:** 07/13/2026

Agency	Date Received	Agency Response	Response Resolution
Dominion Water and Sanitation District		No response received as of staff report preparation.	
Douglas County Health Department	06/30/2026	**Verbatim Response**: No comment.	No action required.
Engineering Services		No response received as of staff report preparation.	
Highlands Ranch Community Association		No response received as of staff report preparation.	
Highlands Ranch Metro District		No response received as of staff report preparation.	
Highlands Ranch Water and Sanitation District		No response received as of staff report preparation.	
Louviers Conservation Partnership		No response received as of staff report preparation.	
Mile High Flood District		No response received as of staff report preparation.	
Office of Emergency Management	06/29/2026	**Verbatim Response**: No comment.	No action required.
Plum Valley Heights HOA		No response received as of staff report preparation.	
Roxborough Park Foundation		No response received as of staff report preparation.	
Roxborough Ridge HOA		No response received as of staff report preparation.	
Roxborough Village Filing 14B HOA		No response received as of staff report preparation.	
Roxborough Village First HOA		No response received as of staff report preparation.	
Roxborough Water & Sanitation District	07/01/2026	**Summary of Response**: The District provided comments on the L & E exhibit as it relates to existing RWSD infrastructure. See letter.	Comments provided to applicant.
Sheriff's Office		No response received as of staff report preparation.	
Sheriff's Office E911		No response received as of staff report preparation.	
South Metro Fire Rescue	07/02/2026	**Verbatim Response:** South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent. Applicants and Contractors are encouraged to include SMFR in coordinating construction impacts of the proposed project.	Comments provided to applicant.

Project Name: *Rampart Delivery System Expansion*
Project File #: LE2026-008
Date Sent: 06/29/2026 **Date Due:** 07/13/2026

Agency	Date Received	Agency Response	Response Resolution
Sterling Ranch Community Authority Board		No response received as of staff report preparation.	
Wildfire Mitigation		No response received as of staff report preparation.	
West Metro Fire Protection District		No response received as of staff report preparation.	
Xcel Energy-Right of Way & Permits	07/07/2026	**Summary of Response**: Xcel Energy noted a potential conflict with the project as they own and operate existing natural gas electric distribution facilities along the project route. Additional comments were provided regarding approvals and license agreements required for the project. See letter.	Comments provided to applicant.

Eric Pavlinek

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Wednesday, July 1, 2026 2:20 PM
To: Eric Pavlinek
Cc: Aaron Eyl
Subject: Re: Douglas County eReferral (LE2026-008) Is Ready For Review

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated outside the organization. Be cautious with links and attachments.

Eric,

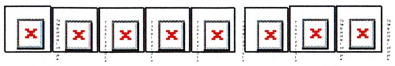
I have reviewed the referral for the Rampart Delivery System Expansion have the following comments:

- Any work in the State Highway Right-of-Way will require a permit from our office. Application is made online at the following link: https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F
- The proposed pipeline will cross US 85. A utility permit will be required. See prior bullet for permit application link.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1

P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



On Mon, Jun 29, 2026 at 10:20 AM <epavlinek@douglasco.gov> wrote:

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!ejkz97TAxiA10G7B6gkQveLtMcT5b62aTnNCIdoQLb6sLNi3f3QEY2WRzK2B8ALik2ha3wap3f7JSZntSBn3Y2HT4TOeV8un$

Project Number: LE2026-008

Project Title: Rampart Delivery System Expansion – Location and Extent

Project Summary: The applicant, City of Aurora, requests approval of a Location and Extent (L & E) to expand capacity of its Rampart Delivery System. Improvements include installation of approximately 6.5 miles of 76-inch pipeline and construction of a new valve building.

This referral will close on Monday, July 13, 2026.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

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

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: June 29, 2026 Comments due by: July 13, 2026

Project Name:	Rampart Delivery System Expansion – Location and Extent
Project File #:	LE2026-008
Project Summary:	The applicant, City of Aurora, requests approval of a Location and Extent (L & E) to expand capacity of its Rampart Delivery System. Improvements include installation of approximately 6.5 miles of 76-inch pipeline and construction of a new valve building.

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: Roxborough Water & Sanitation District	**Phone #:** 303.979.7286
Your Name: Mike Marcum	**Your Signature:** Mike Jm
(please print)	**Date:** 07/01/2026

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **July 20, 2026, at 6:00 pm**. **See the County website or contact the Planning Department for instructions on how to participate.**

Sincerely,

Eric Pavlinek

Eric Pavlinek, Project Planner
Enclosure

TST Infrastructure
CONSULTING ENGINEERS

July 01, 2026

HDR Inc.
Connor Gilpatrick
1670 Broadway, Suite 3400
Denver, CO 80202

RE: Rampart Delivery System Expansion

Dear Mr. Gilpatrick,

TST Infrastructure, LLC (TST) is the Roxborough Water and Sanitation District (RWSD) Engineer. TST has reviewed the following documents submitted for review relating to the City of Aurora's Rampart Delivery System Expansion:

- “Impact Report and L&E Exhibits " dated 06/22/26
- “Referral Agency List Report” dated 06/29/26

The document was reviewed for compliance with the RWSD Rules and Regulations and the following are comments to the documents reviewed:

Appendix A – Project Overview & Vicinity Exhibits

1. On the Alignment and Vicinity Map sheet for STA 329+00 to 358+36, the proposed crossing of RWSD’s water main at the intersection of W Pineview Drive and W Lakeside Drive depicts the existing RWSD water main as running north-south. However, the District’s records drawings indicate this water main runs east-west along W Lakeside Drive.
2. On the Alignment and Vicinity Map sheet for STA 329+00 to 358+36, RWSD has an existing 8 inch water main that runs northwest to southeast across the parcel owned by the City & County of Denver at the intersection of W Pineview Dr and W Lakeside Drive. The exhibit does not show this proposed water main crossing.

Referral Agency List Report

1. Please note that the Roxborough Water and Sanitation District email addresses have changed. Specifically, Mike Marcum’s email address is now Mike@roxwaterco.gov.

Roxborough Water and Sanitation District reserves the right to provide additional comments/requirements if additional/revised plans are submitted.

As design for the Rampart Delivery System Expansion project progresses, please provide additional design detail and continue coordinating with the Roxborough Water and Sanitation District to confirm that the proposed water main does not conflict with the District’s existing utilities.

5655 S. Yosemite Street | Suite 101 | Greenwood Village, Colorado 80111
www.tstinfrastructure.com | T: 303.799.5197 | F: 303.768.0441

Should you have any questions, please contact me via email at tford@tstinfrastructure.com or by phone at 303-799-5197.

Sincerely,

Tanner Ford, P.E.
TST Infrastructure, LLC
CC: Mike Marcum, General Manager for Roxborough Water and Sanitation District
Mitchell Stroehlein, Director of Operations for Roxborough Water and Sanitation District
Michael Gerstner, P.E., Principal Engineer at TST Infrastructure, LLC

Attachment: “Vicinity_Map_STA_329+00_to_358+36_TF.pdf”

5655 S. Yosemite Street | Suite 101 | Greenwood Village, Colorado 80111
www.tstinfrastructure.com | T: 303.799.5197 | F: 303.768.0441

Lines in dark blue are the approximate locations of existing RWSD water lines

RWSD line crossing is shown North/South. Line runs East/West

PW CXing

PW CXing

Missing

VALLEY VIEW CHRISTIAN CHURCH

JOHN A PHILLIPS & DONNA B PHILLIPS

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

CITY & COUNTY OF DENVER

W Pineview Dr

TRAVIS MAJORS & TRACY MAJORS

ELIZABETH A HAYES

DAVID P MAYFIELD & DEBBIE L MAYFIELD

ALAN M KRUSNIK

BRANDON LEBLANC & ABBIE LEBLANC

DONALD J BOTTOMS & CATHERINE J BOTTOMS

JENNIFER MARY BRICE & BRIAN PATRICK MCCARTHY

HIGHLANDS RANCH METRO DIST

Lakeside Cir

W Lakeside Dr

5783 ft

Hyacinth Ln

Hyacinth Rd

Hyacinth St

Ashwood Ct

Ashwood Ln

Roxborough State Park

STERLING RANCH

Chatfield State Park

Plum Creek

Spring Gulch Park

Crystal Peak

Colby Canyon Dr

Grizzly Gulch

Ridgecrest Way

Meyerwood Cir

Silver Maple Rd

Mountain Maple Ave

Spring Gulch

Spring Water Pl

0 0.1 mi

Proposed Pipeline
Floodplains
Parcles
Intersected Parcles
Access Points
Above Grade Structures
Utility Crossings
Staging Areas

ALIGNMENT AND VICINITY MAP
STA 329+00 to 358+36

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RAMPART DELIVERY SYSTEM EXPANSION

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Eric Pavlinek, Project 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:	Rampart Delivery System Expansion – Location and Extent
Project File #:	**LE2026-008**
S Metro Review #	REFOTH26-00147
Review date:	July 2, 2026
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	The applicant, City of Aurora, requests approval of a Location and Extent (L & E) to expand capacity of its Rampart Delivery System. Improvements include installation of approximately 6.5 miles of 76-inch pipeline and construction of a new valve building.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent. Applicants and Contractors are encouraged to include SMFR in coordinating construction impacts of the proposed project.

Right of Way & Permits

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

July 7, 2026

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

Attn: Eric Pavlinek

Re: Rampart Delivery System Expansion - Location and Extent, Case # LE2026-008

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined there are **possible conflicts** with the above captioned project. Public Service Company has an existing *electric* **transmission** line and an existing *natural gas* **transmission** pipeline with associated land rights as shown within this property. Any activity including annexation, zoning, grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:

- **for Electric Transmission**: email coloradorightofway@xcelenergy.com or website www.xcelenergy.com/rightofway
- **for Natural Gas Transmission**: cloud.marketing.xcelenergy.com/encroachment

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along the project route.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via Building and Remodeling | Partner Resources | Xcel Energy. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

IMPORTANT: Because Douglas County does not process referral resubmittals, PSCo respectfully requests that, before Douglas County approves this application, the Applicant provides the County with documentation summarizing the coordination efforts undertaken with PSCo/Xcel Energy Designers, Engineers, and Right-of-Way Agents. This documentation should also include evidence of PSCo/Xcel Energy's approval, concurrence, or confirmation that the proposed project has been reviewed and that potential utility impacts have been adequately addressed. Providing this information prior to final County approval will help ensure that any

impacts to existing PSCo facilities, easements, and rights are appropriately evaluated and resolved.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy

Technical Memorandum

Date:	Friday, January 23, 2026
Project:	City of Aurora, Rampart 3rd Waterline 1A – Outlet Works Valve House Building Replacement Design
To:	Director of Engineering Services Douglas County Public Works Engineering, 100 Third St, Castle Rock, CO 80104
From:	Gregory Young, PE HDR, 1670 Broadway, Suite 3400, Denver, CO 80202
Subject:	Variance Request for Valve House Replacement Drainage Design

Purpose

The purpose of this technical memorandum (memo) is to present project drainage design documentation to Douglas County Public Works Engineering (DPWE) to request variances for:

- drainage detention requirements, and
- a Phase III Drainage Report, per Douglas County's L&E Report requirements, using this memo as a substitute.

The Outlet Works Valve House Building Replacement Design (the Project) is a component of the Rampart 3rd Waterline 1A project. Subsequent sections of this memo will provide project background information, hydrologic and hydraulic analysis, and conclusions pertaining drainage impacts of the proposed valve house building replacement development. It is anticipated that the proposed valve house building replacement development will result in a negligible change to runoff conditions at the site, thereby validating a variance request for Douglas County drainage detention facilities requirements for site development. Additionally, Appendix A contains correspondence with Douglas County, verifying the acceptance of this memo for variance from detention requirements and a Phase III Drainage Report.

Background

The Project is located along the northeast side of the Aurora Rampart Reservoir on state parcel number 235512000010, at 6265 North Roxborough Park Road, Littleton, Colorado, 80125. The waterline replacement is in the first phase of a pipeline project for the City of Aurora that extends from their Rampart Reservoir, running northeasterly 6.5 miles through Douglas County to the south edge of Highlands Ranch. The replacement of the existing valve house building is located at the reservoir. The Project site is adjacent to the toe of the Rampart Dam (Dam), the Dam's outlet works, and the proposed valve house building replacement building footprint aligns with an existing drainage grass swale, which is intended for stormwater drainage from the northeast slope of the dam. The existing grass swale drains the site via an 18-inch storm sewer culvert, which then flows into an existing drainage channel that runs north off-site. Figure 1 displays the project vicinity map.

The proposed grading and drainage design includes a proposed valve house building replacement, adjacent to Rampart Dam outlet works, with a minimum 12-foot (ft) wide access drive for semi-truck access to the proposed valve house building replacement. The drainage design concept involves facilitating surface drainage through a drainage channel located on the southwest side of the site, collecting existing upstream drainage and proposed site drainage, which will be discharged into the existing drainage channel that runs northerly, off-site. The

proposed drainage channel is a trapezoidal section, armored with riprap. The armoring is intended to prevent erosion from runoff entering the channel from the steep side slopes of the dam and the transition from the proposed channel entering the existing drainage channel that flows north, off-site. Hydrologic and hydraulic analysis was performed using Douglas County's Storm Drainage Design and Technical Criteria Manual and Mile High Flood District's (MHFD) Urban Storm Drainage Criteria Manual (USDCM). Douglas County's Storm Drainage Design and Technical Criteria Manual guidelines are based on, and written with, the intention of being consistent with USDCM and are considered synonymous standards. Therefore, unless a criteria-manual-specific section or figure is referenced, Douglas County's Storm Drainage Design and Technical Criteria Manual and USDCM will be referred to as "the Criteria" in subsequent sections of this memo.

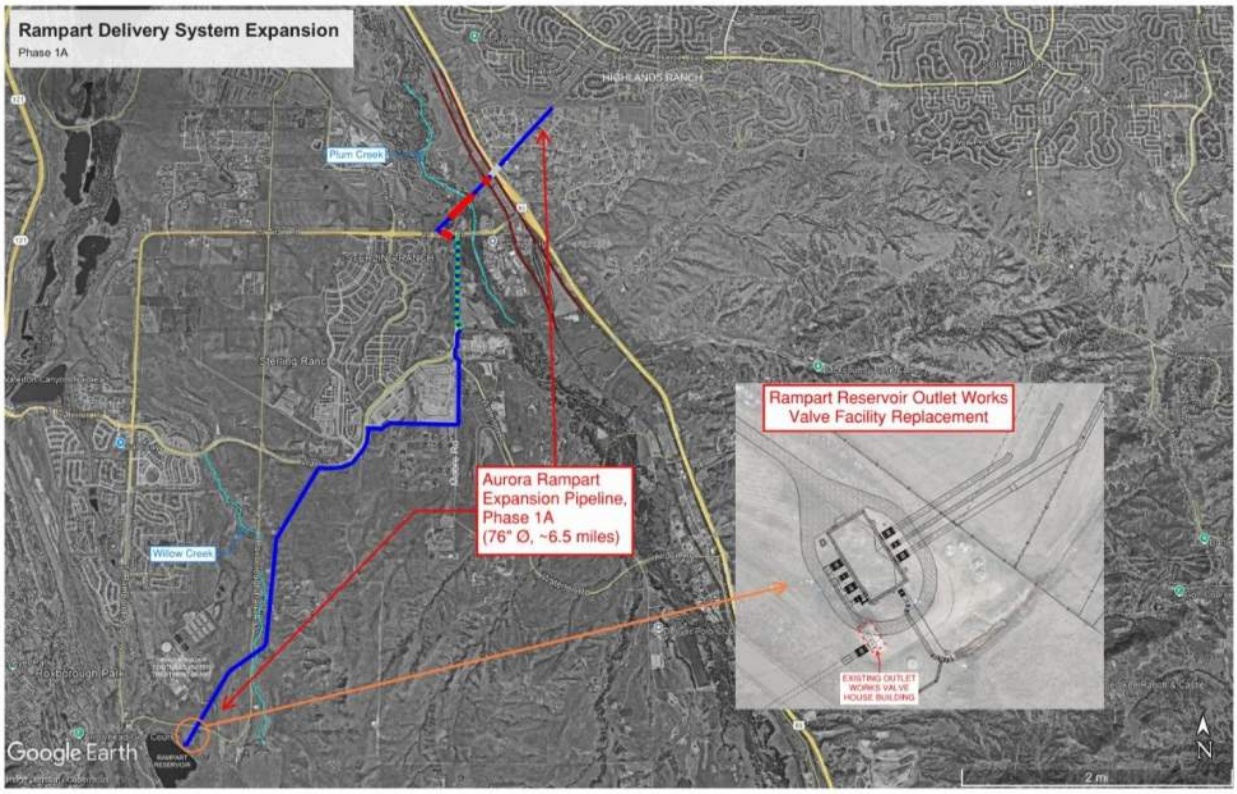


Figure 1. Project vicinity map

Analysis

Hydrologic and hydraulic (H&H) analysis was performed for the Project drainage design based on the Criteria. Hydrologic analysis involved collecting data and performing associated calculations to determine the design discharge for minor and major design storms, specifically 5- and 100-year recurrence storms. Hydraulic analysis includes preliminary Project hydraulic design for drainage, applying the hydrologic results. Details on the H&H analysis and results are discussed in the subsequent subsections of this memo.

Hydrology

The Project site's primary drainage basin area is approximately 11.24 acres and is subdivided into two subbasins: Subbasin 01 and Subbasin 02. The site is located in Subbasin 01. Both subbasins drain to the existing drainage swale, which flows northeasterly off site. Subbasin 01 and Subbasin 02 are 5.56 acres and 5.68 acres, respectively. The subbasins were analyzed using the Rational Method, adhering to the Criteria's hydrological methods, where the Rational Method is applicable for watershed areas equal to or less than 160 acres. The

MHFD Rational Method Workbook (Excel spreadsheet) was used to develop the existing and proposed conditions for the Project site's drainage subbasins. Inputs to the spreadsheet include drainage basin area in acres, the National Resources Conservation Service (NRCS) hydrologic soil group (HSG), land use or surface type, design storm rainfall depths, and longest flow path parameters, i.e., flow path segment flow regime, length, slope, and NRCS conveyance factor for channelized flow regime. Watershed maps for the existing and proposed conditions are displayed in Figures 2 and 3, respectively.

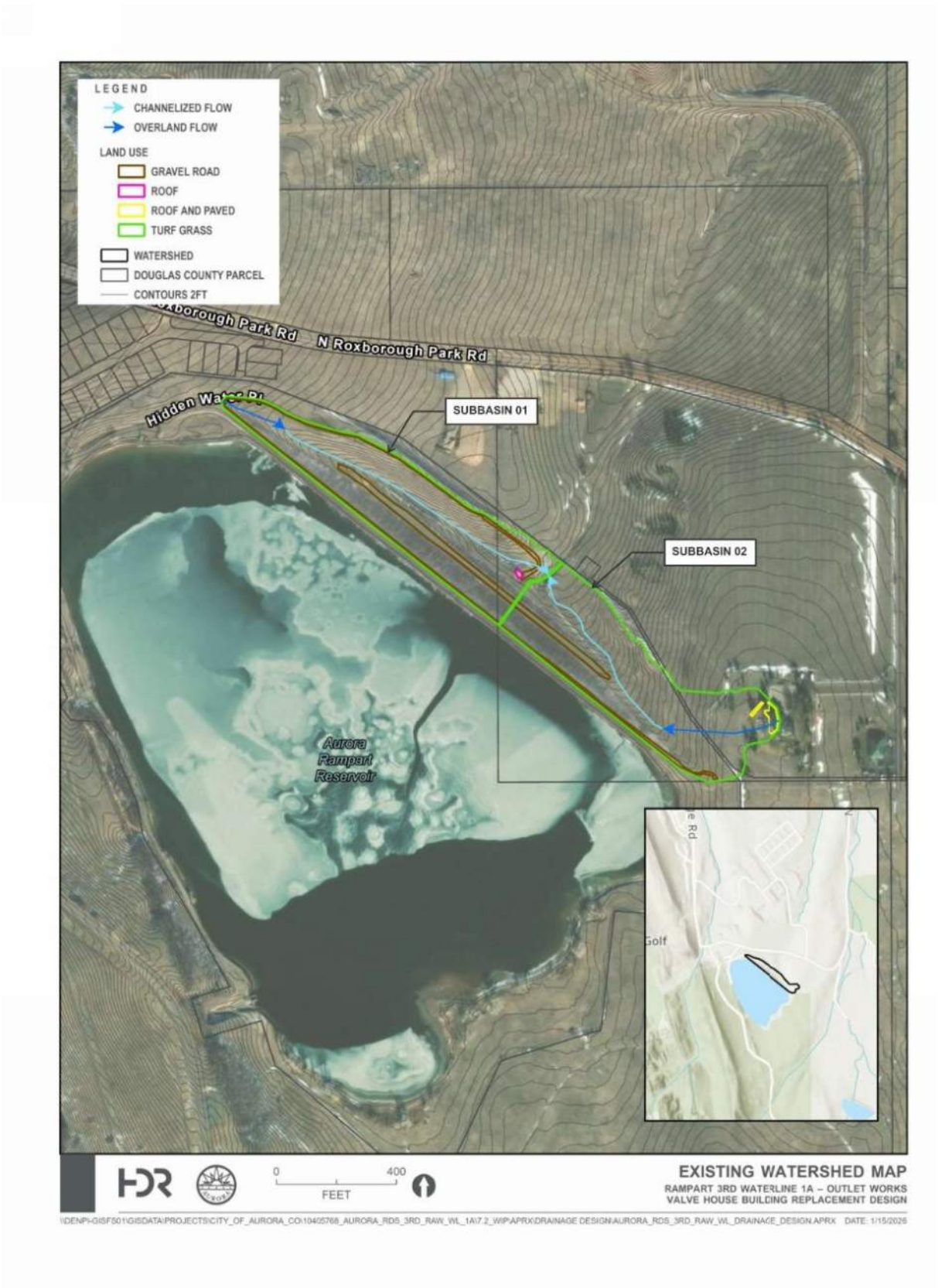


Figure 2. Existing conditions watershed map

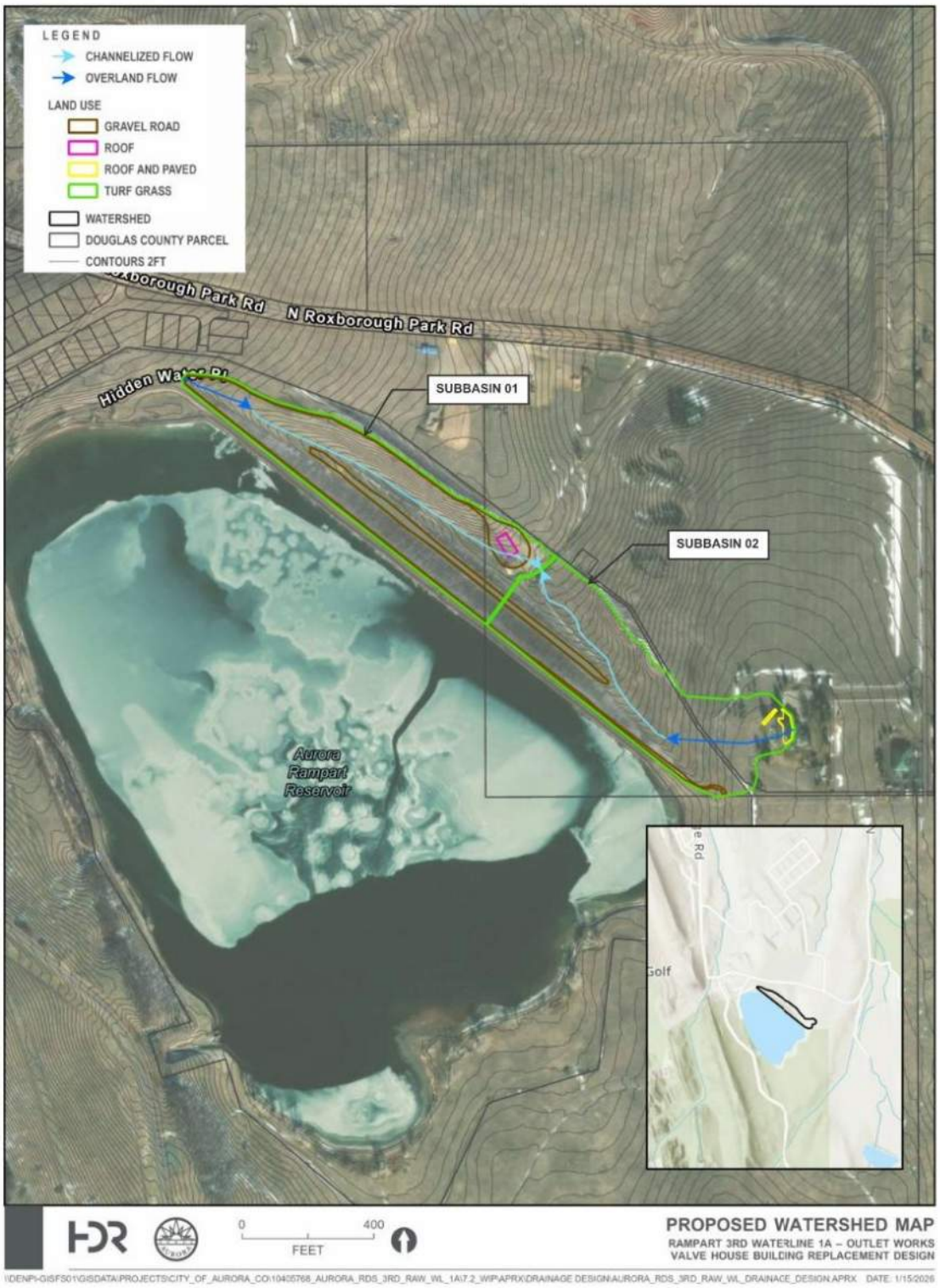


Figure 3. Proposed conditions watershed map

Based on NRCS Web Soil Survey for the drainage basin, HSG type C/D encompasses the entirety of the drainage area (see Appendix C.). The 1-hour rainfall depth for this area came from Douglas County's Storm Drainage Design and Technical Criteria Manual Chapter 6, Table 6-1, where Douglas County is broken up into three Zones for rainfall depth distribution. The Project site is located in Zone 1 of Douglas County, which encompasses the area west of the Douglas/Elbert County line west to the base of the foothills. For Zone 1, the 1-hour point rainfall values are summarized below in Table 1.

Table 1. 1-hour Point Rainfall Values of Douglas County, Zone 1

Return Period (years)	1-hour Rainfall Depth (inches)
2	1.06
5	1.43
10	1.66
50	2.26
100	2.60

The rainfall depth values were then fit to the Zone 1 rainfall intensity curve. The rainfall intensities for the site were derived using the site's time of concentration and runoff coefficients (see Appendix B.) A desktop review of the drainage basins was performed to derive the land use or, in this case, surface type to develop runoff coefficients and subbasin impermeability. There are three primary surface types for Subbasins 01 and 02, roadways and paved streets, roofs, and receiving pervious areas i.e., grass buffers and grass swales, which were selected using USDCM Volume 1 Table 6-3. The gravel road areas were selected to be roadway and paved streets surface type because according to Section 6.3.4 of the Douglas County Storm Drainage Design and Technical Criteria Manual (Douglas County, 2022),

> Douglas County requires that gravel parking areas, storage areas, and access drives, proposed on Site Improvement Plans, be analyzed as pavement. This is due to a history of gravel areas being paved over time by property owners and the resulting adverse impacts on the stormwater management facilities and adjacent properties. (p. 6-7)

The roof surface type was selected for the existing and proposed valve house, and the receiving pervious area was selected for the grass open space in the drainage area. Receiving pervious area surface type was selected for the grass areas in the drainage area rather than grass open space – i.e. 20% impervious rather than 5%, respectively – because these areas are located on the sloped face of and at the toe of the adjacent Rampart Reservoir dam. The dam is designed to be impervious, even with grass; therefore, receiving pervious areas rather than grass open space as the surface type provides a more conservative and, more accurate, imperviousness percentage value for the drainage areas. In the MHFD Rational Workbook, Subbasin 01 and 02 are called EX01 and EX02, respectively, in the existing condition and PR01 and PR02, respectively, in the proposed condition. The hydrologic analysis results for existing and proposed conditions in the 5-year and 100-year storm events are summarized in Table 2, below.

Table 2. Hydrologic Analysis Results Summary

Subbasin	EX01	PR01	EX02	PR02
Area (acres)	5.56	5.56	5.68	5.68
Imperviousness (%)	32.90	35.20	27.50	27.50
5-year Runoff Coefficient, C_5	0.30	0.32	0.26	0.26
100-year Runoff Coefficient, C_{100}	0.62	0.60	0.63	0.60
Time of Concentration (min)	24.41	24.12	23.03	23.03
5-year Intensity (in/hr), I_5	2.53	2.54	2.61	2.61
100-year Intensity (in/hr), I_{100}	4.59	4.62	4.74	4.74
5-year Peak Flow (cfs), Q_5	4.26	4.56	3.84	3.84
100-year Peak Flow (cfs), Q_{100}	15.80	16.14	16.07	16.07

Hydraulics

The preliminary hydraulic design is a trapezoidal drainage ditch that meets the Criteria for a grass swale. The hydraulic design criteria for grass-lined channels can be found in Table 12-3 in Douglas County's Storm Drainage Design and Technical Criteria Manual. The drainage ditch is designed to accommodate the 100-year design storm (major storm) peak flow, 16.14 cfs. The preliminary drainage ditch design geometry is a 5-ft bottom-width channel with 4:1 side slopes, which was analyzed in FlowMaster to determine the channel's capacity and velocities. Per the Criteria, channel capacity analysis for determining channel freeboard used a Manning's roughness coefficient, n, of 0.035; channel velocity analysis for determining velocities and Froude number used a roughness coefficient of 0.0.030. Preliminary drainage ditch hydraulic analysis inputs and results can be viewed in Appendix D.

Conclusions

The H&H evaluation completed for the proposed Outlet Works Valve House Building Replacement demonstrates that the Project will not adversely impact existing drainage conditions at the site. Based on hydrologic analysis, only negligible differences were observed between existing and proposed peak flows. These minor changes are attributed primarily to slight increases in impervious area associated with the building replacement and access drive; however, the resulting runoff increases are minimal (significantly less than one acre of disturbance) and do not warrant additional detention facilities.

The proposed hydraulic design of a trapezoidal drainage ditch meets the requirements of Douglas County's Storm Drainage Design and Technical Criteria Manual and the Mile High Flood District's USDCM. The drainage channel will provide adequate capacity, velocity control, and erosion protection for both existing upstream drainage and proposed site runoff while maintaining the functionality of the existing drainage system that conveys flows off-site.

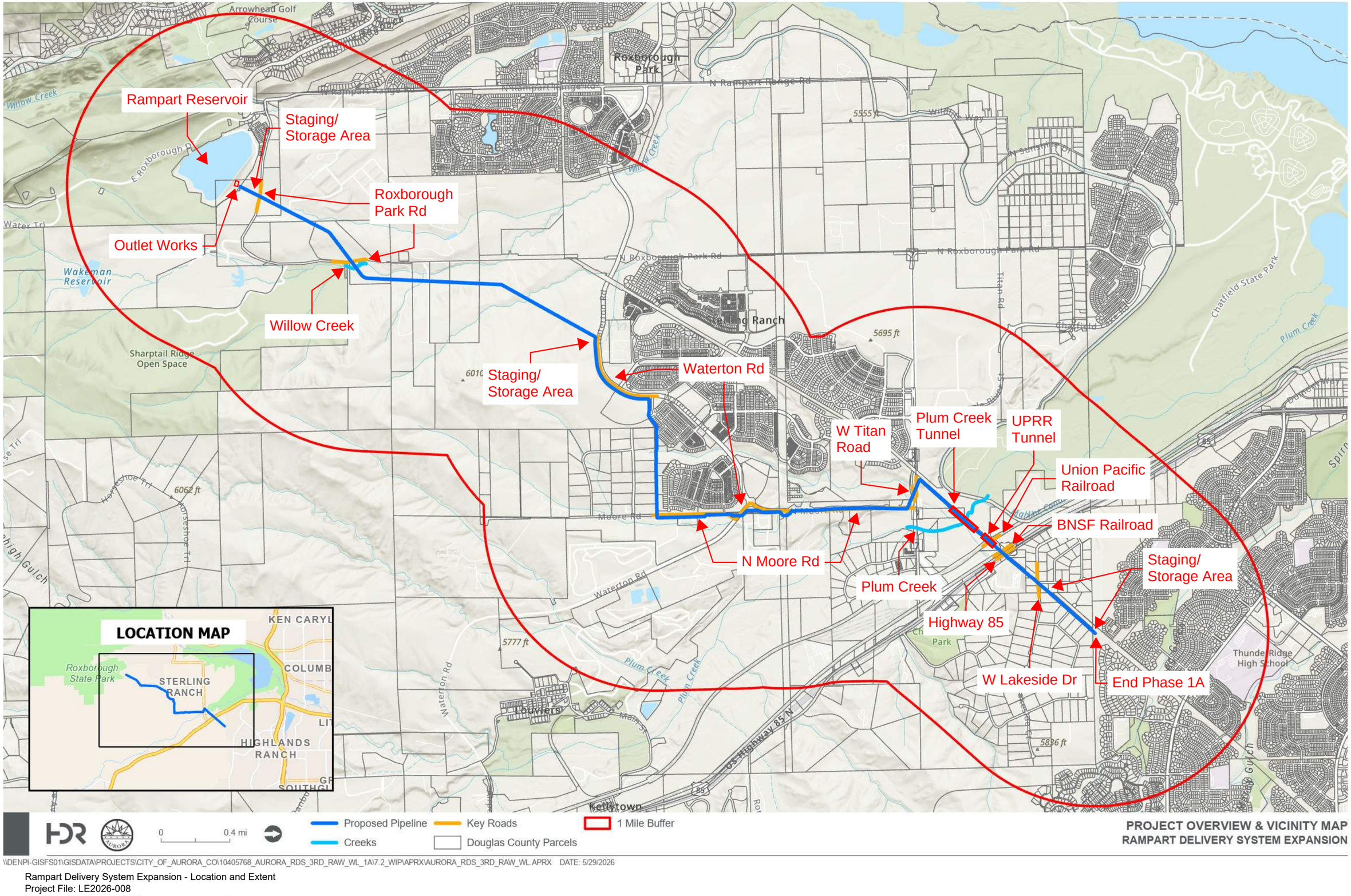
Given the limited disturbance area, the negligible change in hydrologic response, and the provision of compliant conveyance improvements, the Project satisfies the intent of Douglas County drainage design standards without requiring detention facilities. Therefore, a variance from the County's detention requirements is requested. Additionally, because the scope and drainage impact of the Project are limited and well-documented herein, this memorandum appropriately serves as a substitute for a Phase III Drainage Report, consistent with the correspondence with Douglas County included in Appendix A.

References

Douglas County. (2022). *Storm Drainage Design and Technical Criteria Manual*. Douglas County Public Works. https://www.douglas.co.us/public-works/stormwater/storm-drainage-design-and-technical-criteria-manual/

Mile High Flood District. (2024). *Urban Storm Drainage Criteria Manual: Volume 1 – Management, Hydrology, and Hydraulics* (Partially updated March 2024). https://www.mhfd.org/criteria-manual-volume-1

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. (n.d.). *Web Soil Survey*. U.S. Department of Agriculture. https://websoilsurvey.nrcs.usda.gov/app/



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OHU
FIB
FIE
CITY & COUNTY OF DENVER
DONALD C HABERER & CARA L HABERER
N Roxborough Park Rd
Foothills Treatment Plant
5868 ft
5867 ft
5833 ft
5845 ft
HABERER CARPENTRY INC
DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
WAT
JACQUELINE K ALLIS
OSO INVESTMENTS LLC
Roxborough State Park
Chatfield State Park
STERLING RANCH
Plum Creek
0
0.1 mi
Proposed Pipeline
Floodplains
Parcles
Intersected Parcles
Access Points
Above Grade Structures
Utility Crossings
Staging Areas
ALIGNMENT AND VICINITY MAP
STA 000+00 to 70+00
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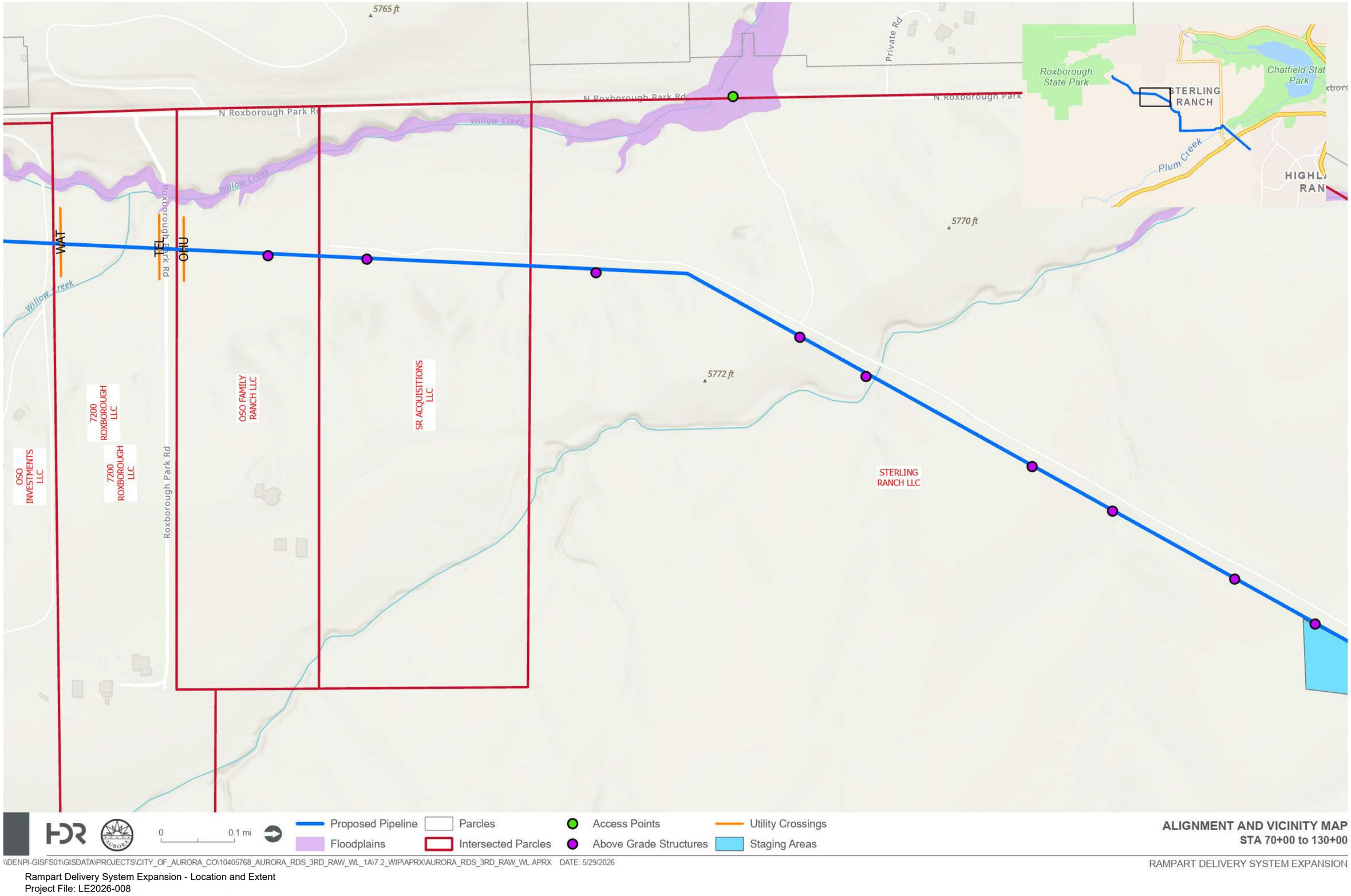
RAMPART DELIVERY SYSTEM EXPANSION


5765 ft
N Roxborough Park Rd
Willow Creek
Private Rd
Roxborough State Park
Chatfield State Park
STERLING RANCH
Plum Creek
HIGHL RAN
5770 ft
WAT
TEL
OHU
Roxborough Park Rd
Willow Creek
7200 ROXBOROUGH LLC
OSO FAMILY RANCH LLC
SR ACQUISITIONS LLC
5772 ft
OSO INVESTMENTS LLC
7200 ROXBOROUGH LLC
STERLING RANCH LLC
0
0.1 mi
Proposed Pipeline
Floodplains
Parcles
Intersected Parcles
Access Points
Above Grade Structures
Utility Crossings
Staging Areas
ALIGNMENT AND VICINITY MAP
STA 70+00 to 130+00
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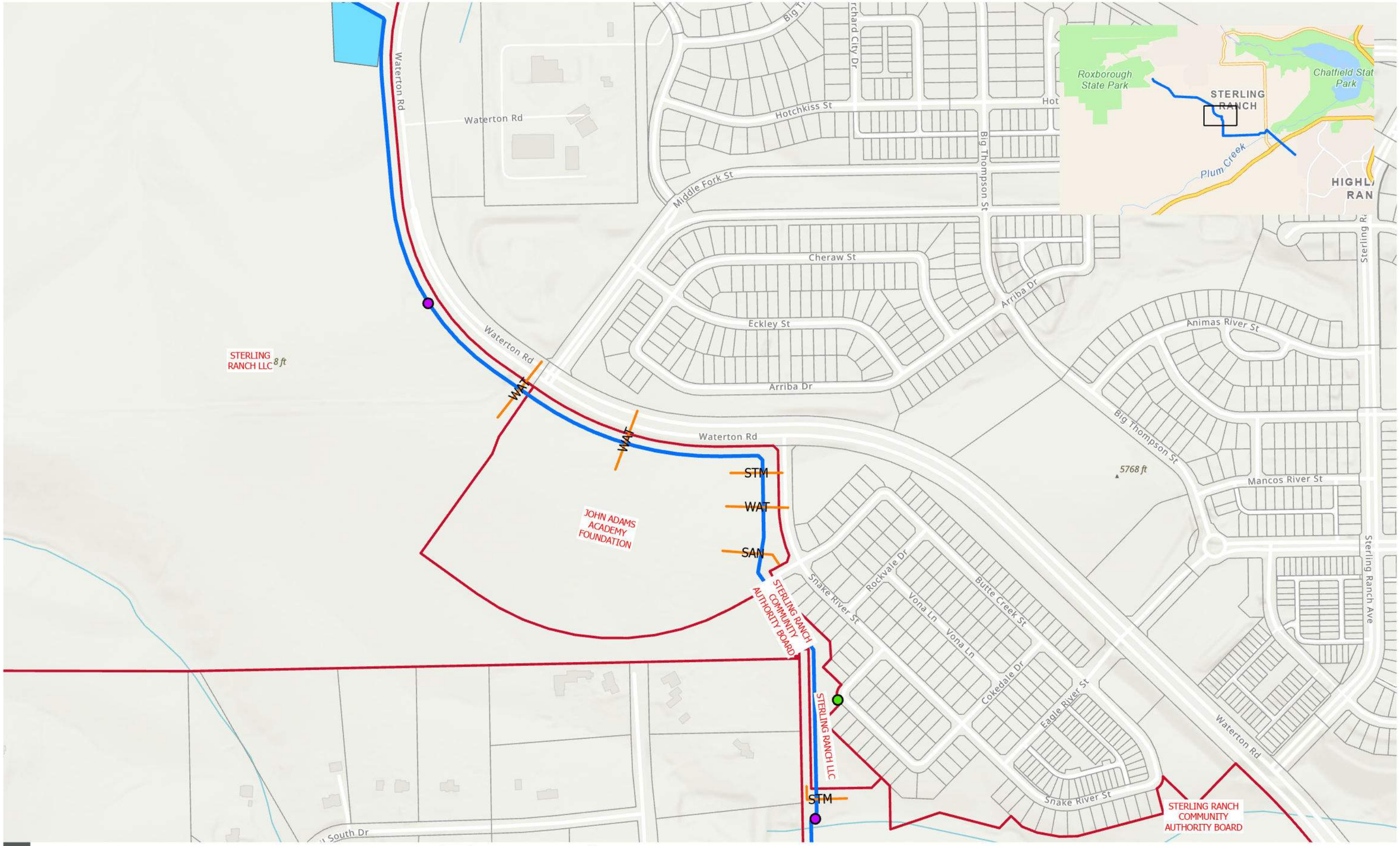
DATE: 5/29/2026
RAMPART DELIVERY SYSTEM EXPANSION


Waterton Rd
Hotchkiss St
Middle Fork St
Big Thompson St
Cheraw St
Eckley St
Arriba Dr
Animas River St
Mancos River St
Sterling Ranch Ave
Rockvale Dr
Snake River St
Vona Ln
Buttle Creek St
Cokedale Dr
Eagle River St
Roxborough State Park
Chatfield State Park
STERLING RANCH
Plum Creek
STERLING RANCH LLC
8 ft
WAT
STM
WAT
SAN
JOHN ADAMS ACADEMY FOUNDATION
STERLING RANCH COMMUNITY AUTHORITY BOARD
STERLING RANCH LLC
STM
5768 ft
STERLING RANCH COMMUNITY AUTHORITY BOARD
0
0.1 mi
Proposed Pipeline
Floodplains
Parcles
Intersected Parcles
Access Points
Above Grade Structures
Utility Crossings
Staging Areas
ALIGNMENT AND VICINITY MAP
STA 130+00 to 182+00
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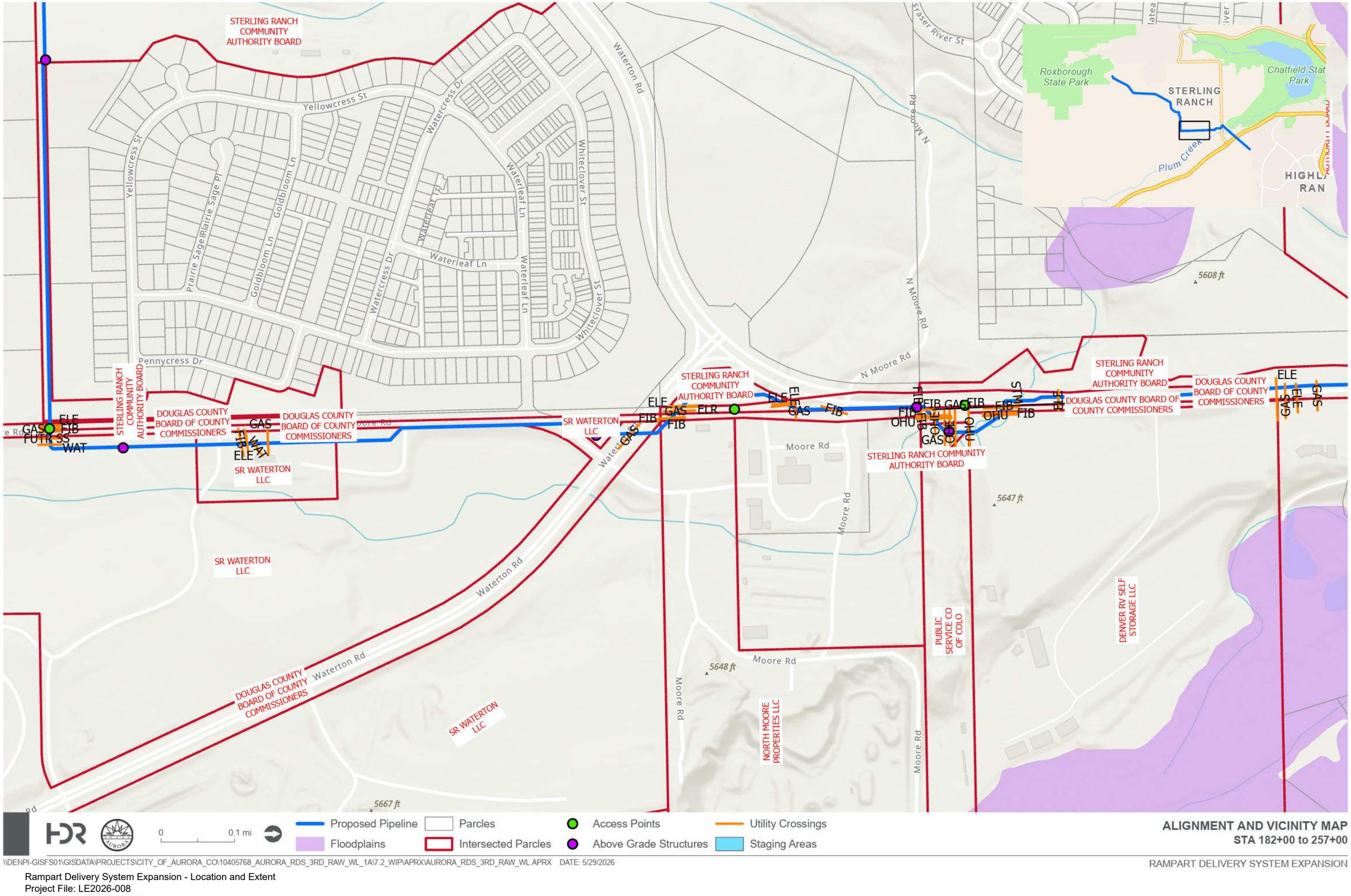

ALIGNMENT AND VICINITY MAP
STA 182+00 to 257+00

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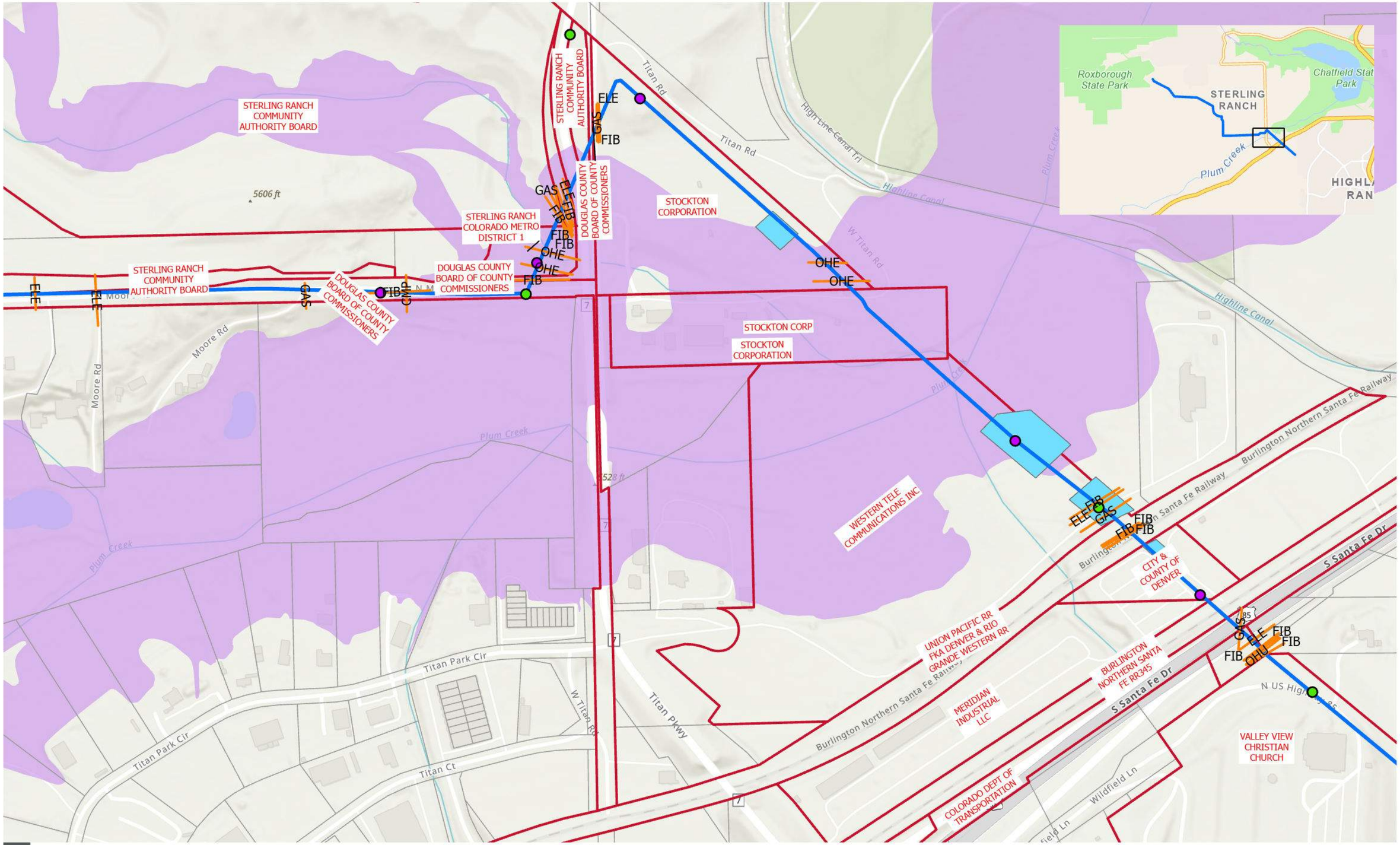

ALIGNMENT AND VICINITY MAP
STA 257+00 to 329+00

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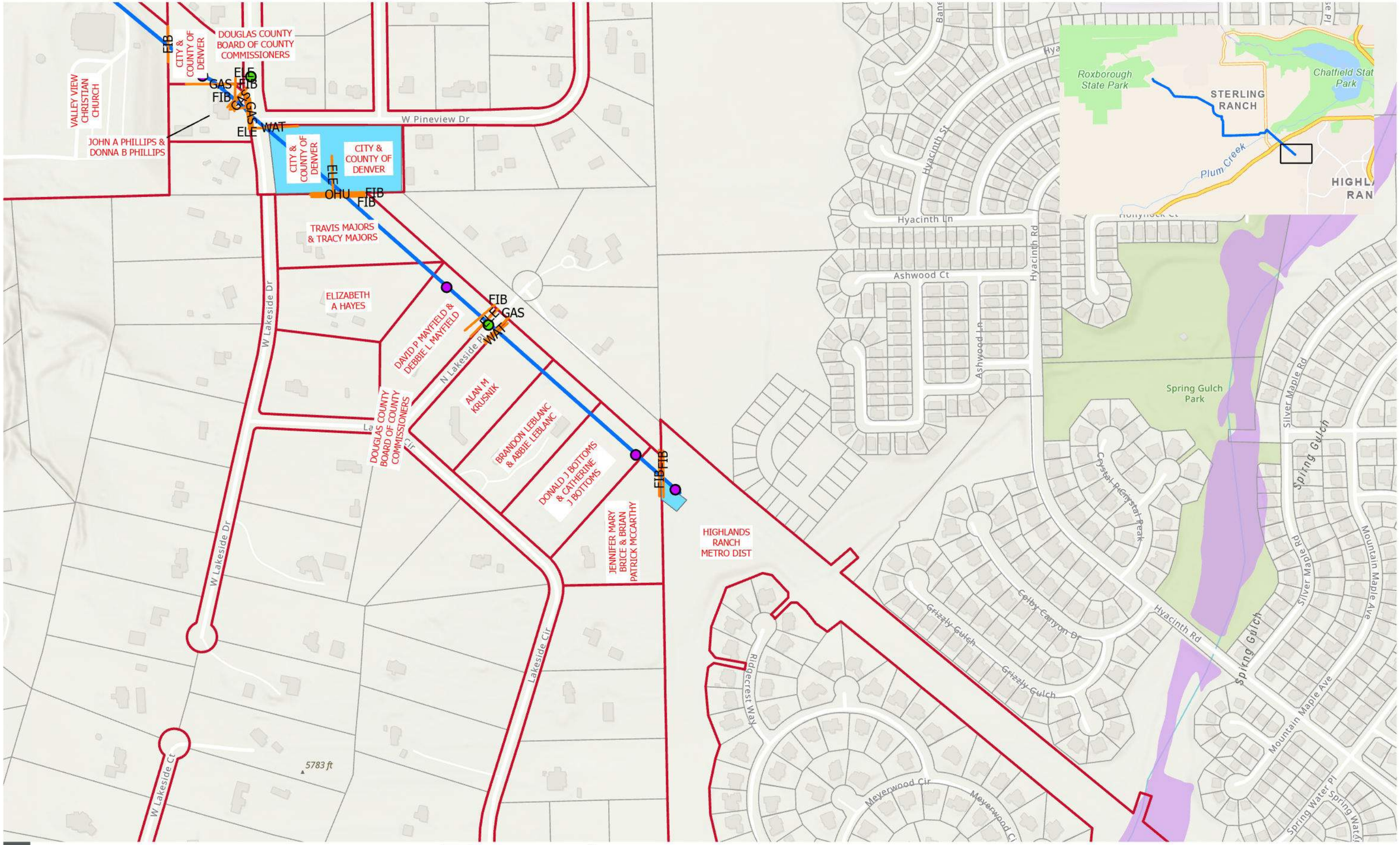

ALIGNMENT AND VICINITY MAP
STA 329+00 to 358+36

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RAMPART DELIVERY SYSTEM EXPANSION

CITY OF AURORA, CO
RAMPART RESERVOIR FACILTY

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12,
TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
DOUGLAS COUNTY, COLORADO

N

42" STL WL, SEE SHEET 01C801

76" STL WL, SEE SHEET 02C101

60" STL WL, SEE SHEET 01C802

76" STL WL, SEE SHEET 01C803

60" STL RW, SEE SHEET 01C803

GRAVLE ROAD

CITY OF AURORA
RAMPART RESERVOIR
LSP 4945
ACCT #R0208426
ACCT #R0487535

EXST CHAINLINK FENCE

EXST OVERHEAD POWER LINE

30 MANWAY, TYP

OUTLET WORKS FACILITY, SEE SHEET 01D102

AURORA RAMPART RESERVOIR
PROPERTY RULE AND ORDER
BOOK 192, PAGE 225

DON C. HABERER &
CARA L HABERER
REC. NO. 2003013264

PH-91B
PH-92A
PH-92
BH-106
BH-100
PH-91A
BH-120-MW
BH-110
BH-104
PH-1
PH-2
MW

EXST DAM TOE DRAIN

30" MANWAY

EXST DAM TOE DRAIN

GRAVEL BERM

DRAINAGE SWALE

EXST DRAIN DISCHARGE BASIN
IE 5869.05

36" STL DR,
SEE SHEET 01C804

CONNECT TO EXST
WITH 36" TEE

NEW PUMP BACK

60" STL TO EXST 60" RCP CONN,
SEE DETAIL 1/01D503
N 589916.84
E 124177.68

EXST DAM TOE DRAIN 1

EXST TOE DRAIN CLEANOUT

EXST 24" RCP
FROM SERVICE SPILLWAY
TO INTAKE STRUCTURE

EXST 60" RCP OUTLET CONDUIT

EXST DRAIN TOE DRAIN

EXST 24" STL

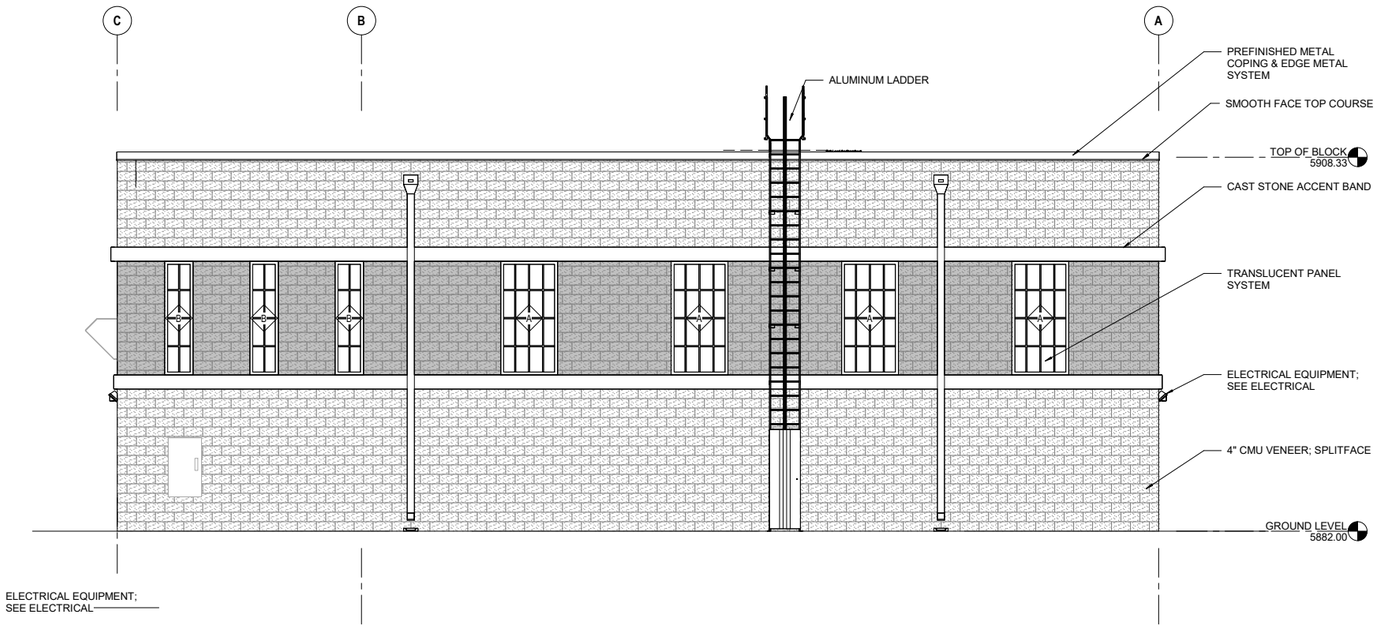
CONNECT TO EXST STL LINE
W/ MECHANICAL COUPLING.
INSTALL INSULATING JOINT

EXST OUTLET CONDUIT
GATE OPERATOR VAULT

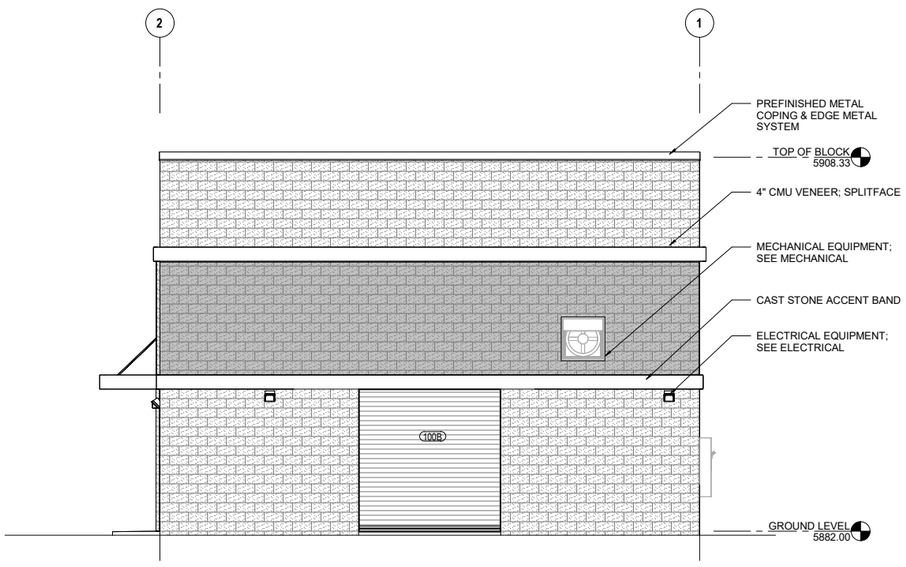
RAMPART RESERVOIR

GRAVEL ROAD

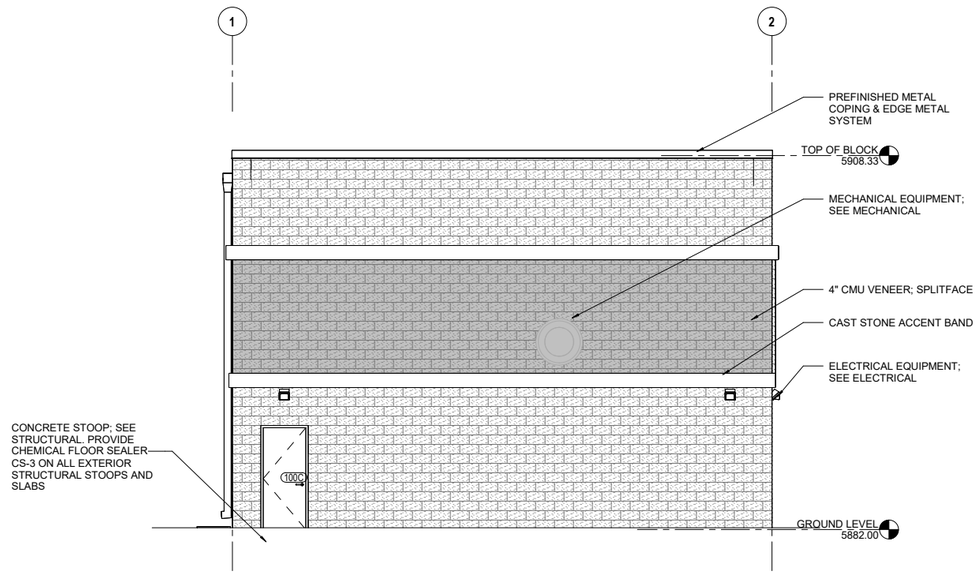
**OUTLET WORKS
OVERALL SITE PLAN**



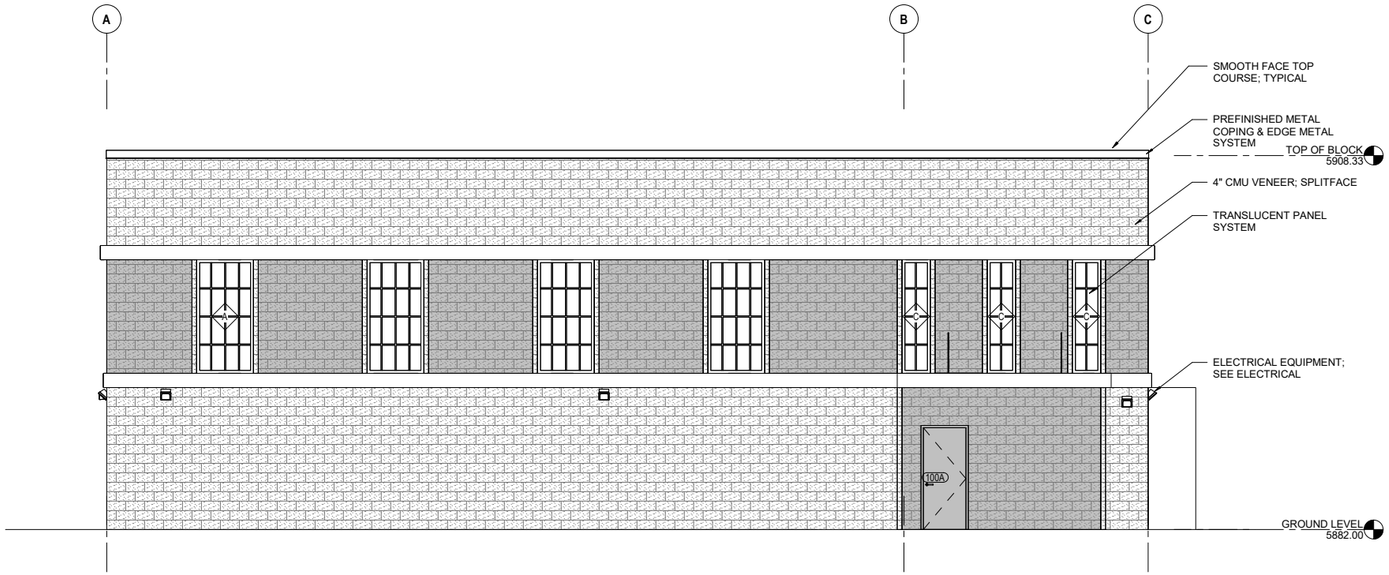
1 01A102 SOUTH ELEVATION
3/16" = 1'-0"



2 01A102 WEST ELEVATION
3/16" = 1'-0"



3 01A101 EAST ELEVATION
3/16" = 1'-0"



4 01A102 NORTH ELEVATION
3/16" = 1'-0"

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HDR ENGINEERING, INC.
1670 BROADWAY, SUITE 3400
DENVER, CO 80202-4818
(303) 764-1520

ISSUE	DATE	DESCRIPTION
B	02/2026	60% DESIGN SUBMITTAL
A	04/2025	30% DESIGN SUBMITTAL

PROJECT MANAGER	K. BUSHDIECKER
PROJECT ENGINEER	B. REINER
STRUCTURAL	C. MULDERICK
ARCHITECTURAL	R. MCKLINLEY
PROCESS	A. POOLEY
MECHANICAL	B. PERLBERG
ELECTRICAL	J. HUCKENPAHLER
INSTRUMENTATION	J. BORDELON
DRAWN BY	S. KENNY
PROJECT NUMBER	10405768

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

RAMPART DELIVERY SYSTEM EXPANSION
PHASE 1A
DOUGLAS COUNTY, CO

OUTLET WORKS
ARCHITECTURE EXTERIOR ELEVATIONS

FILENAME 10405768_01D.rvt
SCALE 3/16" = 1'-0"
0 1" 2"

SHEET **01A201**

MEETING DATE: July 20, 2026

STAFF PERSON RESPONSIBLE: Mike Pesicka, Principal Planner

DESCRIPTION: Crowsnest - Comprehensive Master Plan Land Use Map Amendment - Project File: DR2026-003.

SUMMARY: The request is for an amendment to the Comprehensive Master Plan Land Use Map to change approximately 745 acres in the High Plateau and Northeast Nonurban Subareas to an Urban land use designation.

STAFF ASSESSMENT: Staff evaluated the request, referral agency comments, applicant responses, public input, approval criteria, and all other information included within this staff report. Should the Planning Commission find that the proposal is consistent with the approval criteria for a Comprehensive Master Plan Land Use Map Amendment, it may approve the request.

REVIEW:

Steven E Koster	Approve	7/10/2026
Samantha Hutchison - FYI	Notified - FYI	7/10/2026

ATTACHMENTS:

Cover Page
Staff Report - DR2026-003
DR2026-003_Crowsnest CMP Land Use Map Amendment Staff Report Addendum_7-16-26

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ATTACHMENTS:

Staff Report - DR2026-003

DOUGLAS COUNTY
COLORADO

Comprehensive Master Plan Amendment Staff Report

Date: July 9, 2026

To: Douglas County Planning Commission

From: Mike Pesicka, Principal Planner MP
Curtis J. Weitkunat, AICP, Long Range Planning Manager SK for CW
Steven E. Koster, AICP, Deputy Director of Community Development SK

Subject: **Crowsnest CMP Land Use Map Amendment**

Project File: **DR2026-003**

Planning Commission Hearing: **July 20, 2026 @ 6:00 p.m.**

I. Executive Summary

The request is a public-initiated amendment of the 2040 Douglas County Comprehensive Master Plan (CMP). The proposal would amend the CMP Land Use Map (Map 1.1), the High Plateau Subarea Map (Map 3.5), and the Northeast Subarea Map (Map 3.6) by changing approximately 745 acres of land from Nonurban to Urban designation. The High Plateau and Northeast Nonurban Subareas support agricultural and low-density residential uses. Urban areas support and encourage higher density residential, commercial, and industrial land uses.

The project area consists of 15 parcels totaling approximately 745 acres of land. The smallest parcel is 0.95 acres and the largest is 116.1 acres.

II. Application Information

A. Owners

- 6244 N. Crowfoot Valley Road LLC
- ARLA Land Holdings LLC
- Crowfoot Acres LLC
- Crowfoot Hills LLC
- Crowfoot Castle LLC
- Douglas S. Austin
- NDIRA, Inc.
- PINAKA Holdings LLC
- SNAPARCH LLC

B. Applicant

Ventana Capital
Dan Williams
8678 Concord Center Drive, Ste 200
Englewood, CO 80112

C. Request

The applicant requests an amendment to the CMP Land Use Map to change approximately 745 acres in the High Plateau and Northeast Nonurban Subareas to an Urban land use designation.

D. Process

A Major CMP Amendment, initiated by the public, is processed pursuant to Sections 10-1A and 10-2B of the CMP.

Per Section 10-2B.2a(7), the Planning Commission shall evaluate the application, referral comments, staff report, and public testimony, and take one of the following actions:

- Approve the request
- Approve the request with conditions
- Table for further study
- Continue the request to a time and date certain in order to obtain more information and to take additional public testimony
- Deny the request

E. Location

The site is located north of the intersection of Crowfoot Valley Road and Pradera Parkway, east of the Castle Park Ranch subdivision, south of the Looking Glass subdivision in the Town of Parker, and west of the Trails at Crowfoot subdivision in the Town of Parker. The project area is adjacent to the Pinery Separated Urban Area (SUA) to the south, the Parker Municipal Planning Area (MPA) to the north and east, the High Plateau Subarea to the north, south and west, and the Northeast Subarea to the east. A CMP Vicinity Map, Zoning Map, and Aerial Map highlight site location and existing conditions and are provided in the staff report attachments.

F. Site Characteristics

The project area contains several existing homes, accessory buildings, and agricultural structures. The Lemon Gulch 100-year floodplain traverses the site from southwest to northeast. The site consists of rolling terrain with significant topographic changes along the western edge of the property with the entire project area sloping from west to east. Crowfoot Valley Road bisects the project site traveling southwest to northeast.

III. PUBLIC NOTICE AND INPUT

A. Public Notice

CMP Section 10-2C requires mailed, published, and posted notice of the public hearing.

B. Public Input

Courtesy notices of an application in process were sent to all abutting landowners and to nearby homeowner's associations. There were two letters from the public received during the courtesy notice process which are attached to the staff report. Of the HOAs and community organizations that were sent a referral request, The Pinery HOA, Pinery West HOA, and Pradera HOA responded.

The Pinery HOA commented that "there is a growing concern that we are gradually weakening and undermining the Comprehensive Master Plan. Are we going to continue slowly chipping away at our open spaces?"

The Pinery West HOA noted that they are "against another project that potentially creates high density dwellings and high commercial or personal vehicle traffic within this proposed area. Changing this area to urban will continue to add vehicle traffic, displace wildlife and stress all infrastructure around the existing and already approved developments surrounding this area. Let it be an "island of non-developed high density land."

The Pradera HOA opined that the proposed amendment is not compatible with surrounding neighborhoods, is not similar with adjacent developments in terms of proposed density, and if the project is considered for approval by Douglas County, there needs to substantial open space buffering along and immediately adjacent to the 2-plus acre lots in the Pradera development.

The applicant notified staff that it was going to hold a virtual neighborhood meeting on June 22, 2026. As of the writing of this staff report, information had not been provided regarding attendance and public comments at the virtual meeting.

All referral agency comments from the review period are included in the Referral Agency Response Report attached to the staff report.

IV. STAFF ANALYSIS

Following is an analysis of the approval criteria in CMP Section 10-2A. All applications must demonstrate:

(1) Consistency with the spirit, intent, goals, objectives, and policies of the CMP.
Staff Comment: The applicant's narrative indicates that the proposal is consistent with the goals, objectives, and policies in CMP Section 2 (Urban Land Use). The narrative

includes analysis of the goals, objectives, and policies of Section 2, the High Plateau Subarea, and the Northeast Subarea that are specific to the proposal. The applicant's narrative and analysis are attached to the staff report. Policy 3-3C.2 of the High-Plateau Nonurban Subarea supports new development at densities higher than one dwelling unit per 35 acres, and Policy 3-3D.1 of the Northeast Nonurban Subarea supports new development at densities higher than one dwelling unit per 2.5 acres.

Goals, objectives, and policies within CMP Section 2, including Policies 2-1A, 2-1A.1, 2-1A.2, 2-6B.2, 2-6D.2, 2-15C.1, and 2-16B.2, support limiting and directing urban development to the Primary Urban Area (PUA), Separated Urban Area (SUA), Chatfield Urban Area, and Municipal Planning Areas over the expansion of existing urban areas. Goals, objectives, and policies within CMP Section 3 (Nonurban), including Goal 3-2, support rural activities that include farming, ranching, large lot residential, parks, and open spaces; establishing community separators and transitions between urban development and adjacent nonurban areas; and ensuring that land use and design is compatible with the natural and rural character of the nonurban area.

The project site is located north and south of Crowfoot Valley Road and includes both agricultural and large lot residential zoning and land uses with several older homes and agricultural structures. Policy 3-1D.1 supports maintenance of community separators through the identification of suitable land uses and appropriate location of development. It also states that land uses that do not maintain community separation are inconsistent with the Plan. Changing the land use designation to urban would reduce the nonurban separation between the neighboring communities. The applicant's narrative states that the application is aligned with the CMP's direction to direct urban growth to well-served northern areas of the County and to avoid urban sprawl into rural and agricultural areas.

Further, the narrative references Objectives 3-2A through 3-2D and Goal 3-3 that seek to "protect the agricultural operations and Western Heritage by directing urban development to locations where services already exist; the Crowfoot Valley corridor has already transitioned to suburban master-planned communities rather than active agriculture, so designating this enclosed island as urban affirmatively serves those goals by relieving pressure to push development farther into intact non-urban land." The applicant proposes using changes in topography to provide separation and buffering from the Castle Park Ranch development.

(2) Compatibility with surrounding land uses and zoning.

Staff Comment: To the west of the project area is A-1 zoning consisting of 35-acre non-urban residential lots in the Castle Park Ranch subdivision. To the north is undeveloped land, and the Looking Glass subdivision, an urban residential development in the Town of Parker with lot sizes in the 7,500 square feet (SF) to 9,000 SF range. To the east is the Trails at Crowfoot, an urban residential development in the Town of Parker with lot sizes ranging from 6,500 SF to 7,000 SF, and Estate Residential zoning which is

currently undeveloped. To the south is PD zoning consisting of single-family residential development with lot sizes in the 1.3-acre to 1.8-acre range.

Objective 2-15D of the CMP discusses establishing community separators surrounding all SUAs with compatible and appropriate land uses. The applicant's narrative states that the project site is bordered on three sides by entitled or development urban and suburban development. The narrative also notes that "Compatibility is supported by the site's enclosure by existing and entitled urban and suburban master-planned communities on three sides. The plan uses the western ridgeline as a natural buffer to the existing 35-acre Castle Park Ranch lots, providing topographic separation from those large-lot non-urban properties."

(3) Compatibility with existing, natural, and environmental conditions of the site and preservation of important natural features and scenic view sheds, riparian corridors, wildlife habitat and movement corridors, and historic resources.
Staff Comment: The 100-year Lemon Gulch floodplain traverses the site from west to east. During future development, the applicant will be required to comply with all Douglas County standards for stormwater to mitigate negative impacts to Lemon Gulch. Map 8.1, Class 3 Hazards and Environmental Constraints, of the CMP identifies small areas of slope failure within the site. The applicant stated that these conditions will need to be further evaluated at time of rezoning and subdivision. In its referral response dated May 21, 2026, the Colorado Geological Survey (CGS) stated they have no objection to approval of the CMP amendment as proposed. CGS recommends non-buildable setbacks from the "Lemon Gulch flood hazard limits, all slopes steeper than about 20%, mapped unstable slopes and landslides, and areas exposed to debris inundation hazards." Future land use applications will be provided to CGS for review.

In a referral response dated May 19, 2026, the Douglas County Curator had no recommendations for this application, but did recommend that, if future development results in any ground disturbance, a Class II archaeological pedestrian survey should be conducted to survey the surface for cultural material prior to any earth movement.

The site contains low and moderate wildlife habitat value as identified in Map 9.1, Wildlife Resources. The applicant has stated that the Lemon Gulch drainage will be preserved as a primary open space and environmental feature and integrated into the overall project design. During future development of the site, site-specific landscaping and design may be considered to further buffer, protect, and enhance the area.

(4) Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails for the development.
Staff Comment: In its referral response dated May 22, 2026, Public Works Engineering requested that a traffic impact study be submitted to determine whether Crowfoot Valley Road would have adequate capacity at full build out of the proposed CMP

Amendment. As of the writing of this staff report, the County has not received a traffic impact study as offered by the applicant in its response to referral agency comments.

The property is not located within the service boundary of any water or sewer district. In its referral response dated May 8, 2026, Parker Water and Sanitation District (PWSD) stated that the applicant will need to petition the PWSD Board of Directors for inclusion into the District. The applicant states that PWSD has agreed to analyze the project area for possible inclusion.

In its referral response dated May 21, 2026, the Town of Parker stated "The Town has planned and constructed infrastructure, including roadway and multimodal improvements, based on the designation of this site as non-urban in the Douglas County Comprehensive Plan. This planning relied on Traffic Analysis Zones (TAZs) that were developed based on the County's Comprehensive Plan and form the basis for the Town's traffic assumptions related to travel entering Parker from Crowfoot Valley Road. It is also the Town's understanding that this development was not accounted for in Douglas County's recently completed 2050 Transportation Plan." The Town also stated, "The traffic impacts associated with the potential development of this site at the scale anticipated would require additional widening of the roadway beyond that contemplated in County plans. The impacts would also extend well beyond the roadway segment capacity adjacent to the site and would affect the broader regional transportation network, including infrastructure within the Town."

The applicant's project narrative mentions that the existing transportation system can be easily improved to provide better access to surrounding communities and residents. It also states that future urban development will be adjacent to infrastructure allowing easier access to services rather than spanning long distances with new roads and other utilities.

The applicant states that CMP Goal 2-2 encourages the creation of amenities that provide community connectivity through parks and trails, and provision of recreation facilities. The applicant further states that Crowsnest provides numerous topographic features, habitat, and access to nearby regional amenities for improved public connections.

South Metro Fire Rescue (SMFR) had no objections to the proposed amendment to the CMP. The project area is already within the service area of SMFR. SMFR will be provided with referral response requests for more detailed comments as part of future development of the site.

Douglas County Parks and Recreation provided a comment stating that the applicant will be responsible for future park dedication requirements outlined in Article 10 of the Douglas County Subdivision Resolution (DCSR).

(5) How existing and planned capabilities of the affected special districts can adequately handle the service demand.

Staff Comment: The applicant's narrative indicates that the expansion area is anticipated to be connected to all existing services in the area. No new special districts are proposed in association with the proposal. If the CMP Amendment is approved, coordination with the appropriate service providers will occur.

(6) How social, economic, or land-use conditions of the County have changed or are in process of changing in such a manner to support the proposed amendment to the CMP.

Staff Comment: There are urban levels of development on three sides of the project area with the exception of large residential lots to the west. The project site serves as a transition and community separator between existing urban developments in the County and the Town of Parker. The applicant states that changes since the adoption of the 2040 CMP include a rapid change from agricultural land to mainly built-out master-planned communities on all sides of the subject property, and "Crowsnest is now one of the last large unincorporated "holes" within this urbanizing area, so the original non-urban designation no longer reflects on-the-ground conditions. Reinforcing this change in land-use conditions, the site lies within the statutory three-mile planning areas (C.R.S. § 31-12-105) of three surrounding municipalities — the City of Castle Pines, the Town of Castle Rock, and the Town of Parker – situating it within the region's urban-growth orbit rather than isolated rural land."

(7) How land proposed for urban development is a logical expansion of the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area, as applicable.

Staff Comment: Objective 2-1A, and Policies 2-1A.1 and 2-1A.2 of the CMP support limiting and directing urban development to the PUA, SUA, and Chatfield Urban Area as depicted on the CMP Land Use Map. The CMP prioritizes the build-out of existing urban areas over approval of new urban development. The master plan policies support uses that serve as a community separator between urban areas and municipalities.

The applicant notes that the site is an undeveloped island surrounded by existing and entitled urban development on three sides (more than 60% of the perimeter is adjacent to existing urban areas). The applicant also states that "the site also lies within the three-mile planning areas of three surrounding municipalities, further situating it within the region's urban-growth orbit. On these facts, Crowsnest is appropriately designated Urban on the CMP Land Use Map as a logical expansion of the established urban area, without the need to create a new, separately named urban area."

(8) How the expansion of the PUA, SUA, or Chatfield Urban Area results in a compelling public benefit, as applicable.

Staff Comment: Although the proposed map amendment is not an expansion of the PUA, SUA, or Chatfield Urban Area it is expanding the urban area of the County for urban uses and therefore is subject to the goals, policies, and objectives of the 2040 CMP. Following are the compelling public benefits identified by the applicant in the narrative which is attached to this staff report:

The applicant's project narrative states that "The Douglas County 2025 community survey reveals that 91 percent of the residents support parks, trails and open spaces. The application responds to these public preferences and to comprehensive-plan policies through preservation of the Lemon Gulch riparian corridor and the planned Lemon Gulch regional park. The park, the Lemon Gulch corridor, and future internal open space together form an open-space framework to be finalized at PD; habitat value, ground cover, recreation potential, and topography would make this a valuable regional amenity. The park is also positioned to anchor several viable trail connections to neighboring recreation amenities."

The narrative continues and, in summary, says that the compelling public benefit of expanding the urban area consists of four points: An urban designation absorbs approximately ten years of County growth, second, it lessens sprawl on existing non-urban land to the south and west, third, it uses existing and planned infrastructure rather than extending new infrastructure into rural areas, and fourth, the Lemon Gulch regional park and trail system will provide a regional park that responds to strong community support for parks, trails, and open space.

V. STAFF ASSESSMENT

Staff evaluated the request, referral agency comments, applicant responses, public input, approval criteria, and all other information included within this staff report. Should the Planning Commission find that the proposal is consistent with the approval criteria for a Comprehensive Master Plan Land Use Map Amendment, it may approve the request.

ATTACHMENTS **PAGE**

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Zoning Map 43
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Applicant's Response to Referral Comments 85
Public Correspondence 90

CMP Map Exhibit..... 134
Resolution 135

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY

PROJECT TITLE: Crowsnest Master Plan Amendment

PROJECT NUMBER: DR2026-003

PROJECT TYPE: COMPREHENSIVE PLAN AMENDMENT

MARKETING NAME: CROWSNEST

PRESUBMITTAL REVIEW PROJECT NUMBER: PS 2025-175

PROJECT SITE:

Address: CROWFOOT VALLEY ROAD AND

State Parcel Number(s): 2349-090-00-010 AND MULTIPLE OTHERS 12 TOTAL

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

PROPERTY OWNER(S):

Name(s): SEE ATTACHMENT

Address:

Phone:

Email:

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: DAN WILLIAMS VENTANA CAPITAL

Address: 8678 CONCORD CENTER DRIVE Ste 200 Englewood CO 80112

Phone: 720-530-1337

Email: DWILLIAMS@VENTANACAP.COM

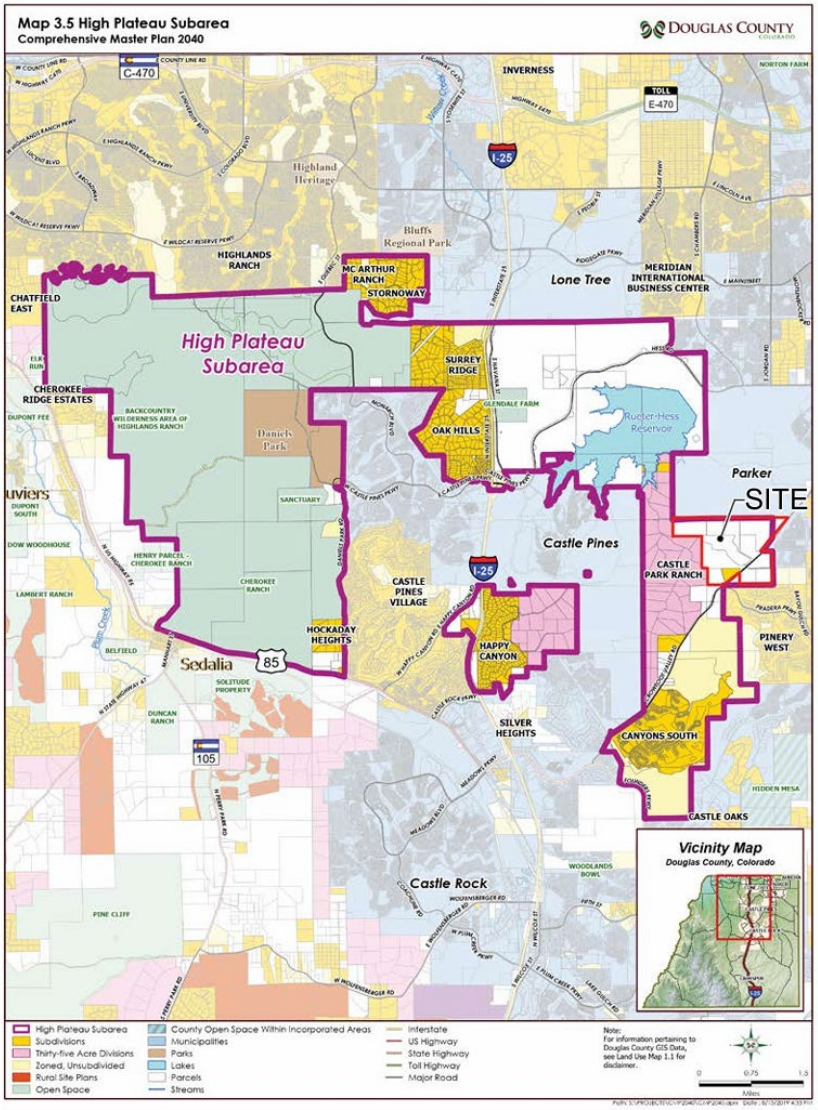
To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

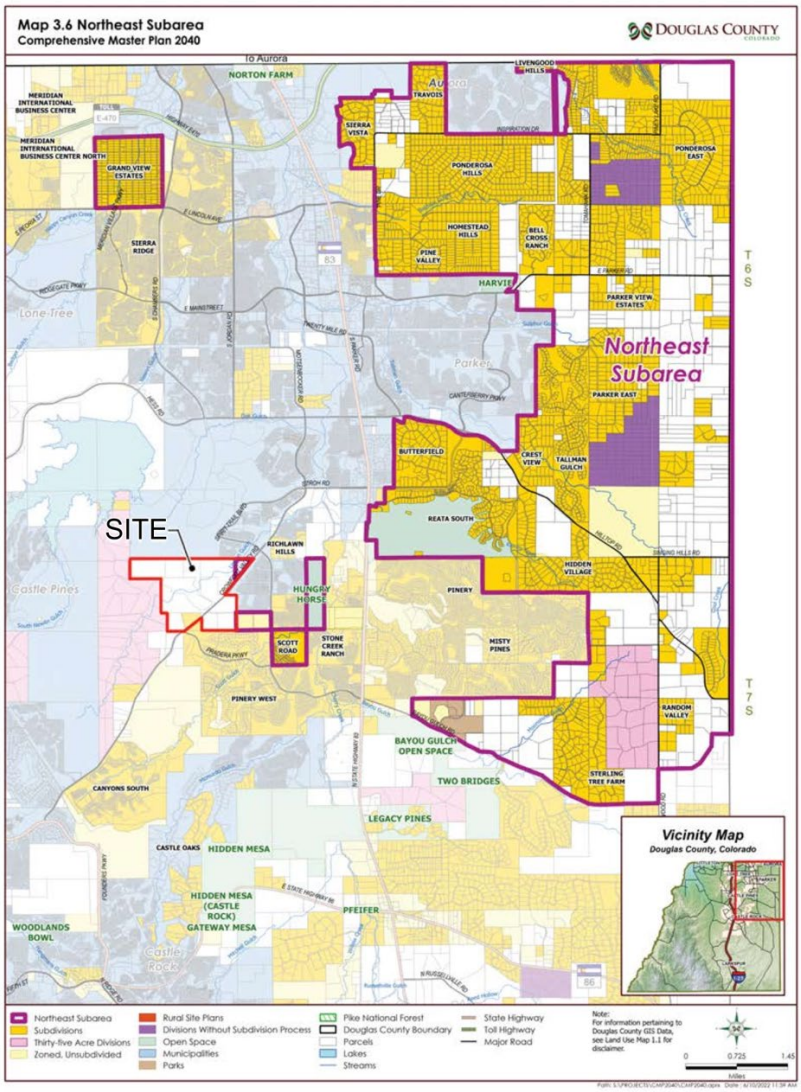
Applicant Signature

3/16/2026
Date

Intent of amendment

The Crowsnest Comprehensive Plan Amendment seeks to establish a more than 740-acre urban infill area within the Douglas County High Plateau Non-urban area. This area has seen significant changes in zoning and urban development patterns, has access to urban services, including roads, avoids hazards and has a minimal impact on natural resources. By being responsive to the Douglas County Comprehensive Plan, this amendment will demonstrate that the High Plateau non-urban area has been urbanizing and is therefore ready for further urbanization. The project will help absorb county population growth over the next 10 years and place it in an area that is a logical and beneficial extension of the urban area.





Douglas County CMP Amendment Approval Criteria

CMP Amendment Approval Criterion	How Crowsnest Satisfies the Criterion
(1) Consistency with the spirit, intent, goals, objectives, and policies of the CMP.	Aligns with CMP direction to focus urban growth in well-served northern tier areas and to avoid leap-frog sprawl into rural/ag areas by using a logical urban infill location along Crowfoot Valley Road. The CMP's non-urban goals (including Goals 3-2A through 3-2D and Goal 3-3) seek to protect agricultural operations and Western Heritage by directing urban development to locations where services already exist; the Crowfoot Valley corridor has already transitioned to suburban master-planned communities rather than active agriculture, so designating

	this enclosed island as urban affirmatively serves those goals by relieving pressure to push development farther into intact non-urban land. The CMP's urban goals are addressed through the commitment that future PD zoning and subdivision will demonstrate CMP-compliant urban design — connected parks and trails, conservation of Lemon Gulch and the western ridge, neighborhood-scaled street networks, and compatible edges. The CMP Land Use Map and Sub-Area Maps depict the site as a logical extension of the High Plateau urban pattern between Parker, Castle Pines, and adjacent PDs, and the CMP resource, hazard, wildlife, and protected-lands maps confirm urban designation can be accommodated without significant resource conflicts.
(2) Compatibility with surrounding land uses and zoning.	Crowsnest is bounded on three sides by entitled or developing urban and suburban master-planned communities (Looking Glass, Anthology, Trails at Crowfoot, Macanta, Pradera, The Canyons, Pinery). This amendment sets the land-use category only; it does not establish density, unit mix, lot sizes, or product type, which are determined at PD zoning and subdivision. Compatibility is supported by the site's enclosure by existing and entitled urban and suburban master-planned communities on three sides. The plan uses the western ridgeline as a natural buffer to the existing 35-acre Castle Park Ranch lots, providing topographic separation from those large-lot non-urban properties. Compatible edge transitions and step-downs will be designed at the PD stage consistent with the CMP's urban-design policies, and further compatibility analysis will be conducted at the zoning and subdivision stages.
(3) Compatibility with existing, natural, and environmental conditions of the site and preservation of important natural features and scenic viewsheds, riparian corridors, wildlife habitat and movement corridors, and historic resources.	Site conditions are generally gentle rolling terrain with localized slope-failure areas similar to those that have already been successfully engineered in Trails at Crowfoot and other nearby projects. No other Class 3 hazards are mapped that would preclude development; site-specific geotechnical work will address the limited slope-failure areas at subdivision. Lemon Gulch and the western ridgeline form the organizing framework for neighborhoods and open space, preserving key topography and views, with Lemon Gulch acting as the central feature that organizes the open-space network; the open-space framework will be

	finalized at PD. Wildlife mapping shows predominantly low-to-moderate habitat values and no mapped wildlife movement corridors, overland connections, or conservation areas, and the project is intended to improve habitat connectivity through dedicated open space and trail linkages. Douglas County historic mapping and field studies (ERO) identified no historic resources on the site and no need for additional cultural surveys; the amendment does not impact designated historic sites.
(4) Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails for the development.	Crowfoot Valley Road is already planned for widening and improvements in County and regional transportation plans; Crowsnest aligns with those assumptions and does not require a new arterial corridor. The planned Canyonside Boulevard connection and internal street network distribute traffic, support shorter trips, and allow future TIAs at zoning/subdivision to fine-tune improvements. The amendment area lies predominantly within the Parker Water and Sanitation District (PWSD) service area; PWSD has agreed to analyze the property for potential inclusion and has acknowledged that, if included, renewable water and centralized sewer could be provided, with the County approving zoning and subdivision only once an approved, reliable water and sewer solution is in place. South Metro Fire Rescue already serves the corridor from an existing station. Existing schools, libraries, and fire facilities in Parker, Castle Rock, and Castle Pines already serve this urban corridor, and any additional school sites, dedications, or fees will be addressed through the standard subdivision dedication process. The Lemon Gulch regional park and connected trail system are intended to anchor parks and trails for the development, with alignments determined at the PD and subdivision stage.
(5) How existing and planned capabilities of the affected special districts can adequately handle the service demand.	South Metro Fire Rescue already serves the corridor from an existing station roughly four miles north; additional land or facilities will be evaluated and dedicated, as needed, during zoning and subdivision through referral processes. The project is in an area where multiple metro and service districts are already planned and operating, making it an efficient extension of existing service territories rather than an isolated outpost.
(6) How social, economic, or land use conditions of	In the last 10–20 years, the Crowfoot Valley corridor has rapidly transitioned from agricultural land to a largely

the County have changed or are in the process of changing in such a manner to support the proposed amendment to the CMP.	built-out master-planned urban corridor, with approved residential communities on all sides of the subject property and major infrastructure already planned or constructed that bisects the site. Crowsnest is now one of the last large unincorporated “holes” within this urbanizing area, so the original non-urban designation no longer reflects on-the-ground conditions. Reinforcing this change in land-use conditions, the site lies within the statutory three-mile planning areas (C.R.S. § 31-12-105) of three surrounding municipalities — the City of Castle Pines, the Town of Castle Rock, and the Town of Parker — situating it within the region's urban-growth orbit rather than isolated rural land.
(7) How land proposed for urban development is a logical expansion of the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area, as applicable.	Crowsnest is a logical expansion of the urban area. The site is an undeveloped island enclosed by existing and entitled urban and suburban development on three sides, with more than 60% of its perimeter adjacent to existing urban areas (the Parker Municipal Planning Area, the Pinery SUA, and the Castle Pines/The Canyons area). It sits squarely within the planned infrastructure corridor — the Crowfoot Valley Road widening, the planned Canyonside Boulevard, and the PWSD service area — so urban designation extends established service territories rather than opening a remote new front. The site also lies within the three-mile planning areas of three surrounding municipalities, further situating it within the region's urban-growth orbit. On these facts, Crowsnest is appropriately designated Urban on the CMP Land Use Map as a logical expansion of the established urban area, without the need to create a new, separately named urban area.
(8) How the expansion of the PUA, SUA, or Chatfield Urban Area results in a compelling public benefit, as applicable.	Urban designation at Crowsnest absorbs a meaningful share of future county growth in an infill location, protects more intact non-urban areas to the south and west, and leverages existing roads and utilities instead of extending new infrastructure into remote rural areas. The compelling public benefit of expanding the urban area here is that it absorbs roughly ten years of county growth in a serviced infill location, relieves sprawl pressure on intact non-urban land to the south and west, and leverages existing and planned infrastructure. This benefit is reinforced by the planned Lemon Gulch regional park and connected trail system, responding directly to strong community support for parks, trails, and open space in recent County surveys.

Narrative

Future urban development will include a mix of residential neighborhoods, regional serving commercial areas, and open space/trail systems centered on Lemon Gulch riparian corridor and Crowfoot Valley Road. The proposed amendment will allow future growth to take advantage of existing urban services and infrastructure rather than requiring extension of new infrastructure into pockets of development in the rural areas of the County. This amendment will support the Douglas County Comprehensive Plan by preserving the county's western heritage, guiding growth north to the well served areas of the county and reduce instances of sprawl creeping southward into the precious natural and agricultural spaces.

Urban designation of the proposed Crowsnest amendment area will absorb a significant portion of the county's future urban growth in a cost-effective manner. The proposed amendment is in an area of the county that will economically extend service and road infrastructure. This provides future residents opportunities to reduce trip distance and congestion by planning commercial, residential and parks in proximity. There are also excellent partnership opportunities for the Crowsnest to act as a hub connecting neighboring communities to regional open spaces and trails due to its advantageous location.

Consistent with the goals, objectives, policies, and intent of the CMP

Non-urban goals, objectives and policies of the CMP primarily protect non-urban resources and development patterns of urban levels of development. The Crowsnest area supports **Goal 3.1** by placing urban development in appropriate areas that minimize impacts to the Western Heritage and agricultural activities like farming and ranching. Further, CMP maps show no significant historic resources, natural areas, open spaces, wildlife habitat or biotic systems that would be threatened.
Goals 3-2A through 3-2D promote preservation of the natural character and non-urban and rural areas. Development patterns have already added urban in this area; maintaining a small enclave or rural land adjacent to an arterial road and existing services is inconsistent with the CMP, because areas with roads and services are where the county wishes to send urban growth.

Preserving the rural character is not entirely possible because much of the land has already started changing and is now more consistent with an urban environment. Furthermore, the

amendment area will not negatively impact significant unique natural landforms, vegetation and land characteristics which allow urban activity without impacting significant non-urban area character policies.

Goal 3-3 adds specific objectives and policies tailored for the non-urban areas of the County. The amendment proposes adding urban areas to the High-Plateau Non-Urban Area and Northeast Nonurban Subarea of the CMP. The Sub-Area is a an oddly shaped inverted "U" with small, detached pieces of non-urban uses in several places. It encompasses the Backcountry designated open space south of the Highlands Ranch to the west and runs between the urban areas of Lone Tree and Highlands Ranch. It then runs south through Rueter Hess recreation area and reservoir to Crowfoot Road to Castle Rock

The CMP non-urban area around Crowfoot Road portion of the High-Plateau has been largely converted to urban over the past 10 years. The Crowfoot Valley Road has had urban development and expansion by municipalities to the north, east, and west. Planned Developments (PDs) have moved urban areas north and east along Crowfoot Road and Castle Pines has established urban growth to the south and west corridors. Development activities have essentially isolated the remaining non-urban areas thereby creating a non-urban island surrounded by urban levels of services.

Urban goals, objectives and policies of the CMP are focused on the characteristics of future urban development. This includes wildlife considerations, preserving topographical features, pedestrian friendliness, reducing impacts to neighboring development and provision of connected recreation amenities. These will be demonstrated through CMP compliance during zoning and subdivision processes.

Crowsnest does provide excellent opportunities to explore and meet some CMP policies during the amendment process. The policies of **Objective 2-1A** set preferences for development being directed into urban areas. **2-1C** presents urban development in themes that run through the CMP. By providing a new urban area, future urban development is required to meet predicted population growth. As urban PDs and municipal planning areas are closing in around the Crowsnest amendment, it only makes sense to urbanize this area of the County.

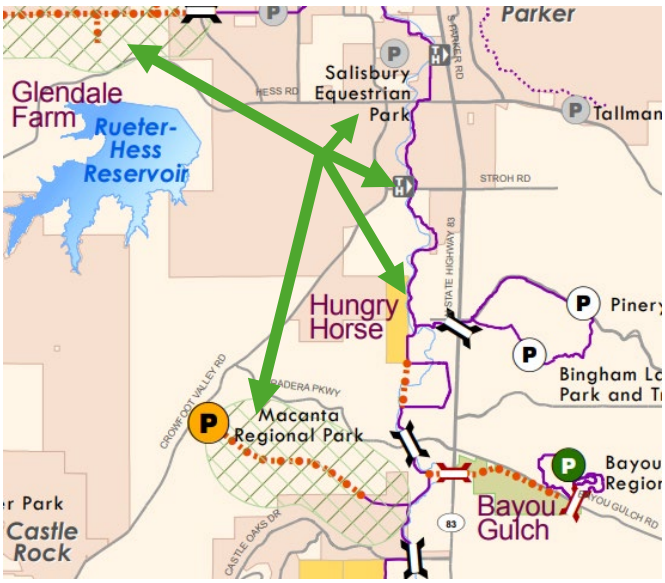
Goal 2-1 of the CMP encourages enhancement of existing infrastructure. The amendment area is part of the Parker Water and Sanitation District ("PWSD") service area but requires analysis of the area and a positive finding for inclusion in the district. Only after inclusion will PWSD be able to extend renewable water and sewer to the Crowsnest amendment area of the County. This would provide a tangible public benefit by reducing the future use

of well and ground water. This objective goal has been long established as a high public safety priority on both a state and local level.

Furthermore, the existing transportation system and intersections are easily improved to provide better access to community and surrounding residents. Future urban development will be adjacent to infrastructure making it easier to access services than spanning long distances with new roads and pipelines.

CMP **Goal 2-2** encourages the creation of amenities that preserve wildlife, provide community connectivity through parks and trails, and provision of recreation facilities. Crowsnest provides numerous topographic features, habitat and access to nearby regional amenities for improved public connections. Potential trails, facilities and gathering places on highpoints along the western portion of the site near moderate value wildlife habitat and Lemon Gulch riparian corridor.

The proposed amendment site is also uniquely positioned to support **Goal 2-3** and the associated policies by providing connections with trails running through neighboring development to regional amenities. Opportunities exist for Crowsnest to act as a *regional trail hub* that could make connections with the Lemon Gulch regional park, Salsbury Park to the north, Macanta Regional Park to the south, Hungry Horse Open Space and Cherry Creek Trail to the east, and the trail networks within The Canyons and the Town of Parker. Trail alignments will be determined at the PD and subdivision stage in coordination with the affected providers.



Complying with the CMP **Goals 2-4 through 2-9** will be demonstrated during the design phases of the zoning and subdivision processes. All design phases of development require compliance with the CMP. Modern community design techniques include opportunities for community gathering places, public facilities, designing with nature, creating a mix of uses, compatibility with surrounding uses and conserving resources. Crowsnest has great potential to meet urban goals, objectives and policies.

Crowsnest is not a new growth front; it is one of the last remaining large, unincorporated properties within an already urbanizing corridor between Parker, Castle Pines, and Castle Rock making it a classing "urban infill" CMP amendment rather than an expansion into previously unplanned rural areas. The CMP amendment does not lock in specific densities or product types. Instead, it establishes that urban-level development is appropriate in this location, with detailed land use mix, densities, and buffering to be determined during the PD zoning and subdivision stages, where traffic, schools, and parks impacts will be evaluated in detail.

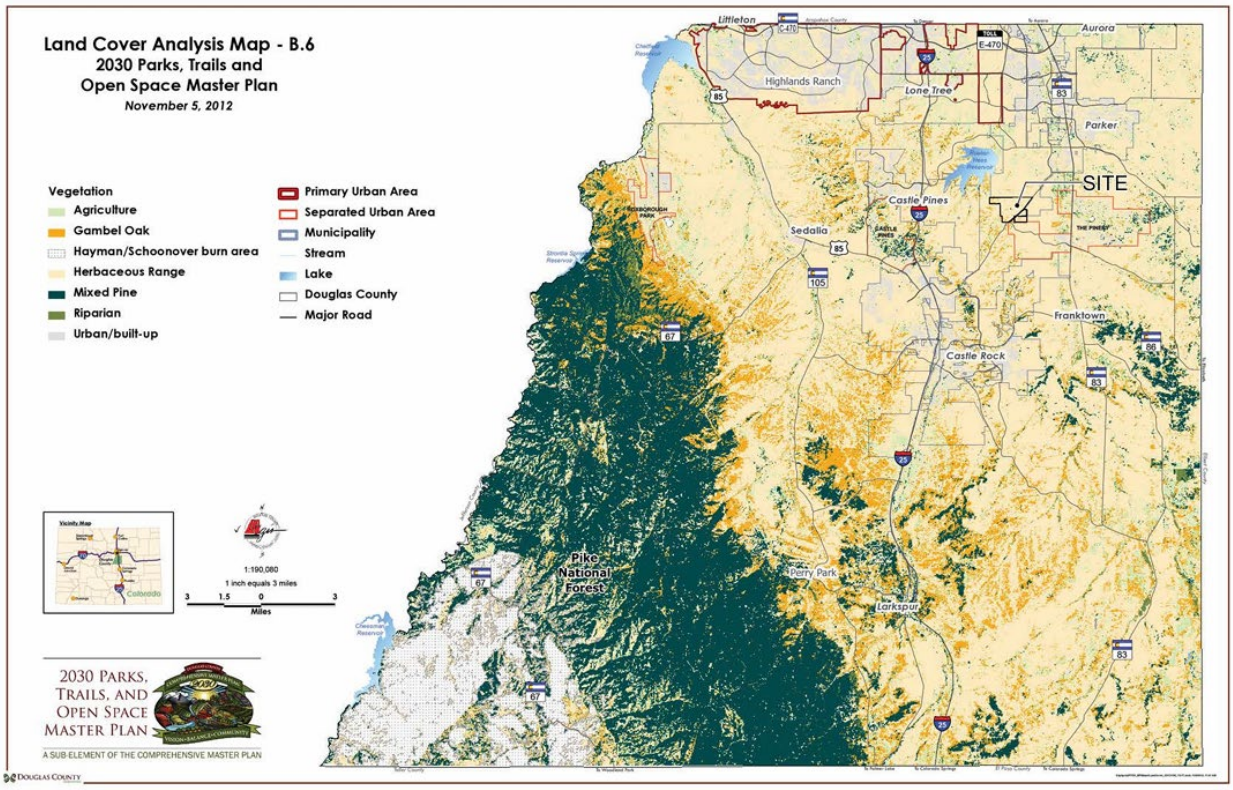
Consistency with Policies 2-1A.1 and 2-1A.2. The County cites Policy 2-1A.1 ("Limit and direct urban development to the Primary Urban Area (PUA), Separated Urban Areas (SUAs), Chatfield Urban Area, and Municipal Planning Areas depicted on the CMP Land Use Map.") and Policy 2-1A.2 ("Prioritize the build-out of existing urban areas over approval of new urban development."). These policies are not adverse to this amendment; they are served by it. Their shared purpose is to prevent sprawl by concentrating growth where urban services and patterns already exist. Crowsnest is an enclosed, undeveloped island bounded on three sides by the existing Parker Municipal Planning Area, the Pinery SUA, and the Castle Pines / The Canyons area. Designating this island urban completes the existing urban pattern and uses existing and planned services, rather than opening a new growth front on intact non-urban land. Treated as infill that finishes the built pattern around it, the amendment affirmatively advances the anti-sprawl intent of Policies 2-1A.1 and 2-1A.2.

Consistency with Policies 2-6B.2 and 2-6D.3. The County also cites Policy 2-6B.2 ("Blend the existing character of adjoining developments with the design of new developments.") and Policy 2-6D.3 ("Provide transition, through appropriate design techniques, from residential development to open space and adjacent nonurban areas."). Because this amendment establishes the urban land-use category only, the design and transition techniques these policies govern are PD-stage obligations. The applicant commits that future PD zoning and subdivision will blend with the character of adjoining developments and provide appropriate transitions at the southern (Pradera) and western (Castle Park Ranch) edges consistent with Policies 2-6B.2 and 2-6D.3 — an objective directly served

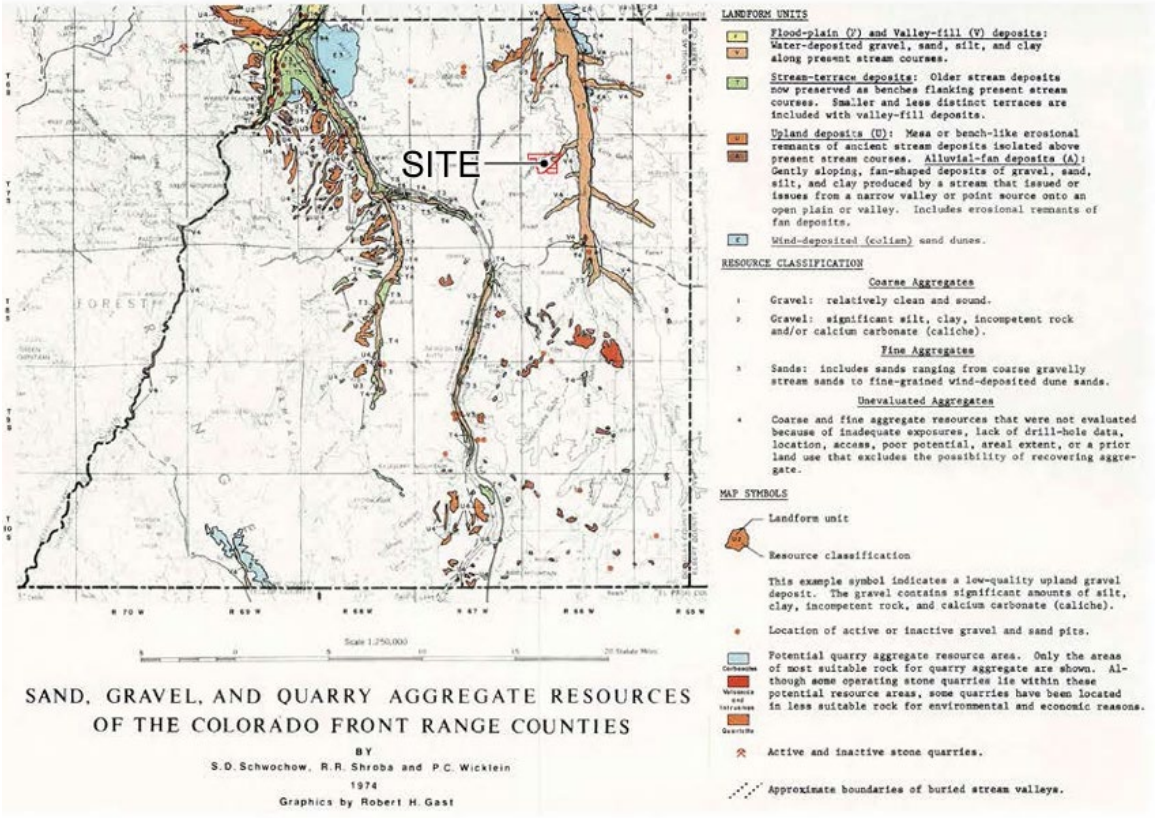
along the western edge, where the existing ridgeline already provides topographic separation toward the adjacent nonurban Castle Park Ranch area.

Consistency with maps contained in the CMP.

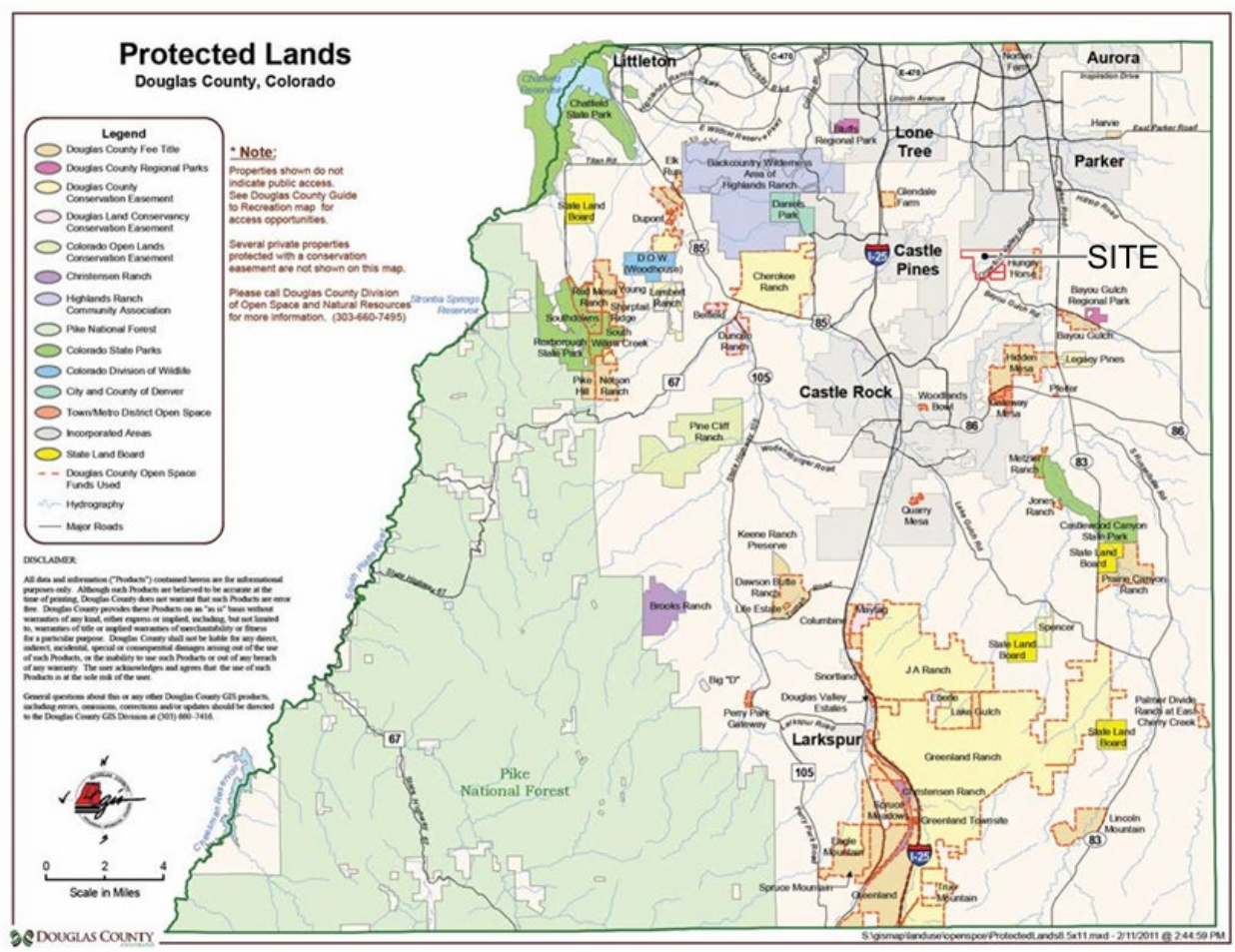
The County Master Plan includes several resource and constraint maps. Each map that relates to the proposed amendment area will be assessed to determine if there are significant impacts caused by urban designation.



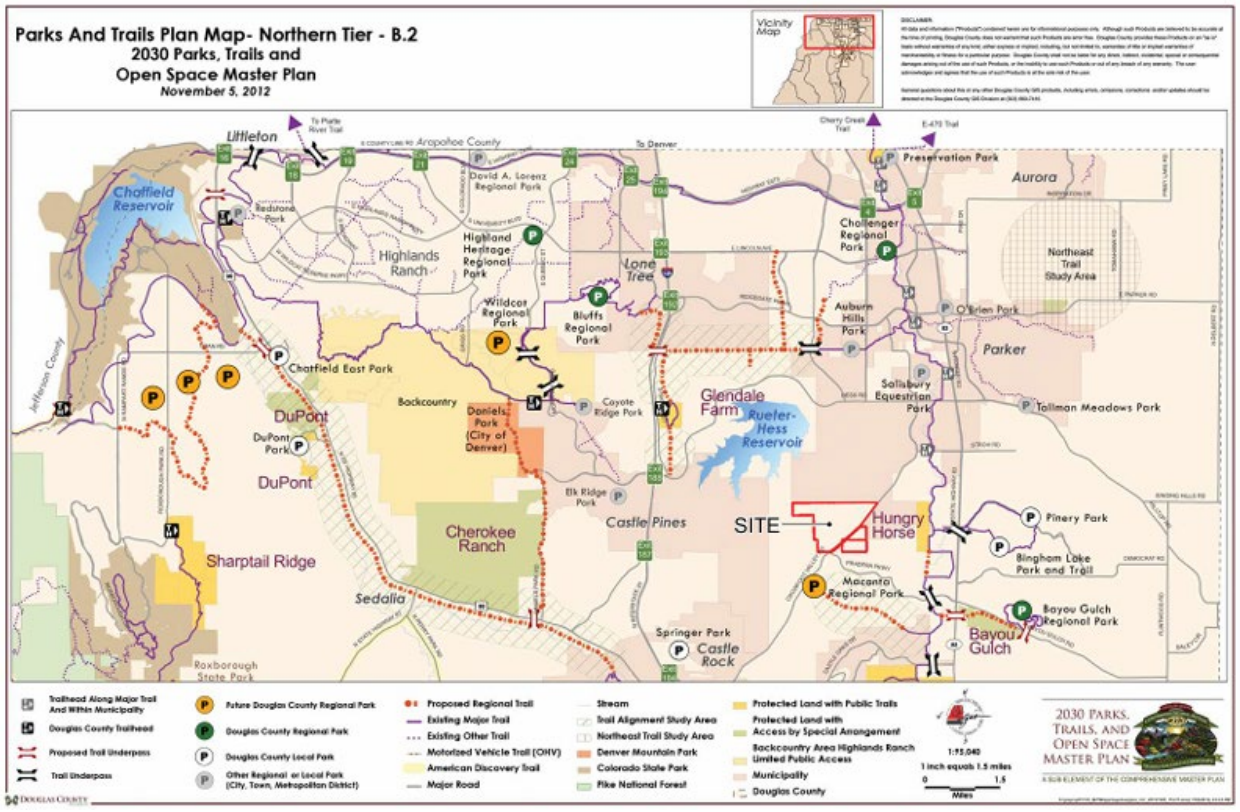
Map B.6 considers the land cover basis for the proposed amendment area. Land cover is predominately herbaceous range with very small areas of gamble oak and pine near the Lemon Gulch riparian corridor. Herbaceous range is a predominate land cover in urban areas of the county, so is an excellent land cover for urbanization.



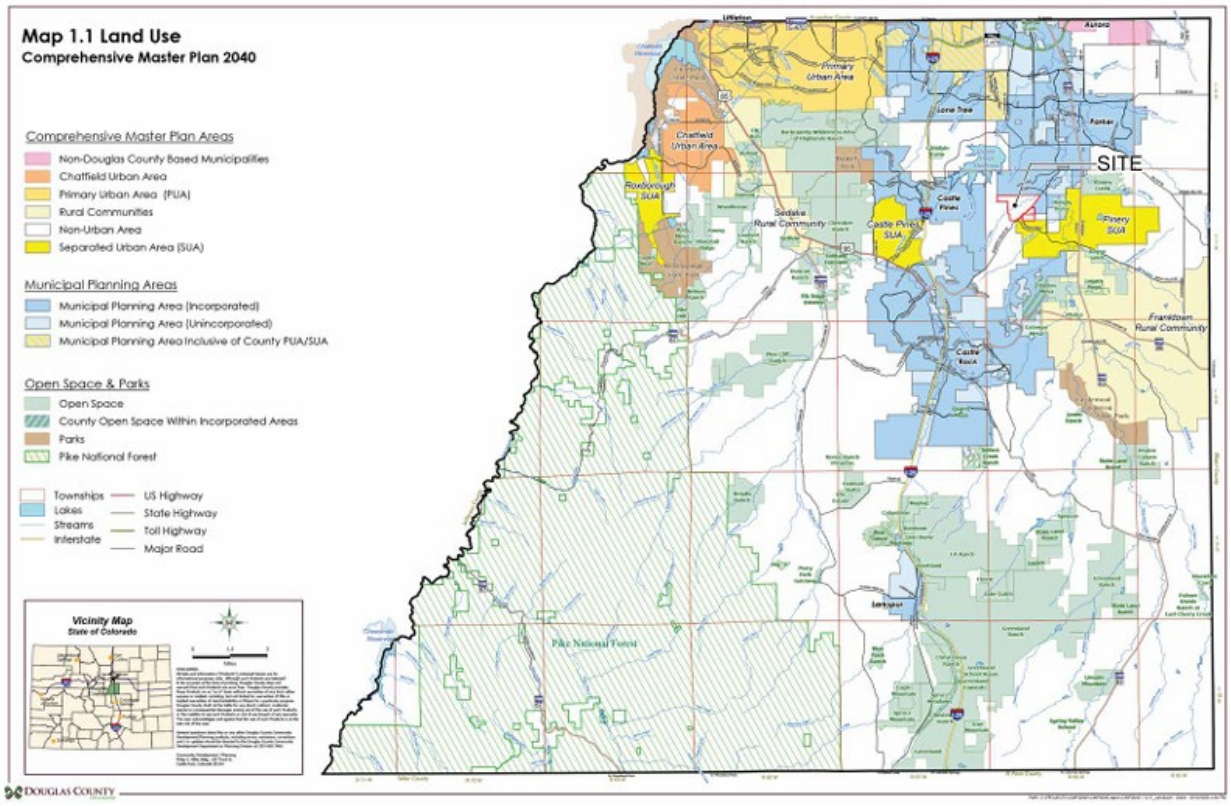
The Sand, Gravel and Quarry Resource Map show that the Lemon Gulch riparian way contains upland deposits of sand like material associated with alluvium areas. The proposed urban designation will not threaten these deposits as Lemon Gulch is worth preserving as a drainage way in urbanizing areas.



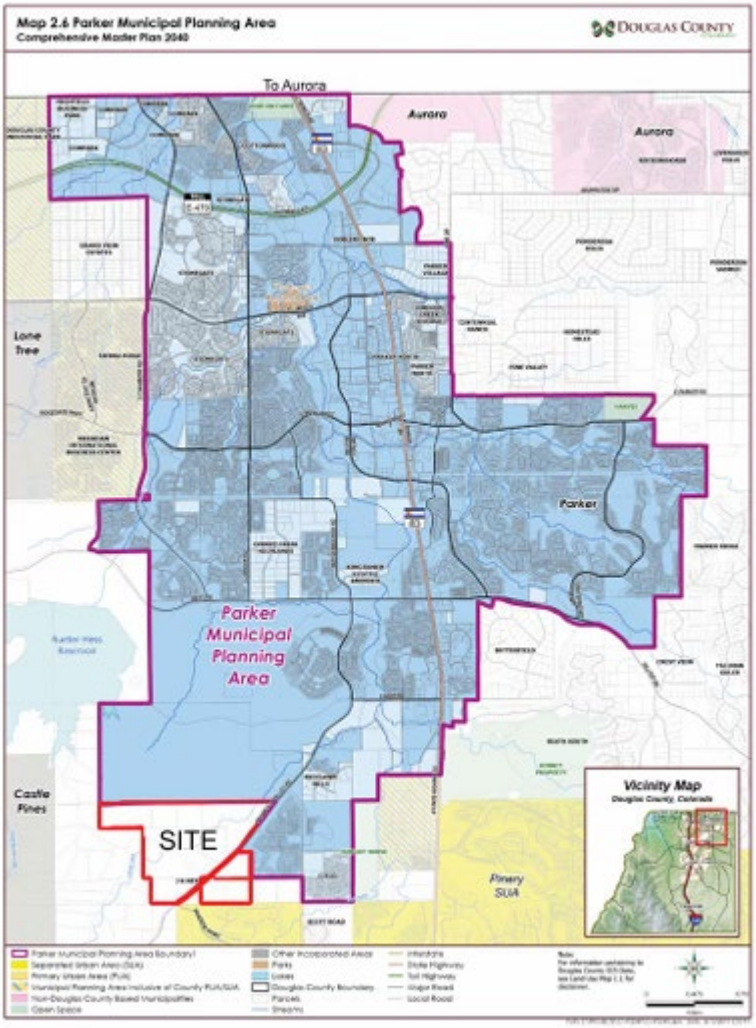
The Douglas County Protected Lands Map shows no conservation, state parks, regional parks, trails or open spaces included in the proposed amendment area.



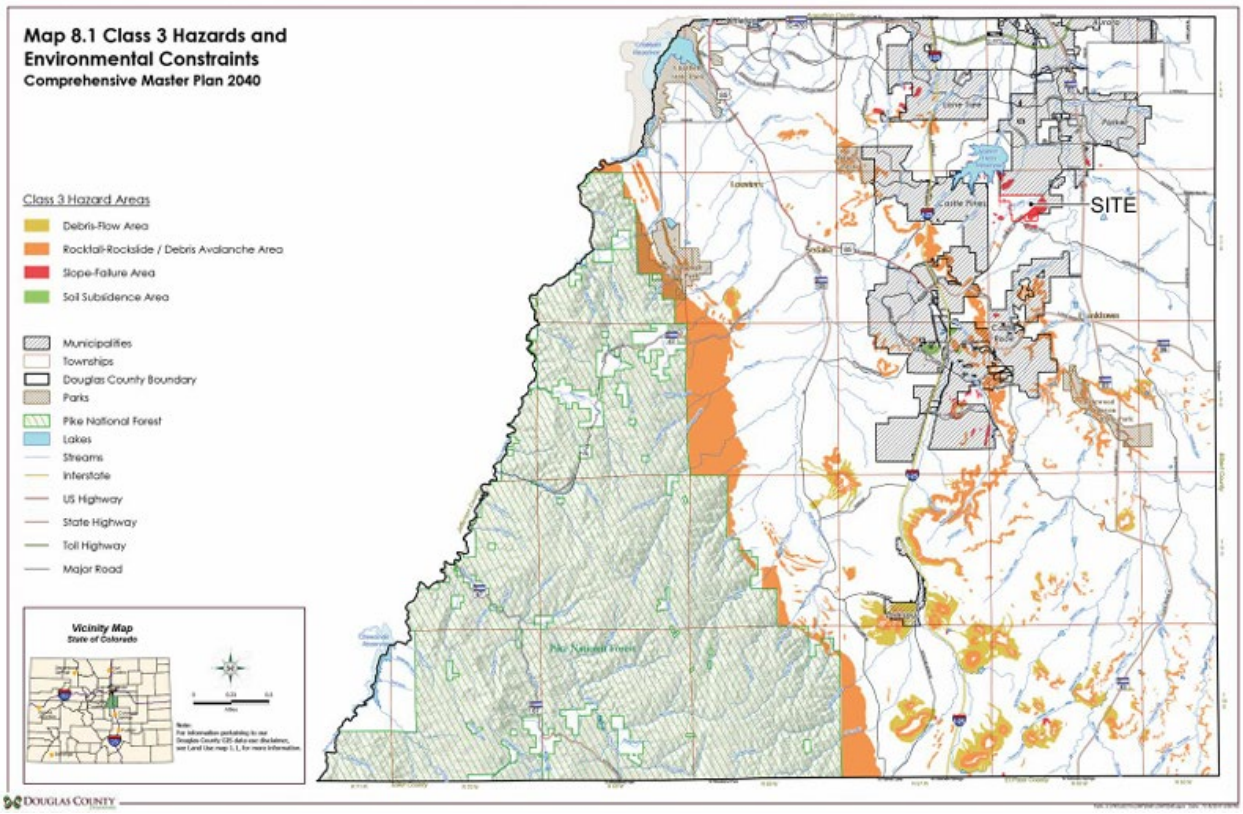
Map B.2 Parks and Trails Plan Map-Northern Tier show no recreation assets within the amendment site. This demonstrates the opportunity to add regional parks, local parks and trails to beneficially serve the urbanizing amendment area. There is also an ability to add connections to the surrounding regional system of recreation assets.



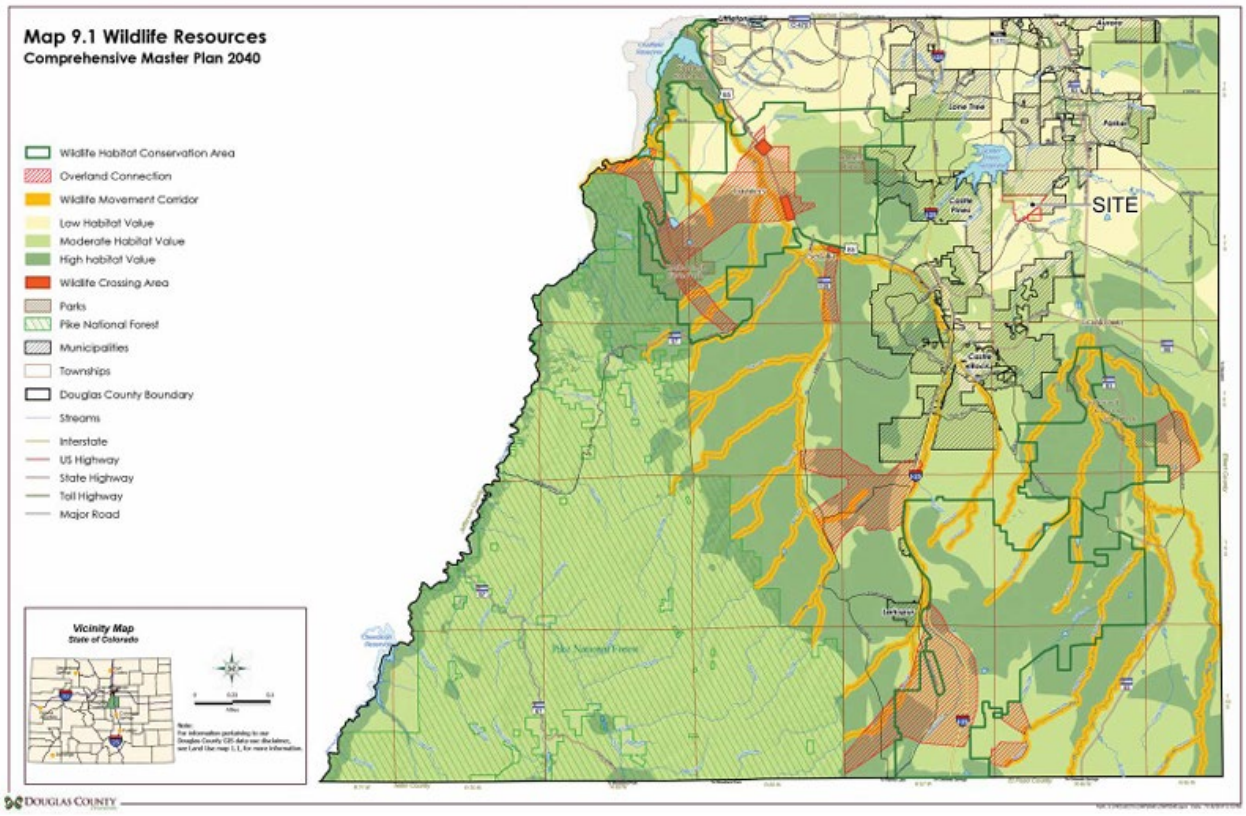
Map 1.1 clearly shows how the Crowsnest amendment site is a logical extension of the urban area within the High-Plateau non-urban area. Further, there is no representation of the Canyons urban area to the south of the Crowfoot site which supports continued urbanization along the Crowfoot Valley corridor.



The Crowsnest amendment is a logical extension of urban area, fitting nicely next to the recently expanded urban development within the Parker Municipal Planning Area and Pinery SUA. Crowsnest is more than 60% adjacent to existing urban areas.



Map 8.1 identifies areas in the county with class 3 hazards and environmental constraints. The proposed amendment site only has a small amount of slope failure areas. Similar hazard areas existed to the west in Parker but seem to be easily mitigated based on new urban levels of development over similar conditions.



Map 9.1 Wildlife Resources Map shows no wildlife movement corridors, overland connections, wildlife crossings or wildlife habitat conservation areas. Wildlife habitat values or predominately low with some moderate across the amendment site.

Compatibility with surrounding land uses and zoning

Crowsnest urban area is strategically located within an established and urbanizing corridor, surrounded on three sides by existing and planned urban levels of development. These include,

North

- Town of Parker – Looking Glass (master-planned community)
- Town of Parker – Anthology (single-family and townhome master-planned community)
- Douglas County – Pinery (master-planned community within the Pinery SUA)

Southeast

- Douglas County – Pradera (825 home community)

South

- Douglas County – Macanta (1,200 SFD master plan).

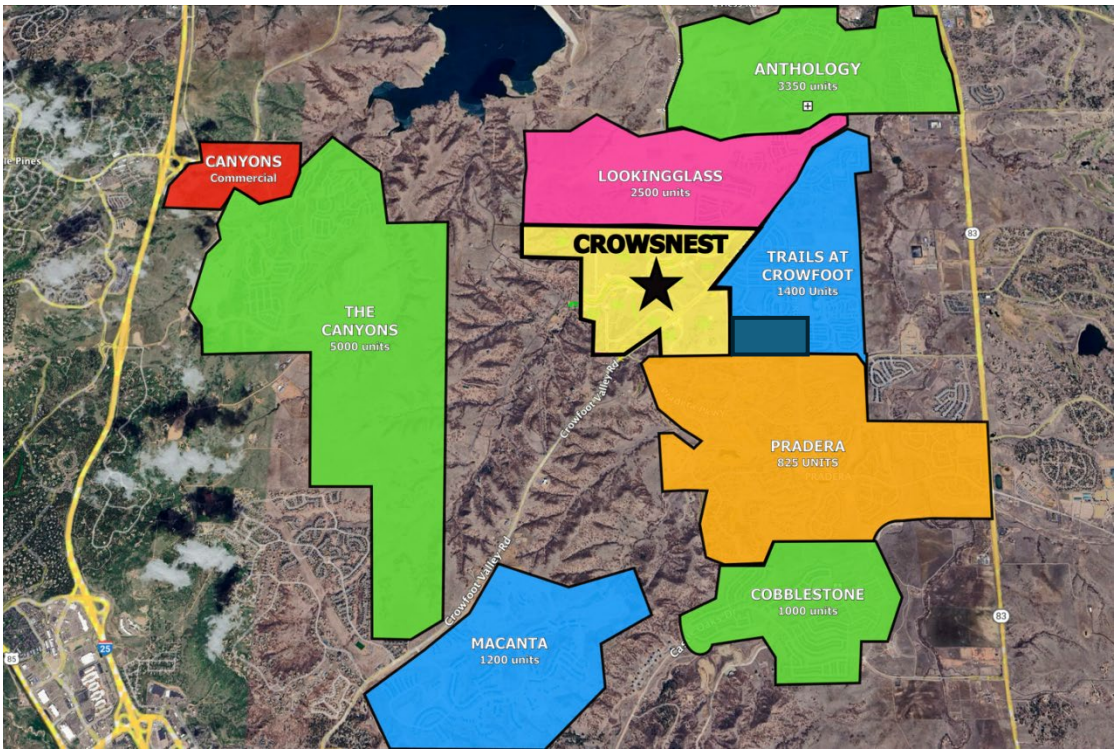
East

- Town of Parker – Trails at Crowfoot (single-family and townhome master-planned community)
- Douglas County – Bloom Development (entitlements in process) located south Trails at

Crowfoot
West

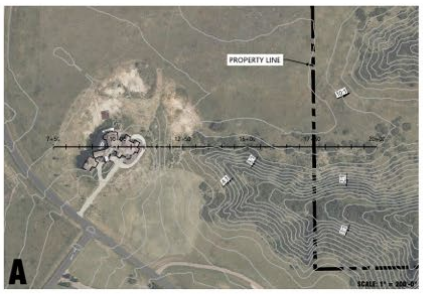
- Douglas County – Castle Park Ranch (estate residential 1 du per 35 acres)
- City of Castle Pines – The Canyons (5,000 residential plus commercial)

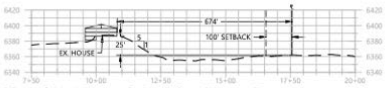
The surrounding area is characterized predominantly by urban and suburban master-planned communities. Because this amendment establishes the urban land-use category only — and does not set density, unit mix, lot sizes, or product type — compatibility rests on the site's enclosure by this established urban pattern rather than on any comparison of densities, which will be addressed at PD zoning and subdivision.



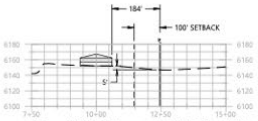
The exceptions are the Castle Park Ranch neighborhood to the west of Crowsnest that is characterized by 35-acre residential lots and the smaller proposed Bloom subdivision at about one unit per 2.5 acres. The topography of the Crowsnest property already creates a strong physical and visual separation between the Castle Park Ranch residences and the interior of the site: a prominent ridgeline and intervening slopes maintain the separation. The below cross-sections demonstrate that there are already several hundred feet of setbacks where the existing residences look over broad foreground open areas toward distant views rather than directly into Crowsnest. From a CMP standpoint, this existing “built-in buffer” provides a key justification for compatibility of urbanization of the Crowsnest area. It allows the County to accommodate needed urban growth within an

already urbanizing corridor along Crowfoot Valley Road without intruding into or redefining Castle Park Ranch neighborhood.

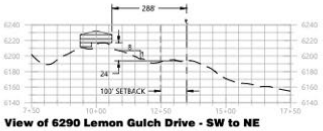




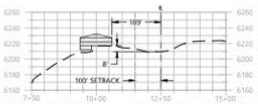
View of 6872 Lemon Gulch Drive - West to East



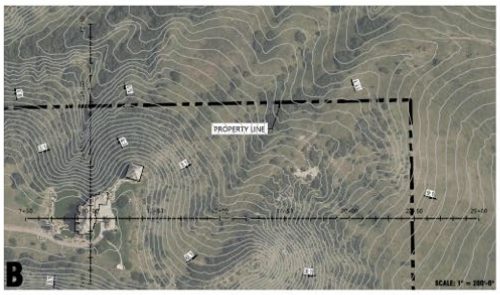
View of 6484 Lemon Gulch Drive - West to East

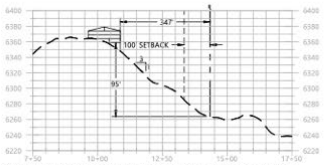


View of 6290 Lemon Gulch Drive - SW to NE

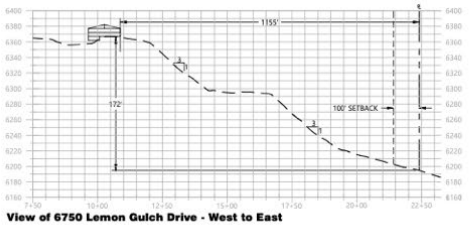


View of 6290 Lemon Gulch Drive - West to East

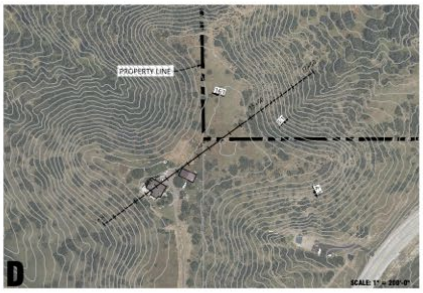


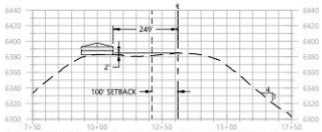


View of 6750 Lemon Gulch Drive - South to North

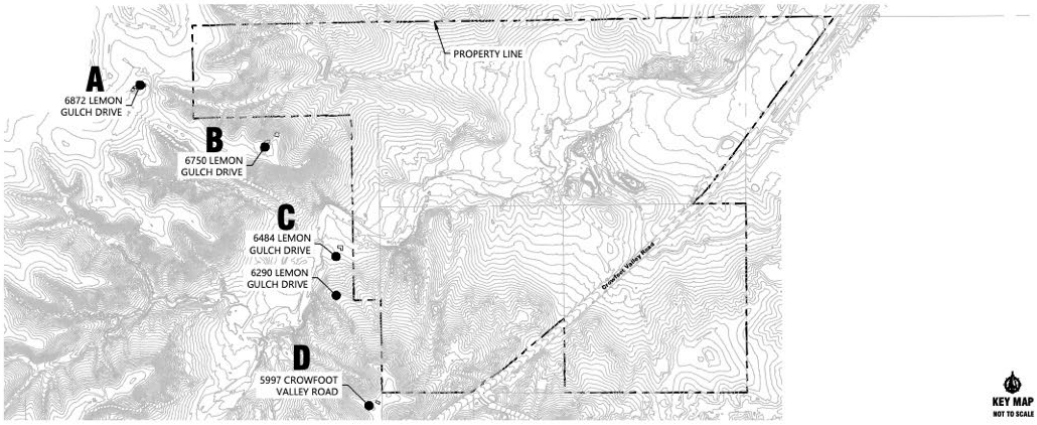


View of 6750 Lemon Gulch Drive - West to East





View of 5997 Crowfoot Valley Road - SW to NE



The proposed Bloom neighborhood defines as the upper range of the non-urban density range and uses where large-lot development is appropriate as low-intensity infill. In contrast, Crowsnest sits in a corridor already surrounded by master-planned communities that the CMP characterizes as Urban.

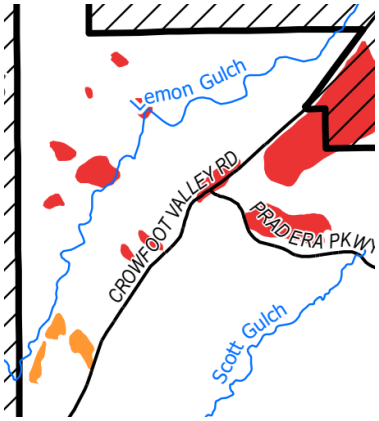
Environmental conditions and hazards existing on the site

A Natural Resources Assessment ("NRA") was prepared by ERO Resources Corporation (December 8, 2025) for the Crowsnest property assemblage. The NRA evaluated wetlands and other waters, potential habitat for federally listed threatened/endangered species, and general wildlife use based on database review and a site visit conducted on November 19, 2025.

Crowsnest is characterized by gently rolling terrain with a series of small ridgelines and a drainage corridor (Lemon Gulch) that create a strong natural framework for neighborhood organization, trail connectivity, and integrated open space. The prominent ridgeline along the western portion of the property abuts the Castle Park Ranch residential area and provides an existing topographic separation and visual screen, functioning as a natural barrier along this edge as planning and future development proceed. Much of the site consists of broad areas with moderate slopes that are well-suited to development.

Localized slope-failure areas have been identified, primarily near and south of the Parker Municipal Planning Area and in a smaller area in the far northwestern portion of the property; similar conditions are present in the surrounding corridor, including the Trails at Crowfoot development. These areas will be addressed through site-specific geotechnical investigation and engineered design at the time of subdivision and construction (e.g., grading plans, roadway alignments, and foundation design), and do not preclude development of the overall PD. No other Class 3 Hazards or environmental constraints have been identified at the planning level for the project area.

CLASS 3 HAZARDS



Important natural features, scenic viewsheds, riparian corridors, and wildlife habitat movement corridors

ERO identified two primary drainages in the project area, Lemon Gulch and an unnamed drainage. Two additional ordinary high-water mark ("OHWM") features were also identified. Lemon Gulch is characterized on-site as a generally dry sandy wash with a more defined channel and a few small wetland pockets. The other drainages lack a defined bed and bank and function primarily as an upland vegetated swale. One OHWM feature is associated with a stock pond (pond contained water during the site visit), and another OHWM feature contained flowing water during the site visit and is topographically capable of conveying flow toward Lemon Gulch during high-flow events. If impacts are proposed to Lemon Gulch or the OHWM features, ERO recommends obtaining a jurisdictional determination and pursuing applicable federal and/or state permitting, as required, through the appropriate agencies at time of design.

ERO concluded the project area does not contain habitat for federally listed threatened or endangered species. ERO also notes the project area is largely within the Preble's meadow jumping mouse "block clearance zone" and outside the Douglas County Riparian Conservation Zone, and that habitat for Ute ladies'-tresses orchid is not present due to the lack of perennial tributary conditions and other criteria described in the NRA.

ERO observed remnants of black-tailed prairie dog colonies with inactive burrows and recommends that, if prairie dogs re-occupy the site and removal is necessary, removal should occur humanely prior to earthwork and consistent with applicable guidance. Because prairie dog burrows can be associated with western burrowing owl habitat, ERO recommends burrowing owl surveys if work would occur within recommended buffers of burrows during the March 15–October 31 season. ERO also observed four potential

inactive raptor nests and recommends that vegetation removal/ground clearing occur outside the primary nesting season where practicable and that nest surveys be conducted shortly prior to construction when work must occur during nesting season to avoid impacts protected under the Migratory Bird Treaty Act.

Historic resources

Douglas County Historic Resources map shows no historic resources on the site. Further studies provided by ERO found no historic resources on the site and indicated there was no reason for further surveys.

Impacts on the existing road network

The proposed Comprehensive Master Plan amendment has been evaluated in the context of Douglas County's long-range transportation planning framework, regional land use planning, and the transportation assumptions incorporated into regional travel demand modeling.

The application area is currently served by Crowfoot Valley Road, an existing arterial roadway that provides north–south connectivity within this portion of the County. Crowfoot Valley Road is planned to be widened over time to accommodate future growth, consistent with the transportation improvements identified in adopted area plans and regional transportation planning efforts. These improvements are intended to support both existing traffic and future development anticipated within the surrounding planning areas.

In addition to the improvements to Crowfoot Valley Road, a new regional connection, Canyonside Boulevard, is being planned to provide additional connectivity within the area and to the broader regional transportation network. The planned extension of Canyonside Boulevard will enhance mobility, improve network redundancy, and distribute traffic across multiple corridors, thereby supporting the long-term transportation needs of the area.

The proposed amendment does not introduce transportation impacts beyond those already anticipated in the planning assumptions for the area. Land use patterns and associated travel demand within the application area have been evaluated through prior planning efforts, and the roadway network identified in those plans, including improvements to Crowfoot Valley Road and the planned Canyonside Boulevard corridor, was designed to accommodate buildout conditions consistent with the broader planning framework.

The amendment would designate the area as Urban within the Comprehensive Master Plan. From a regional transportation perspective, this designation supports development patterns that are typically associated with lower vehicle miles traveled (VMT) compared to

lower-density development forms. Urban land use patterns promote shorter trip lengths, greater internal trip capture, and improved viability of multimodal transportation options.

When viewed within the broader regional context, the application area represents logical infill development. Surrounding areas have developed, or are currently developing, in a similar urban pattern consistent with adopted area plans. The proposed amendment therefore continues the planned development pattern within the area rather than extending growth into previously undeveloped or unplanned locations.

Additionally, nearby communities are implementing emerging mobility services such as Link OnDemand, an on-demand micro transit service designed to provide flexible first mile/last-mile connectivity within the region. Urban development patterns help support the effectiveness of these services by concentrating travel demand in areas where shared mobility options can operate efficiently.

Future development within the application area will be subject to Douglas County's development review process, including the preparation of traffic impact analyses where required. These analyses will evaluate site-specific conditions and identify any necessary transportation improvements to ensure the safe and efficient operation of the surrounding roadway network.

In response to the Douglas County Public Works Engineering Division's request, the applicant's engineer (Galloway) is coordinating a meeting with Public Works to confirm the scope and assumptions for an updated Traffic Impact Study (TIS), including confirmation that an updated study may be provided and supplemented as the application advances. The applicant will provide the study and pay the applicable review fee. Consistent with the nature of this map amendment, the TIS will be scoped to a defensible CMP-stage land-use envelope and will account for the planned Crowfoot Valley Road widening and the planned Canyonside Boulevard connection.

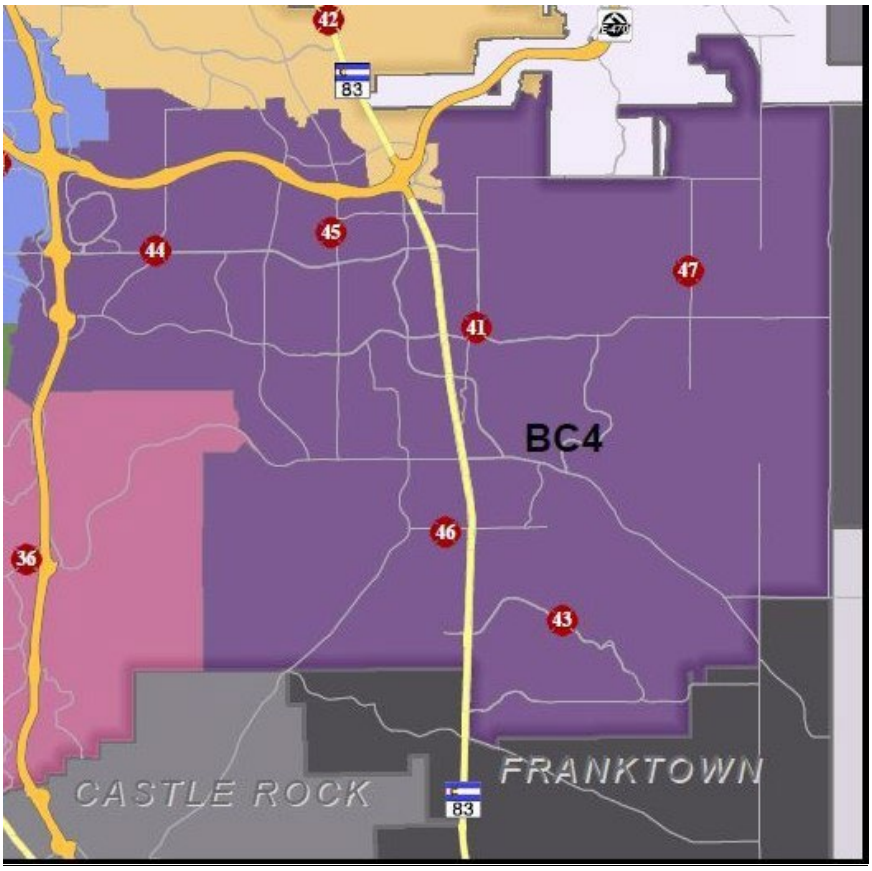
Based on these considerations, the proposed Comprehensive Master Plan amendment remains consistent with Douglas County's long-range transportation planning framework and regional mobility objectives and is not expected to result in adverse impacts to the surrounding transportation system.

Capabilities of, and impacts on, existing or planned special districts affected by the amendment

South Metro Fire Rescue is the emergency services provider for the Crowsnest project. Regional district service is provided through Battalion 4C with the closest station being approximately 4 miles north of Pradera Parkway along Crowfoot Valley Road and just east

on Stroh Road. Any required land dedication for emergency service purposes will be requested through referrals associated with zoning and subdivision processes.

South Metro Fire



Water supply and provision of water and sanitary sewage treatment

Urban growth is anticipated within this portion of Douglas County, and the Crowsnest amendment area lies predominantly within the PWSD service area boundary. PWSD has provided correspondence confirming that it will evaluate the Crowsnest properties for potential inclusion through its standard service-plan and inclusion processes and that, if inclusion is approved, renewable water and centralized sanitary sewer service could be extended to serve urban-level development. To response PWSD's governance role, no specific service commitment is required or assumed at the CMP amendment stage.

Instead future land use applications will be conditioned upon demonstrating an approved, reliable water and wastewater solution including but not limited to: inclusion into PWSD; wholesale water supply from PWSD paired with the creation of a separate water and sanitation district to own and operate internal facilities; use of an existing 1,000 acre-feet of groundwater, consistent with County and State standards. The CMP amendment therefore does not predetermine a single utility solution but confirms that feasible paths exist to provide long-term water and sanitary sewer services in coordination with PWSD and Douglas County at the appropriate entitlement stages.

Availability of public facilities such as schools, parks and trails, libraries and fire stations

Urban levels of development surrounding the Crowsnest project provide numerous public facilities. Schools include Legacy Point Elementary, Sagewood Middle School and Ponderosa High School. Any dedications of land or cash for schools will be completed during zoning and subdivision processes.

The nearest fire station is north of the Crowsnest amendment area on Stroh Road east of Crowfoot Valley Road. Douglas County libraries are in Castle Pines on Village Square Lane, Castle Rock on Wilcox Street and Parker on East Main Street.

Significant regional parks and trails exist in the communities surrounding Crowsnest. This includes Cherry Creek Trail to the east, Hungry Horse Open Space also to the east, significant trails within the Parker municipal planning areas to the east and north, and regional trails running through The Canyons to Macanta Regional Park to the south. Anchored by the Lemon Gulch regional park, Crowsnest is positioned to help interconnect these surrounding park and trail amenities, with specific alignments determined at PD and subdivision in coordination with the affected providers.

Conditions that have changed in the county to warrant the amendment

Over the last two decades, the Crowfoot Valley Road corridor has transitioned from predominantly agricultural land to an urbanizing growth area. It is now characterized by master-planned residential neighborhoods, planned commercial centers, and extension of urban service providers. This transition is evidenced by the pattern of approvals and development surrounding the site, including the Canyons (City of Castle Pines) to the west, Trails at Crowfoot and Looking Glass (Town of Parker) to the east and north, and other developed/planned communities in the surrounding area.

This development pattern has been accompanied by construction and/or planned upgrades to regional infrastructure and utilities serving the corridor, including Crowfoot

Valley Road improvements and extension of water and wastewater service planning to the area. As a result, the subject property is no longer functionally separated from urban development by large, contiguous rural tracts; instead, it represents one of the remaining large, unincorporated urban infill areas within an established and planned growth corridor.

The site's position within the region's urban-growth orbit is further corroborated by its inclusion in the statutory three-mile planning areas (C.R.S. § 31-12-105) of three surrounding municipalities — the City of Castle Pines, the Town of Castle Rock, and the Town of Parker. (The City of Lone Tree's referral separately confirms that a portion of the site also lies within Lone Tree's three-mile planning area.) A parcel situated within the three-mile annexation and planning areas of multiple municipalities is, by definition, within the region's urban-growth orbit. This supports treating Crowsnest as a logical urban expansion and infill location rather than isolated rural land, reinforcing the changed conditions in the corridor (criterion 6) and the logical-expansion analysis (criterion 7), and the CMP's consistency analysis generally (criterion 1). This three-mile-plan inclusion is offered as supporting, contextual evidence of urban influence; it is not asserted as a legal conclusion that three-mile-plan inclusion alone makes the land “urban.”

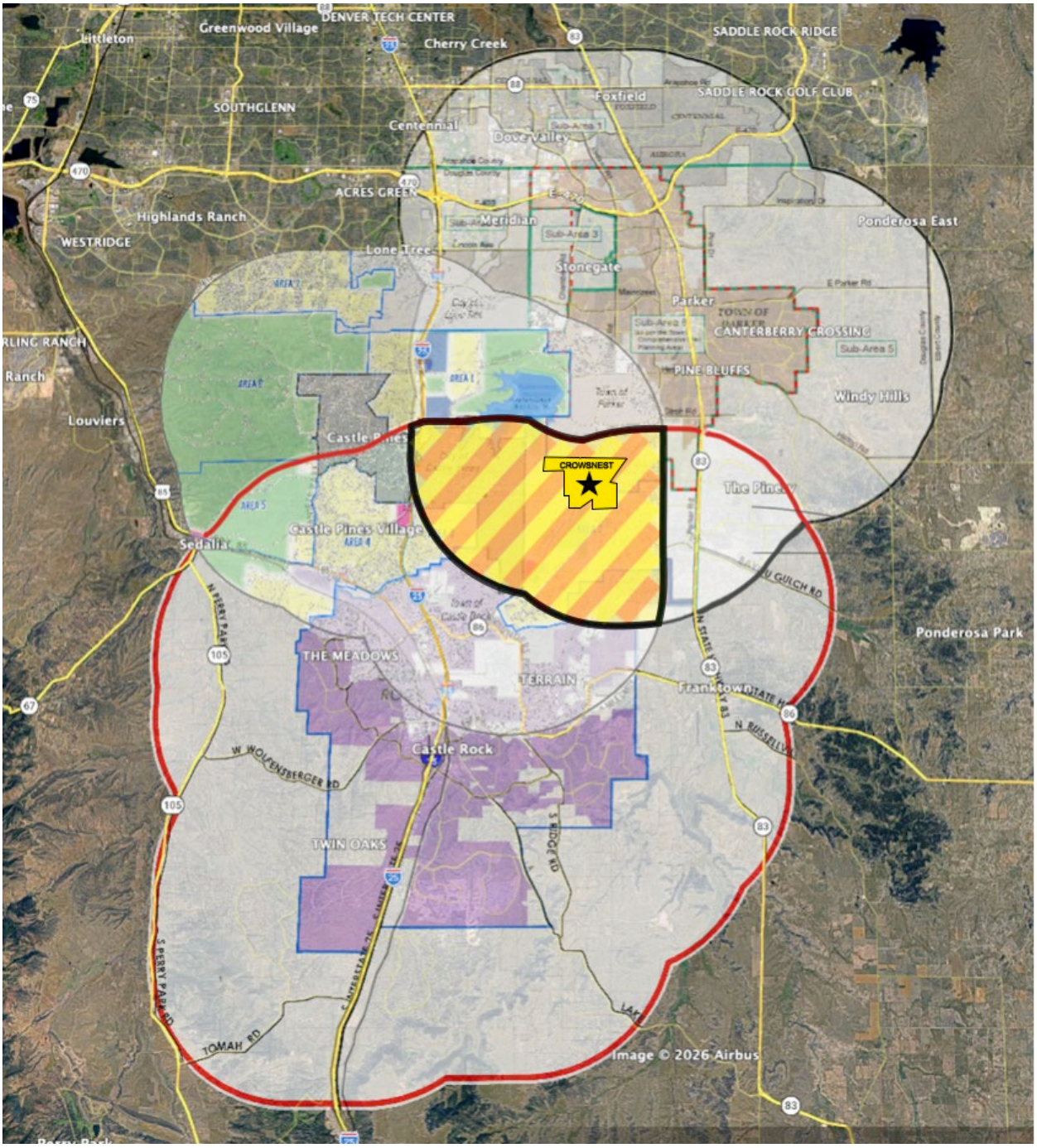
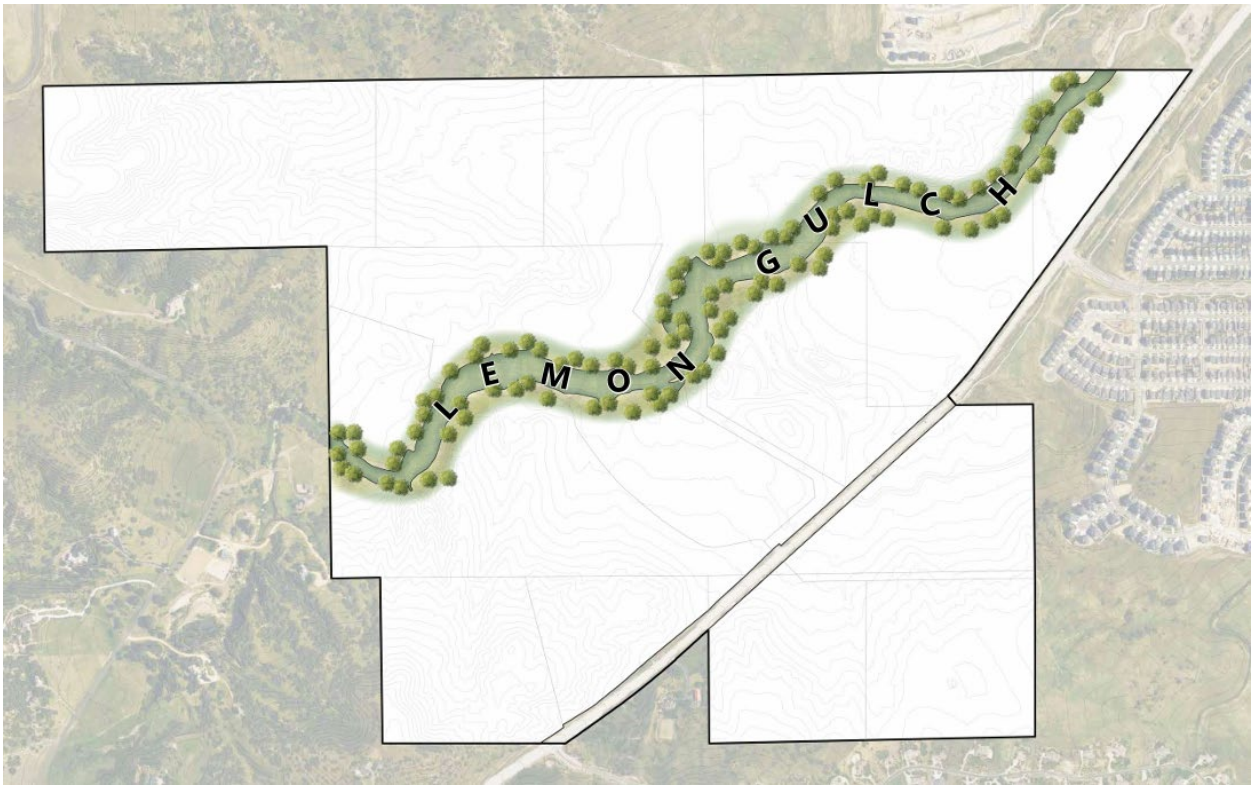


Figure X. The Crowsnest site (outlined) lies within the three-mile planning areas of the City of Castle Pines, the Town of Castle Rock, and the Town of Parker, situating it within the region's urban-growth orbit.

Given these conditions, this amendment aligns with the corridor's current urbanizing character by providing opportunities to develop in a coordinated manner. The amendment also leverages existing and planned corridor infrastructure by aligning access, circulation, and land use transitions with surrounding development patterns and planned roadway improvements, rather than creating isolated or leap-frog development.

How Crowsnest Urbanization Results in a Compelling Public Benefit

The Douglas County 2025 community survey reveals that 91 percent of the residents support parks, trails and open spaces. The application responds to these public preferences and to comprehensive-plan policies through preservation of the Lemon Gulch riparian corridor and the planned Lemon Gulch regional park. The park, the Lemon Gulch corridor, and future internal open space together form an open-space framework to be finalized at PD; habitat value, ground cover, recreation potential, and topography would make this a valuable regional amenity. The park is also positioned to anchor several viable trail connections to neighboring recreation amenities, with alignments determined at the PD and subdivision stage.



The compelling public benefit of expanding the urban area at Crowsnest rests on four points. First, urban designation here absorbs roughly ten years of county growth in a serviced infill location. Second, it relieves sprawl pressure on intact non-urban land to the

south and west, preserving the county's western heritage. Third, it leverages existing and planned infrastructure — the Crowfoot Valley Road corridor, the planned Canyonside Boulevard, and the PWSD service area — rather than extending new infrastructure into remote rural areas. Fourth, the Lemon Gulch regional park and connected trail system deliver a regional recreation benefit that responds directly to strong community support for parks, trails, and open space. Almost 90% of the county population already lives in the urban area; Crowsnest provides a logical location for future urban growth while reducing growth pressure on the edge, consistent with the overall goals of the CMP.

Crowsnest State Parcel Numbers and Descriptions

A. State Parcel #: 2349-070-00-023
N1/2NE1/4 7-7-66. 80 AM/L

B. State Parcel #: 2349-080-00-003
NW1/4NW1/4 8-7-66 189-446 40.00 AM/L

C. State Parcel #: 2349-082-00-001
NE1/4NW1/4 8-7-66 AND A TR IN SE1/4NW1/4 & NW1/4SE1/4 8-7-66 55.72 AM/L

D. State Parcel #: 2349-080-00-031*
N1/2NE1/4 & PT SE1/4NE1/4 LYING N OF CROWFOOT VALLEY RD 116.089 AM/L

E. State Parcel #: 2349-090-00-010
TR IN NW1/4 9-7-66 22.946 AM/L

F. State Parcel #: 2349-082-00-003
PT N1/2SW1/4 & MOST S1/2NW1/4 & PT NW1/4SE1/4 8-7-66 AND PT E1/2E1/2E1/2 7-7-66 94.20 AM/L

G. State Parcel #: 2349-080-00-019
TR IN E1/2 8-7-66 53.878 AM/L

H. State Parcel #: 2349-083-00-003*
MOST N1/2SW1/4 & PT S1/2NW1/4 & PT NW1/4SE1/4 8-7-66 AND PT E1/2E1/2E1/2 7-7-66 94.21 AM/L

I. State Parcel #: 2349-084-00-001
PT N1/2SE1/4 8-7-66 44.843 AM/L

J. State Parcel #: 2349-080-00-015
TR IN S1/2SW1/4 8-7-66 39.967 AM/L LSP 1386

K. State Parcel #: 2349-080-01-002
MOST OF LOT 1 JK NEST 24.274 AM/L

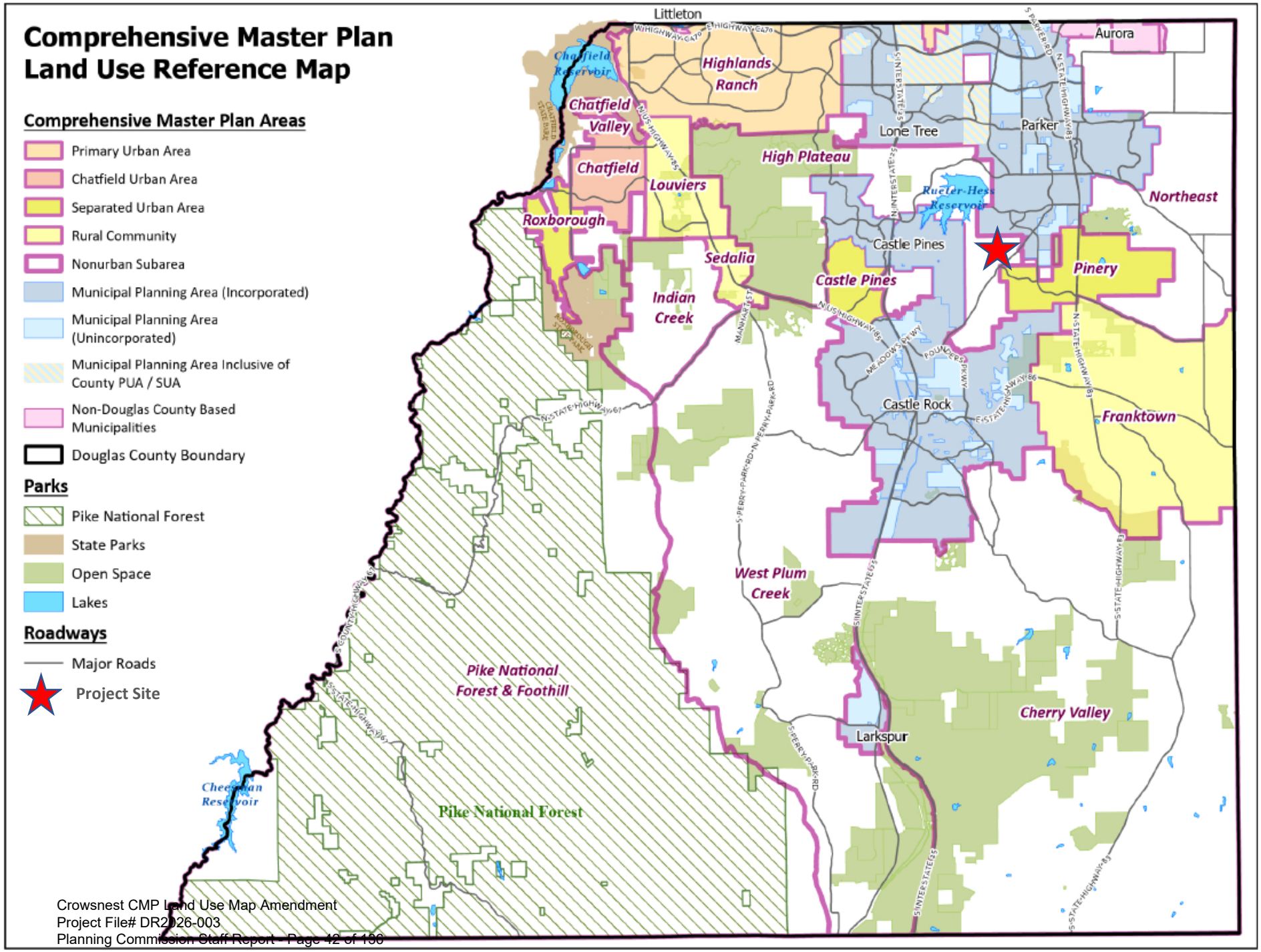
L. State Parcel #: 2349-080-00-026
TRACT IN NW1/4SW1/4SE1/4 8-7-66 LYING NW OF CROWFOOT VALLEY RD 0.952 AM/L

M. State Parcel #: 2349-080-00-042

PT SW1/4SE1/4 8-7-66 34.822 AM/L

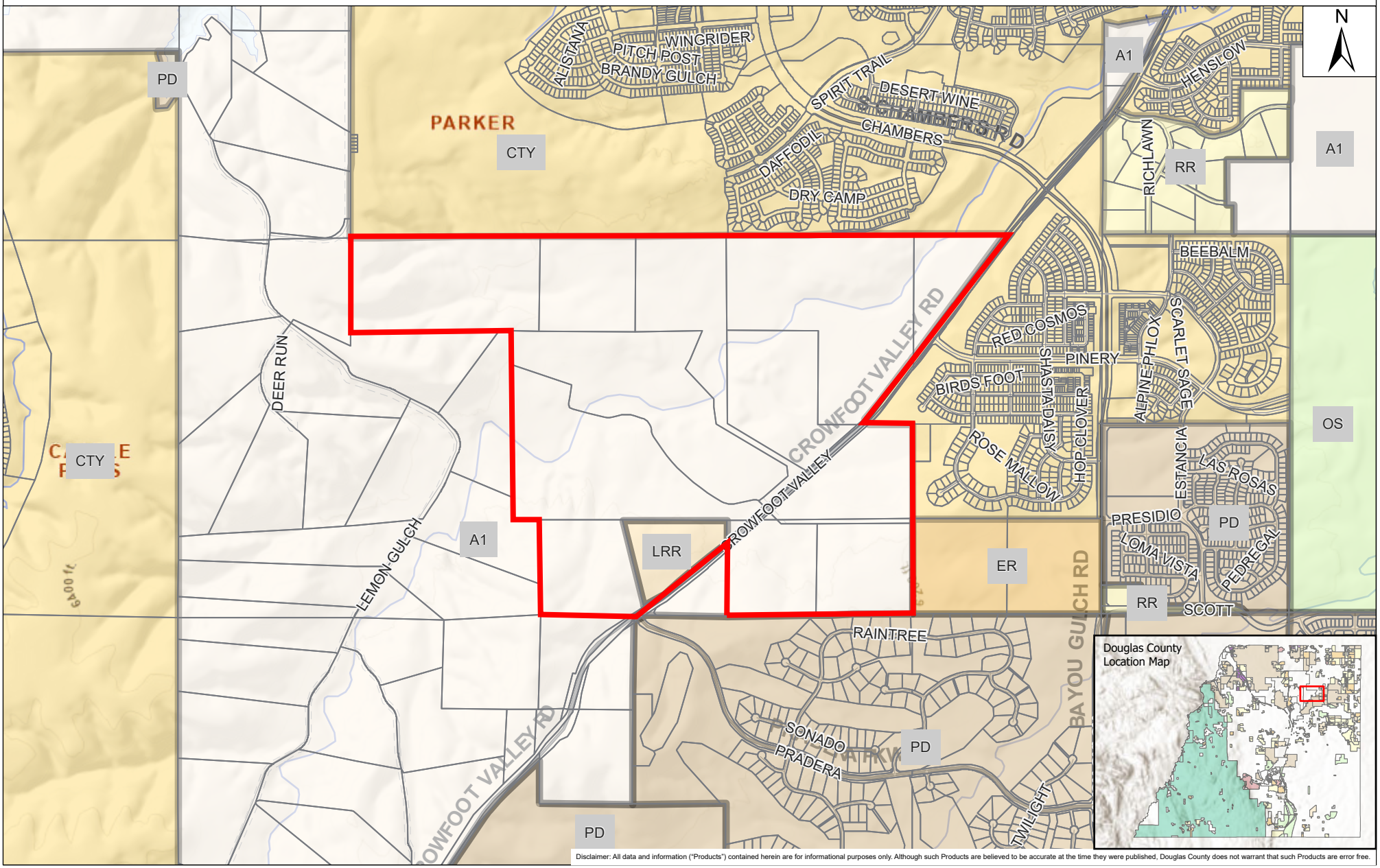
N. State Parcel #: 2349-080-00-041
TR IN S1/2SE1/4 8-7-66 40.738 AM/L

O. State Parcel #: 2349-080-00-037
TR IN N1/2S1/2SE1/4 8-7-66 2.65 AM/L


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
Project Site
Littleton
Aurora
Lone Tree
Parker
Castle Pines
Castle Rock
Larkspur
Highlands Ranch
Chatfield Valley
Chatfield
Louviers
Roxborough
Sedalia
Indian Creek
High Plateau
Castle Pines
Pinery
Northeast
Franktown
West Plum Creek
Cherry Valley
Pike National Forest & Foothill
Pike National Forest
Rueter-Hess Reservoir
Chatfield Reservoir
Cheesman Reservoir

Zoning Map- Crowsnest CMP Map Amendment - DR2026-003

DOUGLAS COUNTY COLORADO



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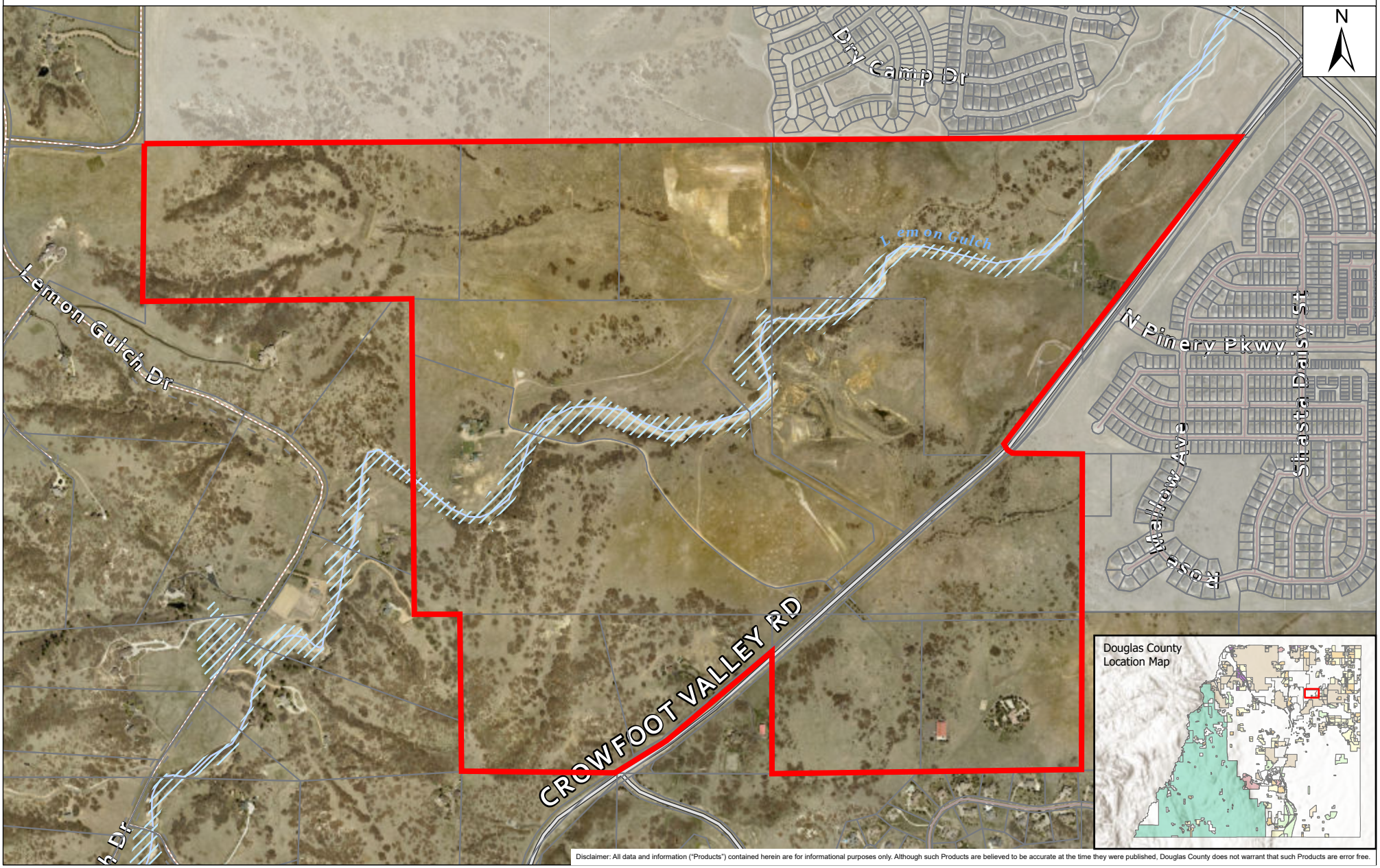
- ER - ESTATE RESIDENTIAL
- A1 - AGRICULTURAL ONE
- PD - PLANNED DEVELOPMENT
- LRR - LARGE RURAL RESIDENTIAL
- OS - OPEN SPACE CONSERVATION
- RR - RURAL RESIDENTIAL

Aerial Map- Crowsnest CMP Map Amendment - DR2026-003

DOUGLAS COUNTY
COLORADO



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ER - ESTATE RESIDENTIAL
A1 - AGRICULTURAL ONE
PD - PLANNED DEVELOPMENT
LRR - LARGE RURAL RESIDENTIAL

EXCERPT FROM NONURBAN SUBAREAS MAP

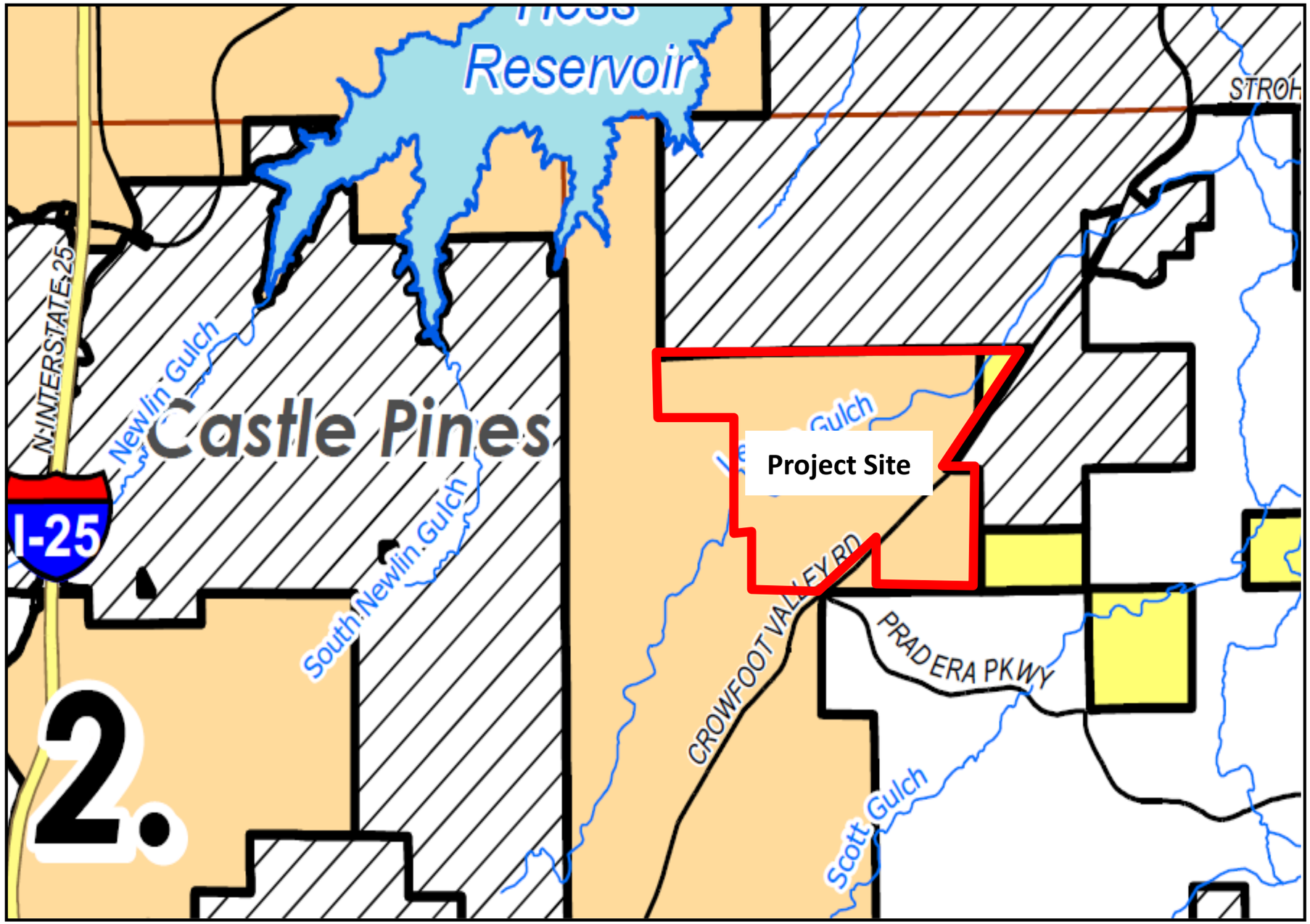
Map 3.1 Nonurban Subareas
Comprehensive Master Plan 2040

Nonurban Subareas:

1. Chatfield Valley
2. High Plateau
3. Indian Creek
4. Northeast
5. Cherry Valley
6. West Plum Creek
7. Pike National Forest & Foothills

Not Included

Municipalities
Parks
Pike National Forest
Townships
Douglas County Boundary
Lakes
Streams
Interstate
US Highway
State Highway
Toll Highway
Major Road



Project Name: Crowsnest Master Plan Amendment
Project File #: DR2026-003
Date Sent: 04/16/2026 **Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/16/2026	No Comment	No Response Required
AT&T Long Distance - ROW	04/30/2026	Following is an excerpt of the agency's response. Please see the attached email for further details. Based on the address and/or map provided, there should be no conflicts with the AT&T Long Lines facilities.	No Response Required
Building Services	04/21/2026	No Comment	No Response Required.
Castle Park Ranch Property Owners Association		No Response Received	No Response Required.
CDPHE - All Referrals	04/22/2026	Following is an excerpt of the agency's response. Please see the attached email for further details. Thank you for your email. There are no comments from the Air Pollution Control Division.	No Response Required.
CenturyLink		No Response Received	No Response Required.
Cherry Creek Basin Water Quality Authority	04/21/2026	Received (verbatim): The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for DR2026-003, Crowsnest CMP Map 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.	No Response Required.
City of Castle Pines		No Response Received	No Response Required.
City of Lone Tree	04/22/2026	Following is an excerpt of the agency's response. Please see the attached response for further details. The City of Lone Tree acknowledges that a portion of the proposed Crowsnest CMP Map Amendment area appears to lie within the three-mile planning area of the City of Lone Tree. Beyond that acknowledgement the city has no comments on this proposal.	No Response Required.

Project Name: Crowsnest Master Plan Amendment
Project File #: DR2026-003
Date Sent: 04/16/2026 **Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Housing		No Response Received	No Response Required.
Colorado Division of Water Resources	05/26/2026	Following is an excerpt of the agency's response. Please see the attached letter for further details. This referral contained no information on water demands or proposed water supplies. If there is a water supply related issue the county wants our office to provide comments on, please provide further explanation and sufficient information for our review of the water supply issues.	Acknowledged by the applicant.
Colorado Geological Survey	05/21/2026	Received: The Colorado Geological Survey has no objection to approval of the Comp Master Plan amendment as proposed, but recommends non-buildable setbacks from the following: Lemon Gulch flood hazard limits, the crest of slopes above Lemon Gulch, all slopes steeper than about 20%, mapped unstable slopes and landslides, and areas exposed to debris inundation hazards. CGS looks forward to reviewing a plat when available.	The applicant acknowledge the response from CGS and stated that site-specific geotechnical investigation and engineered design will address these concerns at time of subdivision.

Project Name: Crowsnest Master Plan Amendment
Project File #: DR2026-003
Date Sent: 04/16/2026 **Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife (Northcentral DC - Dist 541)	05/17/2026	Following is a summary of comments received from Colorado Parks and Wildlife (CPW). For details please reference their referral letter dated May 17, 2026. -CPW commented on the types of wildlife expected to utilize the site on regular basis including small to mid-size mammals, birds, and raptors, and possibly reptiles and amphibians. Big Game animals such as elk, deer, pronghorn, bear, and mountain lion are known to be in this area. Local elk inhabit the site year-round as a resident population. By keeping open space areas contiguous and/or larger size, the overall benefit to wildlife increases dramatically. Areas of wildlife habitat that most closely border human development are more heavily impacted than areas interior to open space. -CPW also had comments regarding recommendations on the type of fencing that should be used, trail locations, noxious weeds, keeping buffer zones around any active raptor or bald eagles nests (there is an active nest within 1.4 miles of the project site). -The presence of prairie dogs in the project area may also lead to burrowing owls nesting on the site. Burrowing owls are classified as a state-threatened species and are protected by both state and federal laws. -Future residents should be informed that wildlife such as foxes, deer, elk, bears, and mountain lions may frequent the development area.	The applicant acknowledges comments from Colorado Parks and Wildlife (CPW). Wildlife friendly fencing, riparian trail setbacks, weed management, buffers for raptors and bald eagles, and burrowing owl surveys will be referred to CPW for review with future land use applications.
Comcast		No Response Received	No Response Required.

CORE Electric Cooperative	05/13/2026	Received (verbatim): CORE Electric Cooperative has reviewed the materials included in the above-referenced referral response packet. Our review focused on maintaining existing electric facilities, utility easements, system loading, and service requirements. Based on this review, we offer the following comments: 1. Electrical Infrastructure Requirements and Existing Electric Capacity At this time, CORE does not have available electric capacity within the subject area. The proposed Planned Development will require significant additional electrical infrastructure to adequately serve the Crowsnest development. Such infrastructure may include, but is not limited to, construction of a new substation, expansion of an existing substation, and installation of new distribution electric feeder lines. Distribution system upgrades, including new feeder line extensions, the associated cost shall be the responsibility of the applicant. Due to the scope of required improvements, the planning, design, permitting, and construction of these facilities may require a multi-year timeline, and must be coordinated with CORE. No capacity or service availability can be guaranteed until system studies are completed, necessary agreements are executed, and required infrastructure is constructed and operational. 2. Typical Lot Standards and Setbacks: The proposed Typical Lot Standard and Setback will need to be revised to meet CORE Electric Cooperative's minimum easement requirements as outlined in our Builder Handbook. Utility Easement & Grading Requirements: Rear Lot Easement: Each lot must provide a 10-foot utility easement along the rear property line. Corner Lots: A 10-foot utility easement is required along the road right-of-way for corner lots.	-The applicant acknowledges comments from CORE. The applicant will coordinate with CORE system planning and future zoning and subdivision applications will be referred to CORE for review and comment. - The requested note is not required to be added to the CMP Map Amendment exhibit. Notes and easements will be further reviewed and the time of rezoning and subdivision applications. As an attachment, CORE included a copy of their Builder/Developer Service Requirements, a copy of which is included in the project file and has been provided to the applicant.

Project Name: Crowsnest Master Plan Amendment
Project File #: DR2026-003
Date Sent: 04/16/2026 **Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
		Side Lot Easements: Each lot must include at least one 5-foot side lot utility easement, preferably located on the garage side. Grade Limitation: Slopes within all utility easements must not exceed 15%. Alternative Requirement if the above easement layout cannot be accommodated: CORE will require a 15-foot front lot utility easement to replace the rear lot easement requirement. A 15-foot utility easement will be required along all road right-of-way, including corner lots. Major Roadway Requirement: A 15-foot utility easement will be required along all major roadways to accommodate the installation of main feeder infrastructure supporting the development. -Required CMP Note Language CORE requires the following language be included in the CMP notes: "No improvements that conflict with or interfere with construction, maintenance, or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components, and other objects that may interfere with the utility facilities or access, use, and maintenance thereof."	
Douglas County Conservation District		No Response Received	No Response Required.
Douglas County Health Department	04/22/2026	No Comment	No Response Required.

Project Name: Crowsnest Master Plan Amendment
Project File #: DR2026-003
Date Sent: 04/16/2026 **Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Douglas County Historic Preservation	05/19/2026	Following is an excerpt of the agency's response. Please see the attached letter for further details. At this time the Curator has no recommendations. If future developments have any ground disturbance a Class II archaeological pedestrian survey should be conducted to survey the surface for cultural material before any earth movement.	The applicant acknowledges the comments from the Curator and a Class II archaeological survey will be conducted and submitted for review at the time of rezoning and subdivision applications.
Douglas County Parks and Trails	04/21/2026	Received (verbatim): For any future developments, the applicant would be responsible for meeting park land dedication as outlined in Article 10 of the Douglas County Subdivision Resolution.	Acknowledge by the applicant.
Douglas County School District RE 1	05/21/2026	Following is a summary of comments received from the Douglas County School District. See review letter from DCSD dated May 21, 2026. -Comments from DCSD included but were not limited to future land or cash-in-lieu requirements that will be required based on the capacity of existing schools in the area and the project student generation of the proposed CMP Land Use Map Amendment. The DCSD will provide more specific needs during future zoning and subdivision application processes. As for this application, the DCSD simply asks for the Planning Commission to ensure future school needs are considered and accounted for in the approval of this application.	Acknowledge by the applicant. School land dedication or cash-in-lieu will be addressed at the time of subdivision review. The applicant stated that they will coordinate with the District prior to zoning and subdivision applications.
Douglas Land Conservancy		No Response Received	No Response Required.
DRCOG		No Response Received	No Response Required.

Project Name: Crowsnest Master Plan Amendment
Project File #: DR2026-003
Date Sent: 04/16/2026 **Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	05/22/2026	Following is an excerpt of the agency's response. Please see the attached memo for further details. 1. Douglas County Public Works Engineering requires a traffic impact study be provided for the CMP Amendment to determine whether Crowfoot Valley Road has adequate capacity at full build out of the proposed Crowsnest Development. Per the County's 2050 Transportation Plan, Crowfoot Valley Road carries approximately 13,500 average daily traffic volume (ADT) and that is expected to increase to 38,800 ADT by 2050 without the Crowsnest development. When this application was referred to the County by the City of Castle Pines, the Crowsnest development was expected to generate 45,000 daily trips which would more than double the traffic on Crowfoot Valley Road. The Douglas County 2050 Transportation Plan identifies improvements to widen Crowfoot Valley Road from a 2 to 4-lane major arterial roadway which may not be adequate to accommodate the proposed development. 2. The Engineering review fee for this project will be $2,300 for the review of the CMP amendment documents and the required Traffic Impact Study.	The applicant stated that they will provide a TIS for review and will coordinate with Engineering Services on the scope and assumptions for the TIS.
High Prairie Farms HOA		No Response Received	No Response Required.
Mile High Flood District		No Response Received	No Response Required.
Office of Emergency Management	04/16/2026	No Comment	No Response Required.
Open Space and Natural Resources		No Response Received	No Response Required.
Parker Water & Sanitation District	05/11/2026	Following is an excerpt of the agency's response. Please see the attached letter for further details. 1. Trail connections to Rueter-Hess Reservoir will not be allowed. 2. The applicant will need to petition the PWSD Board of Directors for inclusion into the District. PWSD has not yet received an application for inclusion.	The applicant acknowledges that trail connections will not be allowed into Rueter-Hess Reservoir. Specific trail alignments will be determined at the time of zoning and subdivision.

Project Name: Crowsnest Master Plan Amendment
Project File #: DR2026-003
Date Sent: 04/16/2026 **Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Pinery Water and Wastewater District		No Response Received	No Response Required.
Pinery West HOA	04/17/2026	Received (verbatim): I am against another project that potentially creates high density dwellings and high commercial or personal vehicle traffic within this proposed area. Changing this area to urban will continue to add vehicle traffic, displace wildlife and stress all infrastructure around the existing and already approved developments surrounding this area. Let it be an "island" of non-developed high density land. - Vikki O'Donnell	Acknowledge by the applicant.
Pinewood Townhome HOA		No Response Received	No Response Required.
Pradera Homeowners' Association	05/18/2026	Following is a summary of comments received from the Pradera HOA. For details please reference their referral email dated May 18, 2026. -The Pradera HOA expressed concerns with proposed density of the project and how it is not compatible with the northern edge of Pradera. -The proposal is not compatible with adjacent zoning and developments. -Should this proposal be considered for approval, there needs to be a substantial (minimum 100-foot) open space buffer located along the southern limits of the project adjacent to Pradera.	The applicant acknowledges comments from the HOA. No specific density is proposed by the CMP Map Amendment. Edge transitions, step-downs, and landscaping along the southern boundary will be designed at the PD stage of development.
Public Works Operations	04/30/2026	No Comment	No Response Required.

Project Name: Crowsnest Master Plan Amendment
Project File #: DR2026-003
Date Sent: 04/16/2026 **Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
RTD - Planning & Development Dept	05/18/2026	Received (verbatim): Project Name: Crowsnest Master Plan Amendment - DR2026-003 - 1st Submittal Department Comments Bus Operations No exceptions Bus Stop Program No exceptions Commuter Rail No exceptions Construction Mgmt. No exceptions Engineering No exceptions Light Rail No exceptions Real Property No exceptions Service Development No exceptions Transit Oriented Development No exceptions Utilities No exceptions This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.	Acknowledge by the applicant.
Rueter-Hess Recreation Authority		No Response Received	No Response Required.
Rural Water Authority of Douglas County		No Response Received	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	04/24/2026	Following is an excerpt of the agency's response. Please see the attached letter for further details. South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed amendment to the Douglas County Comprehensive Master Plan.	No Response Required.
Stone Creek Metropolitan District		No Response Received	No Response Required.

Project Name: Crowsnest Master Plan Amendment
Project File #: DR2026-003
Date Sent: 04/16/2026 **Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
The Pinery HOA	05/21/2026	Following is an excerpt of the agency's response. Please see the attached letter for further details. There is a growing concern that we are gradually weakening and undermining the Comprehensive Master Plan. Are we going to continue slowly chipping away at our open spaces?	Acknowledged by the applicant.
Town of Castle Rock		No Response Received	No Response Required.
Town of Castle Rock Water		No Response Received	No Response Required.
Town of Parker Development Review	05/21/2026	Following is a summary of referral comments received from the Town of Parker. For details please reference their referral letter dated May 21, 2026. The Town of Parker stated its opposition to the request. It raised concerns that included, but were not limited to, consistency with the non-urban and urban objectives and policies of the CMP; compatibility of densities; sufficiency of open space; preservation of steep slopes and natural bluffs; traffic, water, and sewer impacts; and what it sees as a lack of a public benefit or compelling reason to change the CMP Map.	Acknowledged by the applicant. The revised narrative responds to the Town's comments. Future land use applications will be referred to the Town for review and comment.
Town of Parker Public Works		No Response Received	No Response Required.
Wildfire Mitigation	05/13/2026	Received (verbatim): Douglas County Wildfire Mitigation has reviewed the proposed Crowsnest Comprehensive Plan Amendment and has no objection to the request at this time. For any future development, the applicant will be responsible for creating and implementing a Forestry Management Plan, and all future development must comply with the state Wildfire Resiliency Code and applicable wildfire mitigation requirements.	Acknowledged by the applicant. A Forestry Management Plan and compliance with the Wildfire Resiliency Code will be reviewed by Wildfire Mitigation at the time of rezoning and subdivision applications.

Project Name: Crowsnest Master Plan Amendment
Project File #: DR2026-003
Date Sent: 04/16/2026 **Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	05/19/2026	Received: Following is a summary of comments received from Xcel Energy. For details please reference their review letter dated May 19, 2026. -Xcel has no objection to the proposed Map Amendment provided Xcel's ability to maintain all existing rights and the amendment should not hinder future expansion. -Additional easements may need to be acquired by separate document for new facilities.	Acknowledged by the applicant.

From: annb cwc64.com
To: Michael Pesicka
Cc: LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com; jt cwc64.com
Subject: Crowfoot Valley Rd Parker, Colorado Douglas County eReferral # DR2026-003
Date: Thursday, April 30, 2026 11:20:13 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Mike,

This is in response to your request for a utility map showing any AT&T Long Line Fiber Optics near Crowfoot Valley Rd Parker, Colorado. I attached an Earth map showing the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. As shown, based on the address and/or map you provided, there should be no conflicts with the AT&T Long Lines facilities.

Please feel free to contact us with any concerns or questions.

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: Thursday, April 16, 2026 1:17 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (Project Number DR2026-003) 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

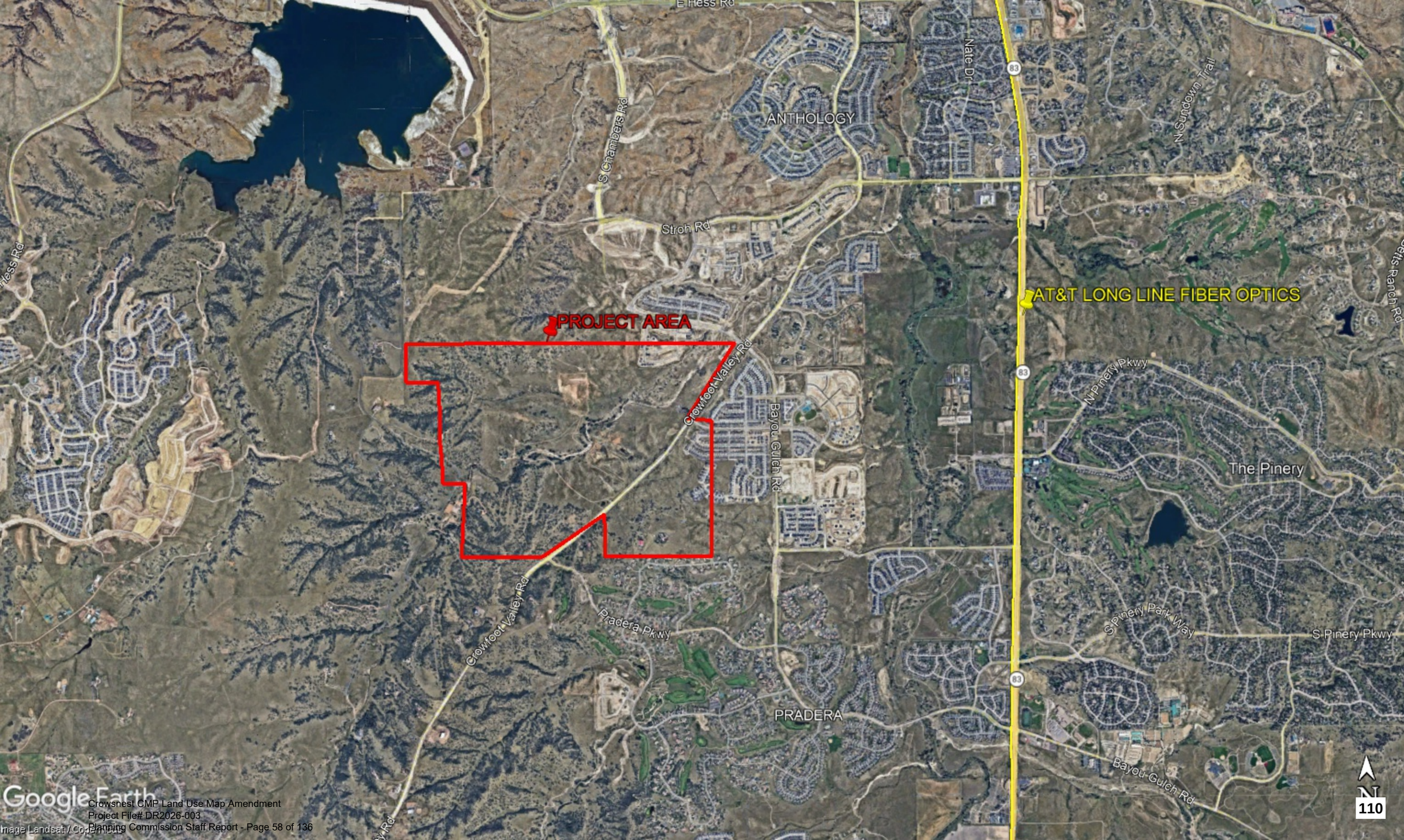
Project number DR2026-003, Crowsnest CMP Map Amendment. The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

This referral will close on Wednesday, May 21, 2026.

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)


E Hess Rd
S Chambers Rd
ANTHOLOGY
Nate Dr
N Sundown Trail
Stroh Rd
PROJECT AREA
AT&T LONG LINE FIBER OPTICS
Crowfoot Valley Rd
Bayou Gulch Rd
N Pinery Pkwy
The Pinery
Pradera Pkwy
S Pinery Park Way
S Pinery Pkwy
PRADERA
Bayou Gulch Rd
83
Google Earth
Image Landsat / Copernicus

From: Cicione - CDPHE, Brendan
To: Michael Pesicka
Subject: Re: Douglas County eReferral (Project Number DR2026-003) Is Ready For Review
Date: Wednesday, April 22, 2026 3:00:52 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Mike,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

Thanks,
Brendan Cicione *(he/him)*
Air Quality and Transportation Planner
4300 Cherry Creek Drive S. | Denver, CO 80246-1530 brendan.cicione@state.co.us | https://cdphe.colorado.gov/

On Thu, Apr 16, 2026 at 6:51 PM Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us> wrote:

> Good Morning.
> Please review the email below and provide comments by 5/19.
>
> Thank you.
>
> ---------- Forwarded message ---------
> From: <mpesicka@douglas.co.us>
> Date: Thu, Apr 16, 2026 at 1:19 PM
> Subject: Douglas County eReferral (Project Number DR2026-003) Is Ready For Review
> To: <cdphe_localreferral@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!Zy9GEfs2kEX_csy0Gy69y-rA3uNHT73rulascw27UDjIZ3-OfPewuGfwAXCBqII_Pf5OirT6SJIhraPBj2QvhLlwpwFlCbMs$
>
> Project number DR2026-003, Crowsnest CMP Map Amendment. The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.
>
> This referral will close on Wednesday, May 21, 2026.
>
> 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)
>
> --
> cdphe_localreferral@state.co.us | colorado.gov/cdphe

REFERRAL RESPONSE REQUEST

Date sent: April 16, 2026 Comments due by **May 21, 2026**

Project Name:	Crowsnest CMP Map Amendment
Project File #:	DR2026-003
Project Summary:	The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

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:

The City of Lone Tree acknowledges that a portion of the proposed Crowsnest CMP Map Amendment area appears to lie within the three-mile planning area of the City of Lone Tree. Beyond that acknowledgement the city has not comments on this proposal

☐ See letter attached for detail.

Agency: City of Lone Tree	**Phone #:** 720-509-1275
Your Name: Maureen Welsh	**Your Signature:** Maureen Welsh
(please print)	**Date:** 04/22/2026

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
303-814-4367, mpesicka@douglas.co.us

COLORADO
Parks and Wildlife
Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

May 17, 2026

Mike Pesicka, Principal Planner
Douglas County Planning Services
100 Third Street, Castle Rock, CO 80104

RE: Crowsnest CMP Map Amendment, Project # DR2026-003

Dear Mr. Pesicka,

Thank you for the opportunity to comment on the development proposal for the Crowsnest Comprehensive Master Plan Map Amendment. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities that request comment on matters within our statutory authority.

District Wildlife Manager Katie Doyle recently analyzed the site. The 745-acre site is located along the Crowfoot Valley Road corridor and properties between Pradera Parkway and South Chambers Road in unincorporated Douglas County. This plan would allow an increase of intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2 .

<u>Wildlife</u>

Laura Clellan, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu · Frances Silva Blayney · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably small- to mid-sized mammals, songbirds, and raptors, but also the possibility of reptiles, amphibians, and big game species being present.

Big Game

Big game species such as elk, deer, pronghorn, bear, and mountain lion are known to be in this area. The project site falls within the overall range for deer, pronghorn, bear, and mountain lion, encompassing all known seasonal activity areas within the observed ranges of these populations. The local elk inhabit the site year-round as a resident population, meaning individuals could be found at any part of the area at any time of year. These designations for big game are outlined in CPW Species Activity Mapping. Development and habitat fragmentation can displace wildlife, leaving limited mobility, especially given the accumulation of urban growth surrounding the site. Although it is impossible to eliminate fragmentation and habitat loss with any development, impacts to wildlife can be minimized through the use of clustering configurations, density reduction, and providing open space connectivity for wildlife.

Open space areas are more beneficial to wildlife if they connect to other nearby natural areas. By keeping open space areas contiguous and of larger size, the overall benefit to wildlife increases dramatically. The areas of wildlife habitat that most closely border human development show heavier impacts than do areas in the interior of the open space. However, when open space areas are smaller in size, the overall impact of the fragmentation is greater (Odell and Knight, 2001). Thus, CPW recommends that the developer and Douglas County employ a collaborative approach with neighboring cities and towns and with other developments within the county to maintain wildlife habitat in as whole a state as possible. The implementation of planned wildlife corridors will be vital for maintaining sustainable big game habitat and movement.

Fencing

Fencing inhibits wildlife movement and can contribute to habitat fragmentation. If it is necessary for the development and alternate options are not sufficient, consider fence placement and designs that provide safe crossing options for wildlife. CPW has

created a “Fencing with Wildlife in Mind” booklet, which provides recommendations for wildlife-friendly fencing and specifications for many common fences. This can be downloaded from our website at [https://cpw.widen.net/s/2r8zzcwk7b/fencingwithwildlifeinmind].

If a temporary fence needs to be installed during development for site security and safety, CPW recommends avoiding installation during the deer, elk, and pronghorn calving season (mid-May through mid-July). If installation must occur during this time, it is recommended that it be done in gradual sections or include temporary openings to prevent trapping young wildlife within the project boundary.

Trails

When planning trails in the development area, special consideration should be given to the impact trails have on wildlife within the area. Trails should not cut through riparian areas and should remain at least 50 feet from them. They should also be placed at the edges of open space areas and should be no wider than 8 feet throughout their entire length. Trails have the ability to contribute to the fragmentation of habitat, disrupting the natural movement of wildlife through an area, and the spreading of noxious weeds. For comprehensive standards regarding trail development and management, the developer can refer to the “Trails with Wildlife in Mind” brochure at [https://cpw.widen.net/s/hpbjvgzbhf/planning_trails_with_wildlife_in_mind_full_plan].

Noxious Weeds

Noxious weeds should be monitored very closely. The spread and control of noxious weeds on and around this site is a concern for wildlife. Invasive plants endanger the ecosystem by disturbing natural processes and jeopardizing the survival of native plants and the wildlife that depend on them. CPW would recommend the implementation of a weed management plan that may already exist within Douglas County.

Raptors

Raptors and migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If any active nest is discovered within the development area, CPW recommends that buffer zones around the nest site be implemented during any period of activity that may interfere with the nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on this topic, a copy of the document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors" is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take-through disturbance.

Bald Eagles

There is an active bald eagle nesting site within 1.4 miles of the proposed development. Spatial buffers from development and other human activities are a proven management tool to address impacts on breeding activities at raptor nest sites. CPW has established recommended buffer zones and seasonal restrictions for raptors in Colorado, including bald eagles. CPW developed these raptor guidelines to assist with compliance with the Federal Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. To avoid impacts to nesting bald eagles, CPW recommends:

• No surface occupancy within ¼ mile of an active eagle nest, and no human activities within ½ mile of the nest from December 1st to July 31st.

CPW recommends landscape buffers and observing seasonal restrictions to minimize disturbance. To minimize disturbance for all birds, CPW recommends all security lighting for on-ground structures and equipment during and after construction be motion- sensitive, down shielded, and of a minimum intensity to reduce nighttime bird attraction and eliminate constant nighttime illumination.

Prairie Dogs and Burrowing Owls

If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers,

and foxes. Burrowing owls are classified as a state-threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or the disturbance of their nests. Therefore, if any earth-moving will begin between March 15th and August 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager.

If prairie dog colonies are active, CPW recommends humane euthanasia of live animals before any earth-moving occurs. The possibility of donating carcasses to a raptor rehabilitation facility or the black-footed ferret recovery program may also exist. If interested, please contact the local District Wildlife Manager for more information and any required permits or forms. Please note that a permit from CPW and approval from the Douglas County Board of Commissioners will likely be required for any live relocation of prairie dogs to another site.

Living with Wildlife

Future residents should be informed that wildlife such as foxes, coyotes, deer, elk, and even bears or mountain lions frequent the development area in search of food and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted well to living in urban environments. This proposed site within Douglas County will also have the presence of bears that have been accustomed to living in proximity to humans. This should be considered when deciding distances to residential areas. Bears, as well as other wildlife, should not be a concern for residents if the following CPW recommendations are met: people moving into and residing in this area take the proper precautions to prevent unnecessary conflicts with wildlife through the use of pet leash laws, protection of their pets and hobby livestock when not under direct supervision, and reducing attractants on their property.

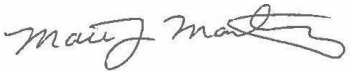
Homeowners can do their part by **not** inviting wildlife into their yards. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations when educating future homeowners about the existence of wildlife in the area:

- Pet foods and bowls should be kept indoors.

- Garbage should be kept in secure containers to minimize its attractiveness to wildlife. Trash should be placed in containers with tight seals and remain indoors until shortly before pickup.
- Feeding of wildlife, with the exception of birds, **is illegal.**
- "Living with Wildlife" pamphlets are available through CPW offices or on our website at [https://cpw.state.co.us/living-wildlife].

Thank you again for the opportunity to comment on the proposed Crowsnest Comprehensive Master Plan Map Amendment. Please do not hesitate to contact us about ways to continue managing the property to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Katie Doyle at (720) 930-8039.

Sincerely,



Matt Martinez
Area Wildlife Manager

Cc: S. Schaller, C. Westbrook, K. Doyle

May 19, 2026

Mike Pesicka
100 Third Street
Castle Rock, CO 80104

Re: DR2026-003, Crowsnest CMP Map Amendment

Dear Mr. Pesicka:

The letter provides comments regarding the applicant's proposal to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

At this time the Curator has no recommendations. If future developments have any ground disturbance a Class II archaeological pedestrian survey should be conducted to survey the surface for cultural material before any earth movement. Should buried artifacts and features be discovered, we recommend the 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

Douglas County School District
Learn Today, Lead Tomorrow
620 Wilcox Street
Castle Rock, Colorado 80104

May 21, 2026

Mike Pesicka, Principal Planner
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)
mpesicka@douglas.co.us

RE: Crowsnest Comprehensive Master Plan Map Amendment Application (DR2026-003) ("Application")

Mr. Pesicka,

Thank you for the opportunity to respond to the Application. It is Douglas County School District's ("School District") understanding that the applicant is proposing to amend the Douglas County Comprehensive Master Plan ("CMP") Land Use Map to change the classification of 15 parcels, containing approximately 745 acres, from Nonurban to Urban. Currently, this area is designated as the High Plateau Nonurban Subarea and Northeast Nonurban Subarea in the CMP Land Use Map. Under the CMP, land uses within areas designated as nonurban "are generally low-intensity activities that include farming, ranching, large lot residential, parks, and open spaces." CMP Sec. 3-1. It is our understanding that if approved by the Douglas County Planning Commission, the Application would permit more intensive residential and commercial uses as outlined in and subject to the Urban Land Use policies under CMP Section 2. The Application does not include any information regarding the project's proposed land uses or densities. However, areas designated as Urban are "generally characterized by residential uses at a gross density greater than one dwelling unit per 2.5 acres . . . ." CMP Sec. 2-1.

At the outset, it is important to understand that growth does not pay its own way when it comes to building schools to accommodate growth. Developers are required by law to provide land for school sites. Some developers in Douglas County also contribute a voluntary "capital fee" for every unit that they build. These fees are used to cover smaller growth-related expenses, such as mobile classrooms to increase capacity, but they fall far short of the amount necessary to fund new school construction which is currently estimated at $70 million for an elementary school and over $100 million for a joint middle/high school. This means that school districts in Colorado must rely on taxpayer bond initiatives to fund new schools. The School District's tax for these bond initiatives was 15.43 mills in 2014 and is 5.2 mills today. Since 2014, taxpayers have seen a 10-mill tax decrease from the School District bond initiatives, and the School District's ability to maintain capital infrastructure and fund growth has greatly diminished. It is through this lens that the School District must review this, and all other land use applications within the County to ensure that its students and Douglas County's taxpayers are protected.

A change in land use from Nonurban to Urban has serious implications for County residents and requires thorough accounting of the applicant's ability to secure facilities and services, including school facilities. Specifically, Section 10-2A Approval Criteria 4 and 5 of the CMP require all applications to demonstrate:

- (4) Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, **school facilities**, and parks and trails for the development.
- (5) How existing and planned capabilities of the affected special districts can adequately handle the service demand

The applicant acknowledges that dedication of school land or cash-in-lieu of land dedication is required for the proposed development. Page 3 of the Revised Project Narrative states that "…Existing **schools**, libraries, and fire facilities in Parker, Castle Rock, and Castle Pines already serve this urban corridor; any additional school sites or fees will be addressed through the standard subdivision dedication process." Further, the Revised Project Narrative states that "Urban levels of development surrounding the Crowsnest project provide numerous public facilities. Schools include Legacy Point Elementary, Sagewood Middle School, and Ponderosa High School. Any dedications of land or cash for schools will be completed during zoning and subdivision processes."

At a minimum, the additional students generated from a development of this size are anticipated to result in additional costs related to expansion/renovation of existing facilities, mobile classrooms, and increased transportation, particularly at the elementary school level. Legacy Point Elementary School (the neighborhood elementary school that would serve this development) is currently at 117% of its facility capacity and is expected to remain at or over capacity with the continual build out of the nearby Looking Glass and Tanterra developments. Similarly, the secondary neighborhood school facilities for this development, Sagewood Middle School and Ponderosa High School, are also anticipated to experience increased pressure on facility capacity with the build out of these two developments.

With this in mind, the School District can confirm that the Application will generate a need for additional school land or cash-in-lieu of land and additional capital investment. The School District will be in a position to quantify the specific needs during future zoning and subdivision application processes. The School District would also request that the applicant coordinate with the School District prior to submitting future zoning and subdivision applications. This collaboration will allow the two parties to work together in ensuring future students in this development have access to the District's world-class educational opportunities. As for this Application, DCSD simply asks the Planning Commission to ensure future school needs are considered and accounted for in the approval of this Application. Thank you for the support of our mutual constituents.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2@dcsdk12.org
303.387.0417

REFERRAL RESPONSE REQUEST

Date sent: April 16, 2026 Comments due by **May 21, 2026**

Project Name:	Crowsnest CMP Map Amendment
Project File #:	DR2026-003
Project Summary:	The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

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: DC Public Works ENG.	**Phone #:** 303.660.7490 Ext. 3305
Your Name: Bradley Jackson, PE *(please print)*	**Your Signature:** Bradley A. Jackson **Date:** May 22, 2026

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
303-814-4367, mpesicka@douglas.co.us

MEMORANDUM

To: Mike Pesicka, Principal Planner

From: Brad Jackson, PE, Development Review Supervisor Brad J

CC: Zeke Lynch, P.E., Assistant Director of Public Works Engineering
DV File (DV26-258)

Date: 05/22/2026

RE: Crowsnest CMP Map Amendment

The Douglas County Department of Public Works Engineering has reviewed the Crowsnest CMP Map Amendment Project and has the following comments:

General Comments:

1. Douglas County Public Works Engineering requires a traffic impact study be provided for the CMP Amendment to determine whether Crowfoot Valley Road has adequate capacity at full build out of the proposed Crowsnest Development. Per the County's 2050 Transportation Plan, Crowfoot Valley Road carries approximately 13,500 average daily traffic volume (ADT) and that is expected to increase to 38,800 ADT by 2050 without the Crowsnest development. When this application was referred to the County by the City of Castle Pines, the Crowsnest development was expected to generate 45,000 daily trips which would more than double the traffic on Crowfoot Valley Road. The Douglas County 2050 Transportation Plan identifies improvements to widen Crowfoot Valley Road from a 2 to 4-lane major arterial roadway which may not be adequate to accommodate the proposed development.
2. The Engineering review fee for this project will be $2,300 for the review of the CMP amendment documents and the required Traffic Impact Study.

If the applicant has any questions regarding these comments, please feel free to have them contact me directly. Thank you for the opportunity to review this request.

REFERRAL RESPONSE REQUEST

Date sent: April 16, 2026 Comments due by **May 21, 2026**

Project Name:	Crowsnest CMP Map Amendment
Project File #:	DR2026-003
Project Summary:	The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

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: 1. Trail connections to Rueter-Hess Reservoir will not be allowed. 2. The applicant will need to petition the PWSD Board of Directors for inclusion into the District. PWSD has not yet received an application for inclusion.	
☐	See letter attached for detail.	
Agency: Parker Water and Sanitation		**Phone #:** 720-842-4262
Your Name: Jarod Baylie *(please print)*		**Your Signature:** Jarod Baylie **Date:** May 08 2026

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
303-814-4367, mpesicka@douglas.co.us

From: Chris Connelly
To: Michael Pesicka
Subject: Douglas County eReferral (Project Number DR2026-003)
Date: Monday, May 18, 2026 2:21:27 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Mike, I am responding as the President of the Pradera HOA. I am trying to add comments to the referral, I thought I could do that on the project page, to no avail. I have coordinated comments with Pete Klymko of the Pinery West Metro District even though they are not official referral responders.

Comments are as follows:

- Crowsnest Comprehensive Plan Amendment
  - Page 2, Item 3 - Douglas County criteria "Consistency with urban area goals". Developer response "Future zoning and subdivision will be required to demonstrate CMP-compliant urban design connected parks and trails, conservation of Lemon Gulch and the west ridge, neighborhood-scaled street networks, and compatibility with surrounding neighborhoods."
    - As related to the adjacent Pradera site, the proposed density for the Crowsnest Parcel PA-1 of 6 DU/ac is anything but compatible to the 2+-acre lots along the northern edge of Pradera. Substantial reduction in the proposed PA-1 density is needed, should this Amendment to the Comprehensive Plan be allowed to move forward.
  - Page 3, item 5 - Douglas County criteria "Consistency with urban area goals". Developer response "Crowsnest is bounded on three sides by entitled or developing urban and suburban master-planned communities (Looking Glass, Anthology, Trails at Crowfoot, Macanta, Pradera, The Canyons, Pinery), all at higher or relatively similar densities than Crowsnest will ultimately support."
    - To state that the referenced projects, in particular Macanta, Pradera and The Pinery, are "... all at higher or relatively similar densities than Crowsnest will ultimately support." is completely incorrect, as the proposed Crowsnest site plan has an overall density in excess of 5+ DU/ac. In particular, the PA-1 parcel is showing a requested 6 DU/ac, which parcel is immediately adjacent to the Pradera site which has an overall density of 0.55 DU/ac (825 DU's on a 1,500 acre site). How the developer is making a claim of "compatibility" to existing adjacent projects is way out-of-line and in no shape, manner or form a true statement.
  - Page 14, Compatibility with Surrounding Land Uses and Zoning. The

developer has conveniently omitted the overall densities for both the "Southeast/Douglas County - Pradera (825 home community)", which as stated above has an overall Douglas County-approved density of 0.55 DU/ac, and the "South/Douglas County - Macanta (1,200 SFD master plan)", which the Macanta site has an overall Douglas County-approved density of approximately 0.36 DU/ac (1,200 DU's on a 3,300-acre site). Again, the developer is making statements throughout this entire section that the Crowsnest's proposed density is "compatible" with the surrounding projects identified is simply a bold-faced lie, and they have purposely omitted the adjacent project's overall densities in this section unless the project supports their application request.

- Finally, should this Amendment be considered for approval by Douglas County, there needs to be a substantial (a minimum of 100+ feet) open-space buffer located along the southern limits of the PA-1 parcel, and immediately adjacent to the homes located on the 2+-acre Pradera lots along the common property line with PA-1.

Thanks for helping to get this attached,

Chris Connelly
connelct@gmail.com
Pradera HOA Pres.
303-349-9214

--
Chris Connelly
connelct@gmail.com
303-805-2495
303-349-9214 (Cell)

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:	Crowsnest CMP Map Amendment
Project File #:	**DR2026-003**
S Metro Review #	REFMDP26-00087
Review date:	April 24, 2026
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.
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 amendment to the Douglas County Comprehensive Master Plan.

REFERRAL RESPONSE REQUEST

Date sent: April 16, 2026 Comments due by **May 21, 2026**

Project Name:	Crowsnest CMP Map Amendment
Project File #:	DR2026-003
Project Summary:	The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

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: There is a growing concern that we are gradually weakening and undermining the Comprehensive Master Plan. Are we going to continue slowly chipping away at our open spaces?	
☐	See letter attached for detail.	
Agency: The Pinery Homeowners' Association		**Phone #:** 303-841-8572
Your Name: Sonia Eyre *(please print)*		**Your Signature:** Sonia Eyre **Date:** 5/21/2026

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
303-814-4367, mpesicka@douglas.co.us

PARKER
COLORADO

Planning Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* **Phone:** *303.841.2332* **Fax:** *303.841.3223*

M E M O R A N D U M

TO: **Mike Pesicka, Principal Planner**

FROM: **Bryce Matthews, Assistant Director - Planning**

DATE: **May 21, 2026**

SUBJECT: **DR2026-003 – Crowsnest CMP Map Amendment**

Thank you for the opportunity to review the above-referenced referral. These comments are provided in response to Douglas County's referral request dated April 16, 2026.

The Town of Parker Planning Division has completed its review of the submitted materials and does not support the proposed amendment to the Douglas County Comprehensive Plan. The Town offers the following comments regarding the project's inconsistency with the County's criteria for Comprehensive Plan amendments.

Response Regarding Douglas County Criteria

1. **Consistency with CMP goals, objectives and policies**

   The Town does not believe the information provided satisfies this criterion.

   The County should further evaluate whether the proposal is able to meet the following Objectives and Policies from the Douglas County Comprehensive Plan:

   POLICY 6-1A.1 Coordinate planning and development review efforts with municipalities and other agencies to ensure integration and continuity of the transportation network.

POLICY 6-2A.2 Promote connectivity and continuity in local, collector and regional roads between adjacent neighborhoods, commercial and employment areas to minimize unnecessary driving.

OBJECTIVE 6-2B ensure new Development pays its fair share.

POLICY 6-2B.3 Ensure developers contribute to, and mitigate, impacts to off-site transportation infrastructure. Studies should account for off-site conditions and impacts.

POLICY 6-4B.1 Ensure all new development and redevelopment projects incorporate bicycle and pedestrian facilities that connect community uses and destinations, including employment centers, residential areas, shopping, parks, transit facilities, schools and other community activity centers, where possible.

POLICY 6-4B.4 Ensure new and existing developments promote connectivity through road and off-street path design to reduce trip lengths, provide multiple alternative travel routes between community uses and destinations, and provide alternatives to automobile use.

2. Consistency with non-urban area goals and protection of Western Heritage

The Town does not believe the information provided satisfies this criterion.

The County should further evaluate whether the proposal is able to meet the following Objectives and Policies from the Douglas County Comprehensive Plan:

OBJECTIVE 3-1D of the Douglas County Comprehensive Plan - establish community separators to maintain community identity and sense of Place.

POLICY 3-1D.1 Maintain community separators through the identification of suitable land uses and appropriate location of development. Land uses that do not maintain community separation are inconsistent with this Plan.

In addition, the County should evaluate whether the proposal is able to meet the following Objectives and Policies of the High Plateau Non-Urban Subarea:

OBJECTIVE 3-3C Ensure development in the high Plateau subarea is consistent with this Plan.

POLICY 3-3C.1 Low-density rural development is supported in the High Plateau Subarea.

POLICY 3-3C.2 New development in the High Plateau Subarea at densities higher than one dwelling unit per 35 acres is generally not supported by this Plan.

3. Consistency with urban area goals

The Town does not believe the information provided satisfies this criterion.

The County should further evaluate whether the proposal is able to meet the following Objectives and Policies from the Douglas County Comprehensive Plan.

OBJECTIVE 2-14C promote a multimodal transportation network that provides access to major collectors and arterial highways, transit, sidewalks, and trails and links activity centers.

POLICY 2-14C.2 Locate activity centers on primary transit corridors, integrate them into the regional transportation system, and provide bicycle parking and storage facilities.

4. Consistency with CMP Land Use and Sub Area Maps

The proposal does not align with the current CMP Land Use and Sub Area Map.

5. Compatibility with surrounding land use and zoning

The Town does not believe the information provided satisfies this criterion as proposed.

Previous development proposals for this site submitted to the City of Castle Pines were determined to be incompatible with surrounding land uses. Should Douglas County decide to approve an amendment to the Comprehensive Plan, the amendment should incorporate limitations on residential density, intensity of use, and minimum open space requirements, as outlined below, to help ensure that future development is compatible with surrounding uses and consistent with this criterion:

a. The proposed residential density should be limited to .6 gross du/acre (Pradera) to 2.2 gross du/acre (Looking Glass and Trails at Crowfoot).
b. Open Space requirement of a minimum of 25% to align with comparable developments in the area.
c. Future development on the site should consider buffers from the road, similar to those that exist today on Looking Glass and Trails at Crowfoot
d. Open space buffers to adjoining communities

Density
The density of the surrounding areas is particularly relevant to this site because of the surrounding uses.

Development	Single-Family Units	Multi-Family Units	Total Dwelling Units	Total Gross Acreage	Density (units per acre)
Crowsnest (proposed to Castle Pines)	2965	1000	3965	739.7	5.36
Looking Glass (Hess Ranch AMD 4)	2489	0	2489	1135.85	2.19
Pradera (Pinery 11th AMD West Side)	781	44	825	1482	0.6
Trails at Crowfoot(Hess Ranch AMD 4)	890	0	890	410.01	2.17
Castle Park Ranch	34	0	34	1310 +/-	> 0.026

All densities in the above table were calculated using the same formula, number of units divided by the gross acreage. Compatible densities in the area using this formula would be between 0.6 dwelling units per acre (Pradera) and 2.2 dwelling units per acre (Looking Glass). Applied to about 750 acres, a comparable development would yield between approximately 450 and 1,650 dwelling units.

In the previous submittal to Castle Pines there was a proposal for a significant commercial center. Successful commercial areas are typically located at the crossroads of two major roadways in order to maximize convenience, access and traffic counts. While Crowfoot Valley will continue to carry more traffic, this midblock location is not a traditional location for a commercial center.

Insufficient Open Space

Adjacent development proposals have over 25% dedicated as open space:

- Trails at Crowfoot: 25.4% open space
- Looking Glass: 25.1% open space

To achieve compatibility with surrounding suburban development patterns and to maintain the quality of life expected by Douglas County residents, a minimum of 25% open space (approximately 187.5 acres) should be preserved.

Open space on this site should:

- Protect floodplains and natural features
- Buffer adjacent properties, including those within the Town of Parker
- Provide a meaningful corridor along Crowfoot Valley Road to maintain an appropriate transition from rural to suburban character

6. Environmental conditions and class 3 hazards

The site includes Lemon Gulch floodplain and potential steep slopes which should be preserved.

7. Natural features, scenic views, riparian corridors wildlife habitat

The site has natural bluffs and Lemon Gulch which should be preserved.

8. Historic and cultural resources

No comment.

9. Transportation and impacts on existing road network

The Town does not believe the information provided satisfies this criterion as proposed.

The Town has planned and constructed infrastructure, including roadway and multimodal improvements, based on the designation of this site as non-urban in the Douglas County Comprehensive Plan. This planning relied on Traffic Analysis Zones (TAZs) that were developed based on the County's Comprehensive Plan and form the basis for the Town's traffic assumptions related to travel entering Parker from Crowfoot Valley Road. It is also the Town's understanding that this development was not accounted for in Douglas County's recently completed 2050 Transportation Plan.

The proposed development—originally submitted in Castle Pines and consisting of approximately 3,965 residential units and 550,000 square feet of commercial space—would rely on a single roadway, which is currently a two-lane roadway with planned future widening. The traffic impacts associated with the potential development of this site at the scale anticipated would require additional widening of the roadway beyond that contemplated in County plans. The impacts would also extend well beyond the roadway segment capacity adjacent to the site and would affect the broader regional transportation network, including infrastructure within the Town. The Town has documented these concerns in formal memos submitted in response to the formerly proposed Castle Pines project, and is available to discuss this with County staff.

Additional concerns include:

- The absence of transit service in the area to support the proposed residential density.
- Limited regional trail connectivity, with primary access dependent on the Lemon Gulch Trail in Looking Glass and sidewalks along Crowfoot Valley Road.

Given the potential size and intensity of the proposed development, the project would create significant impacts on the Town's transportation infrastructure beyond what is currently planned for. Addressing these impacts may require substantial infrastructure improvements, which could result in unanticipated costs to the Town. Unless these impacts are adequately addressed as part of a future development, the financial burden for necessary improvements would ultimately fall on Town taxpayers.

10. Special district capacity and impacts

No comment.

11. Water supply and sanitary sewer

The Town does not believe the information provided satisfies this criterion.

The property is not currently included in a water and sanitation district and lacks a firm service commitment. Water is a limited and finite resource in the County, the importance of

this issue is reflected in the County's establishment of a Water Commission and the drafting of the Douglas County Water Plan. The County should require a firm commitment for the provision of water and sanitation, an understanding of where renewable water rights are coming from and a plan for water provision prior to expanding the urban area.

12. Public Facilities, schools, parks, trails, libraries and fire stations

The Town does not believe the information provided satisfies this criterion.

Any residential development proposal should include a substantial community park to adequately serve future residents. Comparable nearby developments have incorporated significant park amenities, including an 18.1-acre park within Trails at Crowfoot and both a 25.7-acre and a 14.86-acre community park within Looking Glass.

The absence of meaningful park facilities within the proposed development would negatively affect the quality of life for future residents and could create additional demand on the Town of Parker's existing park infrastructure. While future residents may benefit from nearby amenities such as Macanta Regional Park and Town of Parker parks, the proposed development should provide sufficient on-site park and recreational infrastructure to meet the needs of its residents.

The referral did not address the ability of Douglas County School District to serve the development.

13. Changed conditions since prior to CMP designation

The Town does not believe the information provided satisfies this criterion.

While the applicant has referenced recent development activity on adjoining properties within Parker, this activity reflects the continued implementation of the Town's long-established Master Plan and zoning regulations. The Hess Ranch Planned Development, which includes both Trails at Crowfoot and Looking Glass, was originally approved in 2002 and was consistent with the Town of Parker Master Plan in effect at that time, which recommended residential densities of up to 2.2 dwelling units per acre.

Pradera, the Pinery PD zoning in its current geographic form has been in place since 1987.

As a result, there have been no significant changes in conditions within the area since the prior Comprehensive Master Plan designation. Rather, the area has experienced the buildout and implementation of long-standing planning policies and approved zoning entitlements.

14. Overall Public Benefit/compelling reason to amend CMP

The Town does not believe the information provided satisfies this criterion.

The Town of Parker does not see any public benefit or compelling reason to change the Douglas County Comprehensive Plan as proposed.

Conclusion

The Town of Parker does not believe the applicant's proposal satisfies the County's criteria for a Comprehensive Plan amendment and, therefore, opposes the proposed amendment.

Should the County choose to further consider a Comprehensive Plan amendment, the Town recommends evaluating an approach similar to a Separated Urban Area designation, with limitations on residential density, development character, and open space requirements that are compatible with adjoining developments within both the Town of Parker and unincorporated Douglas County.

We appreciate the opportunity to provide these comments.

Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

May 19, 2026

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

Attn: Mike Pesicka

Re: Crowsnest CMP Map Amendment, Case # DR2026-003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Crowsnest CMP Map Amendment**.

Public Service Company has no objection to this Map Amendment, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process for any new natural gas service via Building and Remodeling | Partner Resources | Xcel Energy. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 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

RE: DR2026-003 – CROWSNEST COMPREHENSIVE MASTER PLAN AMENDMENT – RESPONSE TO POST-REFERRAL REVIEW LETTER DATED MAY 29, 2026

On behalf of VT Crowfoot Valley Landco, LLC, thank you for the May 29, 2026 post-referral review letter for the Crowsnest Comprehensive Master Plan Amendment (DR2026-003). Enclosed are a revised Project Narrative, a revised CMP Approval Criteria matrix, and updated map exhibits responding to staff and referral agency comments. The responses below follow the order of the May 29, 2026, letter and are organized in two parts: (I) responses to staff's narrative comments, and (II) responses to referral agency comments. We have begun coordinating directly with referral agencies where resolution is appropriate and appreciate the County's offer to facilitate those conversations.

PART I – RESPONSE TO STAFF NARRATIVE COMMENTS

1. Parker Water and Sanitation District – trail connections to Rueter-Hess Reservoir; Approval Criterion 10-2A(8).

Acknowledged. We understand that Parker Water and Sanitation District (PWSD) will not permit trail connections into the Rueter-Hess Reservoir property, and the revised narrative no longer relies on such a connection. The proposal's regional park and trail function — and its public benefit under Approval Criterion 10-2A(8) — does not depend on it. The revised narrative describes the ±132-acre Lemon Gulch regional park and the connections that remain available, including the Cherry Creek Trail, Hungry Horse Open Space, Macanta Regional Park, and the trail networks within The Canyons and the Town of Parker. Specific trail alignments will be established at the zoning and subdivision stages, and we will continue to coordinate with PWSD.

2. Pradera Homeowners' Association – compatibility, density, and southern buffer.

Acknowledged. As a threshold matter, this application is a Land Use Map amendment that establishes the appropriate land use category (Urban); it does not establish density, lot sizes, or product type, which are determined at the Planned Development (PD) zoning and subdivision stages. No specific density is proposed by this application, and the density figures referenced in the Pradera comment derive from a prior site-specific submittal to the City of Castle Pines that is not part of DR2026-003. The revised narrative addresses compatibility under Approval Criterion 10-2A(2) by reference to the urban and suburban master-planned communities that bound the site on three sides and the existing ridgeline that separates the site from the large-lot Castle Park Ranch area to the west. Consistent with Policies 2-6B.2 and 2-6D.3, edge transitions, step-downs, and landscaping along the southern boundary adjacent to Pradera will be designed at the PD stage.

3. Public Works Engineering – Traffic Impact Study.

Acknowledged. The applicant will provide a Traffic Impact Study and will remit the $2,300 review fee. We will coordinate with Public Works Engineering to confirm the study's scope and assumptions, including an appropriate land use envelope for a Comprehensive Master Plan amendment and the planned improvements to Crowfoot Valley Road and the Canyonside

Boulevard connection. Site-specific traffic analyses will follow at the zoning and subdivision stages as development is defined.

4. Town of Parker – review letter dated May 21, 2026.

Acknowledged. The revised narrative responds to the Town's comments, organized around the eight approval criteria in CMP Section 10-2A, which are the standards governing this application. We respectfully note the following: the applicable standard for this amendment is the County's Section 10-2A criteria, rather than the Town's master plan or traffic-analysis-zone assumptions; the continued build-out of the surrounding master-planned communities is itself the change in conditions that supports the amendment under Criterion 10-2A(6); and matters such as residential density, open space percentages, and development character are established at the PD and subdivision stages, not through a Land Use Map amendment. The specific limitations the Town recommends — residential density caps, a fixed open-space minimum, and a Separated Urban Area designation — are not approval criteria for a CMP Land Use Map amendment and are properly addressed, if at all, at the PD and subdivision stages. As demonstrated in the revised narrative, Crowsnest independently satisfies the Section 10-2A criteria as a logical expansion of the established urban area. We welcome the opportunity to meet with Town staff.

5. CMP approval criteria matrix – revise to the eight criteria in Section 10-2A.

Acknowledged. The matrix has been revised to reference only the eight approval criteria set forth in CMP Section 10-2A. The prior fourteen-topic format has been consolidated accordingly, and the revised matrix now includes dedicated discussion of Criterion 10-2A(7) (logical expansion of the urban area) and Criterion 10-2A(8) (compelling public benefit).

6. Approval Criterion 10-2A(2) – Policies 2-1A.1 and 2-1A.2; need for the urban designation.

Acknowledged. The revised narrative expands the discussion of how the amendment is consistent with the CMP's direction to focus urban growth in served locations and to prioritize the build-out of existing urban areas. Crowsnest is one of the last large unincorporated properties enclosed by existing and entitled urban development; it is more than 60% adjacent to existing urban areas and lies within the three-mile planning areas of three municipalities — the City of Castle Pines, the Town of Castle Rock, and the Town of Parker (see Part II and the revised narrative exhibit). Designating Crowsnest as Urban completes the established development pattern along the Crowfoot Valley Road corridor and directs growth to a location already served, or readily servable, by planned infrastructure, rather than extending development into intact non-urban areas to the south and west. So framed, the amendment advances, rather than conflicts with, the intent of Policies 2-1A.1 and 2-1A.2, and supports Criteria 10-2A(1), (6), and (7).

7. Approval Criterion 10-2A(2) – Policies 2-6B.2 and 2-6D.3; compatibility with adjoining development.

Acknowledged. The revised narrative addresses how future development will complement and enhance adjoining neighborhoods through transitions, design techniques, scale, and landscaping. Because this amendment establishes land use category rather than density, the

specific transition techniques contemplated by Policies 2-6B.2 and 2-6D.3 will be designed at the PD stage, with particular attention to the 1- to 2-acre lots along the Pradera edge to the south and the 35-acre Castle Park Ranch parcels to the west, where the existing ridgeline already provides topographic separation.

PART II – RESPONSE TO REFERRAL AGENCY COMMENTS

The following table responds to the referral agency comments compiled in the County's Referral Agency Response Report. Items identified as PD- or subdivision-stage matters do not affect the standards applicable to this Land Use Map amendment and will be addressed through the applicable subsequent processes.

Referral Agency	Comment Summary	Applicant Response / Resolution
Parker Water & Sanitation District (PWSD)	Trail connections to Rueter-Hess will not be allowed; applicant must petition the PWSD Board for inclusion.	Reliance on a Rueter-Hess connection has been removed (see Part I, No. 1). The amendment area lies predominantly within the PWSD service area, and the applicant has been coordinating directly with the District. Formal inclusion is a multi-step process (typically six to twelve months) that depends on the development's projected water and sewer demand; because that demand is a function of the land use program established at PD zoning, inclusion is appropriately pursued at that stage. Consistent with Approval Criteria 10-2A(4) and (5), the County conditions zoning and subdivision approval on a demonstrated, reliable water and sewer solution, and the applicant will pursue formal inclusion, or an alternative approved solution, at the appropriate entitlement stage.
Public Works Engineering	Traffic Impact Study (TIS) required; $2,300 review fee.	The applicant will provide a TIS and remit the $2,300 review fee; scope and assumptions to be coordinated with Public Works Engineering (see Part I, No. 3).
Colorado Parks & Wildlife (CPW)	Wildlife habitat and connectivity; wildlife-friendly fencing; trail setbacks from riparian areas; noxious weeds; raptor and bald-eagle buffers; prairie dogs / burrowing owls.	Acknowledged. The ERO Natural Resources Assessment is referenced in the narrative. Wildlife-friendly fencing, riparian trail setbacks, weed management, raptor and bald-eagle buffers, and burrowing-owl surveys will be addressed through PD and subdivision design and applicable permitting.

Referral Agency	Comment Summary	Applicant Response / Resolution
Douglas County School District	Future school land dedication or cash-in-lieu; ensure future school needs are accounted for.	Acknowledged. School land dedication or cash-in-lieu will be addressed through the subdivision process, and the applicant will coordinate with the District prior to zoning and subdivision applications.
CORE Electric Cooperative	No current capacity; new infrastructure required; lot easement standards; required CMP note language.	Acknowledged. Electrical infrastructure planning, easement standards, and CORE's note language relate to lot- and plat-level design and will be incorporated at PD zoning and platting. The applicant will coordinate with CORE on system planning.
Colorado Geological Survey	Recommends non-buildable setbacks from Lemon Gulch, steep slopes, and hazard areas.	Acknowledged. Site-specific geotechnical investigation and engineered design will address these areas at subdivision; the limited Class 3 hazard areas do not preclude the amendment.
Douglas County Historic Preservation	Class II archaeological survey recommended before ground disturbance.	Acknowledged. A Class II archaeological pedestrian survey will be conducted prior to ground disturbance, consistent with OAHP guidelines.
Douglas County Wildfire Mitigation	Forestry Management Plan and compliance with the state Wildfire Resiliency Code for future development.	Acknowledged. A Forestry Management Plan and compliance with the Wildfire Resiliency Code will be provided at the development stage.
Xcel Energy (Public Service Company)	No objection, provided existing rights are maintained and future expansion is not hindered; additional easements may be required.	Acknowledged. Existing rights will be maintained, and any additional easements will be coordinated by separate document.
No objection / no comment	South Metro Fire Rescue, RTD, CDPHE Air Pollution Control, City of Lone Tree, Colorado Division of Water Resources, Cherry Creek Basin Water Quality Authority, AT&T.	Noted with appreciation; no further response required at this stage.
Public comments (The Pinery HOA, Pinery West HOA, Pradera HOA)	Concerns regarding density and intensity, open space, traffic, wildlife, and incremental CMP amendments.	Addressed through the compatibility and land-use-category discussion in Part I. Specific density, open space, and transition standards are established at the PD and subdivision stages, not through a Land Use Map amendment.

We appreciate staff's review and the opportunity to refine the application. Please let us know if any additional information would be helpful as the application proceeds to a hearing before the Planning Commission. We remain available to meet with staff and the referral agencies.

Sincerely,

Daniel Williams
VT Crowfoot Valley Landco, LLC

From: jmankyfood
To: BOCC; Michael Pesicka
Subject: Wildlife Habitat & Environmental Review Request – Crowsnest Master Plan Amendment, File No. DR2026-003
Date: Thursday, April 30, 2026 10:33:00 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners,

I am writing to formally re-submit and update my wildlife habitat and environmental review concerns regarding the Crowsnest development, now filed as a Comprehensive Master Plan Amendment with Douglas County (File No. DR2026-003, submitted by ARLA Land Holdings LLC on March 23, 2026).

For context, I previously submitted these concerns to the Douglas County Board of County Commissioners on March 6, 2026. On March 10, 2026, I received a response from your office (from Maisie, on behalf of the BOCC) stating that Castle Pines was the lead agency at that time and referring me to their Community Development Director. That referral is no longer applicable. The Castle Pines annexation petition was formally withdrawn on March 19, 2026, and this CMP amendment was filed with Douglas County just four days later on March 23, 2026. Douglas County is now the lead agency, and these environmental concerns must be formally entered into the record for File No. DR2026-003.

I respectfully request that the following wildlife and environmental concerns be evaluated and made part of the official record prior to any hearing or approval of this application.

LOCATION OF CONCERN
The subject property is located east of The Canyons development, along Crowfoot Valley Road in unincorporated Douglas County, directly adjacent to the Town of Parker. The approximately 795-acre property is currently undeveloped open land, zoned agricultural, with no open space designation.

WILDLIFE HABITAT CONCERNS

1. PRAIRIE DOG COLONY AND RAPTOR HABITAT
There is an active prairie dog colony located on or near this property that has reportedly been discussed for extermination or euthanization as part of the development process. Prairie dog colonies are critical ecological habitat and serve as the primary prey base for numerous raptor species. Bald eagles have been repeatedly observed hunting and utilizing the surrounding habitat. Because bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, removal of an established prairie dog colony that serves as an active prey base could constitute a federal violation and requires formal agency review before any ground disturbance occurs.

2. SPECIES OF CONCERN
Based on the habitat characteristics of the site and surrounding riparian and grassland areas, the following species of concern may have potential habitat on or adjacent to the property:
- Preble's meadow jumping mouse (federally threatened)

- Burrowing owls associated with prairie dog colonies
- Swainson's hawk
- Mule deer, including documented movement corridors, winter range, and concentration areas identified by Colorado Parks & Wildlife
- A resident elk herd of approximately 150 animals that migrates through this land annually

3. ELK AND LARGE MAMMAL CORRIDORS
The property sits within an active wildlife movement corridor. A resident elk herd of approximately 150 animals migrates through this land annually. Nesting bald eagles have been documented on the property. Disruption of this corridor by urban-scale development would cause irreversible harm to wildlife that existing Parker and Douglas County residents depend on and have observed for years.

4. WETLANDS, DRAINAGE, AND WATERS OF THE UNITED STATES
Crowfoot Valley and surrounding drainage features, including Lemon Gulch which flows through the property, may contain riparian habitat, ephemeral streams, wetlands, or other waters subject to federal jurisdiction under the Clean Water Act. No wetland delineation report or jurisdictional determination has been made publicly available. A formal wetland delineation and Army Corps of Engineers jurisdictional determination should be required before this application advances.

FORMAL REQUESTS FOR AGENCY REVIEW
I respectfully request that the following be formally evaluated and entered into the record for File No. DR2026-003:

- Whether bald eagles or other protected raptors are utilizing the site for feeding, nesting, or roosting
- Whether burrowing owls or other migratory birds associated with prairie dog colonies are present
- Whether potential habitat for the Preble's meadow jumping mouse exists within the project area
- Whether Swainson's hawks or other raptors are nesting or utilizing the area
- Whether mule deer and elk migration routes, concentration areas, or seasonal habitats intersect the project site
- Whether wetlands, ephemeral streams, drainage corridors, or other waters of the United States are present within the project boundaries
- Whether the proposed prairie dog extermination or habitat disturbance could affect protected species or require consultation under the Endangered Species Act, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, or Clean Water Act

REQUEST FOR DOCUMENTATION
I formally request that the following documents be made publicly available as part of File No. DR2026-003, or that I be advised in writing if they do not exist:

- Wildlife surveys or habitat assessments
- Threatened or endangered species studies
- Raptor or eagle nest surveys
- Burrowing owl surveys associated with prairie dog colonies
- Prairie dog management, relocation, or extermination plans
- Wetland delineation reports or jurisdictional determinations

- Hydrology or drainage studies, including any assessment of Lemon Gulch
- Habitat mapping or wildlife corridor analyses
- Environmental impact reports or environmental assessments
- Any consultation or correspondence with Colorado Parks & Wildlife, the U.S. Fish and Wildlife Service, or the U.S. Army Corps of Engineers regarding wildlife or habitat impacts associated with this project

REQUEST FOR MANDATORY REFERRAL
I formally request that Colorado Parks & Wildlife be designated as a required referral agency for File No. DR2026-003, and that the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers be notified of this application given the potential presence of federally protected species and waters of the United States on the subject property.

COMMUNITY CONTEXT
For additional context regarding documented community wildlife observations, a public petition can be found at:
https://www.change.org/p/stop-the-crowsnest-annexation-protect-parker-s-wildlife-bald-eagles-open-space

Given that Douglas County is now the lead agency for this application, I respectfully request that all of the above environmental and wildlife concerns be formally evaluated and entered into the official record of File No. DR2026-003 before any Planning Commission hearing is scheduled or any approval is granted.

Please confirm receipt of this letter and advise me of the current timeline and next steps.

Respectfully submitted,
Sarah Hart
Parker, CO
Douglas County Resident
jmankyfood@yahoo.com
April 30, 2026

-------- Original message --------
From: BOCC <BOCC@douglas.co.us>
Date: 3/10/26 1:48 PM (GMT-07:00)
To: jmankyfood <jmankyfood@yahoo.com>
Subject: RE: Wildlife Habitat Concern and Request for Review – Crowsnest Annexation Proposed Development Near Parker, Colorado in unincorporated Douglas County

Hello Ms. Hart,

Thank you for contacting us. This project is part of a quasi-judicial planning process and Castle Pines is the lead agency. I have forwarded your message to Community Development Director, **Donna.Ferguson@CastlePinesCO.gov**

Here's the page from their website Crowsnest Annexation Petition - City of Castle Pines.

The Board of County Commissioners does receive a detailed report of all the feedback this inbox receives, so they will be aware of your thoughts. We have also shared your comments with the planning commission.

Thank you and have a great day!

Maisie

From: jmankyfood <jmankyfood@yahoo.com>
Sent: Friday, March 6, 2026 2:13 PM
Subject: Wildlife Habitat Concern and Request for Review – Crowsnest Annexation Proposed Development Near Parker, Colorado in unincorporated Douglas County

> **Caution:** This email originated outside the organization. Be cautious with links and attachments.

To whom it may concern,

I am writing to report a wildlife habitat concern related to a proposed annexation and large-scale residential development currently under review in Douglas County, Colorado.

Location of Concern:

The site is located east of The Canyons development, west of Castle Rock, and north of Founders Village, directly along Crowfoot Valley Road in Douglas County. The property currently lies outside municipal boundaries but is undergoing an annexation process into the City of Castle Pines. The area is situated east of Interstate 25 and directly along Crowfoot Valley Road. Precise parcel boundaries are identified in the annexation application associated with the proposed Crowsnest development.

The proposal involves a large, high-density residential development covering a substantial area of currently undeveloped open land.

Wildlife Habitat Concern:

There is an active prairie dog colony located on or near this property that has reportedly been discussed for extermination or euthanization as part of the development process. Prairie dog colonies function as important ecological habitat and serve as a primary prey base for numerous raptor species.

Bald eagles have been observed repeatedly hunting and utilizing the surrounding habitat. Because bald eagles and other raptors are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, removal of a prairie dog colony that serves as an established prey base could potentially impact protected raptors actively using the area for foraging.

Additionally, based on the habitat characteristics of the site and surrounding riparian and grassland areas, there may be potential habitat for species of concern including the Preble's meadow jumping mouse and Swainson's hawk. The area also supports mule deer and other wildlife commonly observed moving through the surrounding open space.

The project area may also overlap mapped mule deer movement corridors, winter range, concentration areas, or other habitat layers identified by Colorado Parks and Wildlife. If present, these habitats may warrant additional wildlife review during the annexation and development process.

Crowfoot Valley and surrounding drainage features may also contain riparian habitat, ephemeral streams, wetlands, or other waters subject to federal jurisdiction under the Clean Water Act.

Publicly available federal and state environmental mapping resources also indicate that the broader area may contain wetlands, drainage features, wildlife habitat layers, or other environmentally sensitive features that could warrant additional review during project evaluation.

Request for Agency Review:

Given the above concerns, I respectfully request that the appropriate agencies review this situation and determine whether environmental or wildlife consultation may be required prior to annexation approval or any disturbance of the prairie dog colony, surrounding habitat, or associated drainage features.

Specifically, I request that the following be evaluated:

• Whether bald eagles or other protected raptors are utilizing the site for feeding, nesting, or roosting
• Whether burrowing owls or other migratory birds associated with prairie dog colonies are present
• Whether potential habitat for the Preble's meadow jumping mouse exists within the project area
• Whether Swainson's hawks or other raptors are nesting or utilizing the area
• Whether mule deer migration routes, concentration areas, or seasonal habitats intersect the project site
• Whether wetlands, ephemeral streams, drainage corridors, or other waters of the United States are present within the project boundaries
• Whether the proposed prairie dog extermination or habitat disturbance could affect protected species or require consultation under the Endangered Species Act, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, or Clean Water Act

Request for Documentation:

Additionally, I would appreciate any information regarding whether environmental or wildlife reviews have already been conducted for this property. If available, please provide copies of the following documents or direct me to where they may be publicly accessed:

• Wildlife surveys or habitat assessments
• Threatened or endangered species studies
• Raptor or eagle nest surveys
• Burrowing owl surveys associated with prairie dog colonies
• Prairie dog management, relocation, or extermination plans
• Wetland delineation reports or jurisdictional determinations
• Hydrology or drainage studies
• Habitat mapping or wildlife corridor analyses
• Environmental impact reports or environmental assessments
• Any consultation or correspondence with Colorado Parks and Wildlife, the U.S. Fish and Wildlife Service, or the U.S. Army Corps of Engineers regarding wildlife or habitat impacts associated with this project

Community Context:

For additional context regarding community concerns related to wildlife habitat in this area, a public petition documenting local observations and concerns can be found here:

https://www.change.org/p/stop-the-crowsnest-annexation-protect-parker-s-wildlife-bald-eagles-open-space

Because this project is currently undergoing annexation review, I respectfully request that these potential wildlife and habitat concerns be evaluated prior to further approvals or disturbance of the site.

Thank you for your time and attention to this matter and for ensuring that wildlife protections and environmental review requirements are properly considered during evaluation of this proposed development.

Sincerely,

Sarah Hart
Douglas County, CO

From:	jmankyfood
To:	Michael Pesicka
Cc:	BOCC
Subject:	Formal Opposition & Request for Affected Party Status – Crowsnest Master Plan Amendment, File No. DR2026-003
Date:	Thursday, April 30, 2026 10:15:54 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners,

I am writing to formally oppose the Crowsnest Master Plan Amendment application (File No. DR2026-003), submitted by ARLA Land Holdings LLC on March 23, 2026, requesting an amendment to the Douglas County Comprehensive Master Plan (CMP) for future urban development of the approximately 795-acre Crowsnest property along Crowfoot Valley Road.

I also hereby formally request recognition as an Affected Party / Interested Party in this proceeding. My basis for standing is as follows:

- I am a property owner located within 5 miles of the subject property, residing in Parker, Douglas County, Colorado.
- I am a resident of Clark Farms, a community directly and materially impacted by the proposed development.

As an Affected Party, I formally request:
- That I be placed on the notification list for all public hearings, referral responses, staff reports, and correspondence related to File No. DR2026-003.
- That I be provided copies of all applicant-submitted documents, including traffic studies, water availability analyses, fiscal impact analyses, and environmental assessments — particularly any documentation not posted or otherwise available to the public.
- That I be notified of the mandatory 35-day referral review period and all referral responses received from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock.
- That all my written submissions be entered into the official record of this proceeding.
- That any conflicts of interest on the part of staff, commissioners, or decision-makers involved in the review of this application be disclosed in writing prior to any public hearing.
- That I be afforded the opportunity to present evidence, testimony, and technical analysis at any public hearing on this application.

I urge the Planning Commission and Board of County Commissioners to deny this application for the following reasons:

1. THIS IS A RECYCLED APPLICATION REJECTED BY THE COMMUNITY
This application was filed just four days after the developer withdrew an identical proposal from the City of Castle Pines on March 19, 2026, in the face of overwhelming community opposition. The Castle Pines City Council unanimously accepted the withdrawal, placed a 120-day moratorium on all new annexation applications, and directed staff to develop a formal annexation policy in direct response to public concern. In withdrawing, the developer explicitly stated it "reserves all rights with respect to any future petition, application,

amendment request, or other entitlement relating to the property" and filed this CMP amendment with Douglas County days later. This is forum shopping, not good-faith community engagement. Douglas County should not serve as an alternate path for a developer that has already been turned away by every jurisdiction it has approached.

2. INCONSISTENCY WITH THE COMPREHENSIVE MASTER PLAN
The Crowsnest property is currently designated for non-urban, rural land use. The CMP's policies for this area are specifically intended to protect rural character and limit urban-scale development. Under Douglas County's own standards, development proposals must demonstrate consistency with the goals and policies of the CMP. Approving an amendment to allow up to 3,646 dwelling units and 550,000 square feet of commercial development would fundamentally contradict the County's long-range planning vision, undermine the integrity of the CMP as a governing document, and set a dangerous precedent for piecemeal urbanization of rural and agricultural land throughout unincorporated Douglas County.

3. WATER AVAILABILITY IS UNCONFIRMED AND LEGALLY PRECARIOUS
Parker Water & Sanitation District (PWSD) has not committed to providing water or sewer service to this property. PWSD's own District Manager has clarified on the record that any "Will Serve" letter is not a promise or guarantee of service. Furthermore, PWSD's pending Resolution 2026-06, currently in its first reading, would establish a maximum cap of 100 water resource credits available for sale to any single development via fee-in-lieu purchase. A development of 3,646 homes would require water credits far in excess of this cap, making high-density development on this parcel effectively unserviceable under PWSD's emerging policy without a variance from its Board. Additionally, the City of Castle Rock's mayor has formally warned in writing that development drawing solely on non-renewable groundwater in this area could endanger regional water supplies and would be subject to legal action. A CMP amendment authorizing urban-scale development must not be approved before long-term, renewable water service is legally secured and confirmed in writing by the serving utility.

4. INFRASTRUCTURE IS WHOLLY INADEQUATE
Crowfoot Valley Road currently operates as a two-lane road and is already projected to require widening to four lanes independent of this development — a multi-jurisdictional project requiring coordination among Douglas County, the Town of Parker, the Town of Castle Rock, and potentially the City of Castle Pines. The surrounding road network, including Parker Road and Chambers Road, already serves dense existing communities and cannot absorb the traffic generated by 3,646 new homes and 550,000 square feet of commercial space without significant, unplanned public investment. No traffic study has been made available to the public. I formally request that any traffic impact study submitted by the applicant be entered into the public record and subjected to independent third-party review before any hearing on this application proceeds.

5. WILDLIFE AND ENVIRONMENTAL IMPACTS ARE SEVERE AND IRREVERSIBLE
The Crowsnest property sits within an active wildlife corridor. A resident elk herd of approximately 150 animals migrates through this land annually, and nesting bald eagles have been documented on the property. Colorado Parks & Wildlife must be designated as a required referral agency in this process. Approving urban-scale development on this land would cause irreversible harm to wildlife, wildlife movement corridors, and the open space character that existing residents of Parker, Clark Farms, The Pinery, Trails at Crowfoot, Looking Glass, and surrounding communities rely upon and have invested in.

6. MULTIPLE NEIGHBORING JURISDICTIONS FORMALLY OPPOSE THIS DEVELOPMENT
The Town of Parker has formally opposed this project at every stage, with its mayor stating publicly that the town "prefers this property stay in unincorporated Douglas County" as rural land. The City of Castle Rock has raised legal concerns over groundwater impacts. Elected state Representative Anthony Hartsook (House District 44) has spoken in opposition to high-density development in this area on the record at public meetings. Hundreds of residents from Parker and Castle Pines have organized and appeared at public meetings in consistent, overwhelming opposition. Douglas County should not serve as a workaround for a developer that has been turned away by every other jurisdiction it has approached.

7. PROCEDURAL REQUESTS
I respectfully request that Douglas County:
- Confirm in writing that the mandatory 35-day referral review process is being conducted for this application.
- Require the applicant to hold a formal neighborhood meeting before any Planning Commission hearing is scheduled.
- Ensure that referral responses from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock are received and made part of the public record before any hearing proceeds.
- Disclose in writing any conflicts of interest involving staff, commissioners, or decision-makers prior to any public hearing.
- Provide adequate public notice of all hearings no less than 30 days in advance.

I respectfully request that this CMP amendment be denied, and that any future consideration be contingent on full community engagement, legally confirmed and renewable water service, independent infrastructure analysis, and demonstrated consistency with the existing Comprehensive Master Plan.

Please confirm receipt of this letter and my request for Affected Party status, and advise me of the current timeline and next steps for File No. DR2026-003.

Respectfully submitted,
Sarah Hart
Clark Farms, Parker, CO
Douglas County Resident
jmankyfood@yahoo.com
April 30, 2026

From: Shauna Forsythe
To: Planning Commission
Cc: Michael Pesicka; Curt Weitkunat
Subject: Crowsnest CMP Amendment: In support
Date: Friday, July 3, 2026 11:43:41 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Planning Commissioners,

I'm writing to state my support for the above noted proposed amendment.

As you know, the Crowsnest property is surrounded by several master planned residential communities such as Looking Glass, Macanta and Trails at Crowfoot. It would be a natural and responsible decision to rezone this property from Non-Urban to Urban, making it a cohesive urban community reflective of the other significant changes to zoning and development in this area.

Changing the zoning code mirrors multiple prior County actions and planning goals. The established urban services support this development without further impact on the environment or quality of life. It is a responsible planning measure that accommodates future growth without adding sprawl or the need for expensive and intrusive additional infrastructure. This development should not diminish this area's air quality and will have a negligible impact on natural resources.

Finally, this development will bring another significant benefit to our residents: 130 acres of new open space and trails for our citizens to enjoy. The preservation of Lemon Gulch ensures that we will have accessible public space today, and for future generations.

I appreciate your consideration of this item and thank you for the time and service you generously provide. We all benefit from your dedication to creating the livable communities we enjoy, while protecting our open spaces, water resources and air quality.

I hope you will support this amendment during the July 20th meeting.

Sincerely,

Shauna Forsythe
Douglas County resident

From:	Adam Fenton
To:	Planning Commission
Cc:	Michael Pesicka; Curt Weitkunat
Subject:	Support for Crowsnest Comp Plan Amendment
Date:	Wednesday, July 1, 2026 10:18:14 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello Planning Commissioners,

My name is Adam Fenton and I'm writing to respectfully request your support for the proposed CMP Amendment for the Crowsnest property in the northern portion of Douglas County.

As you probably know all too well, the Crowfoot Valley corridor has changed significantly over the past few decades. Today, this area is comprised of either built out subdivisions or new master planned communities such as Looking Glass, Macanta and Pradera. The County's CMP supports growth that avoids leap-frog sprawl and development on the Crowsnest property accomplishes just that. If focuses future growth and population absorption in an area of the County that has existing road and fire prevention infrastructure while not interfering with high priority wildlife habitat.

Development of this property would also serve the greater public interest in Douglas County with the preservation of Lemon Gulch and the addition of 100+ new acres of open space and trails. As of now, the property is entirely private and the public has no access to those acres, but future development will change that and provide a significant benefit to nearby residents.

Thank you for taking the time to review my thoughts and I hope you'll strongly consider supporting this amendment as it aligns well with the goals of the Comprehensive Plan.

Adam Fenton
Douglas County Resident

From:	sai charan
To:	Planning Commission
Cc:	Michael Pesicka; Curt Weitkunat
Subject:	Supporting Crowsnest CMP Amendment
Date:	Monday, July 6, 2026 2:26:33 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello Planning Commissioners and County Staff,

I'm pleased to convey my full support for the proposed Comprehensive Master Planned amendment for the Crowsnest property located adjacent to Pradera, Looking Glass and the
Trails at Crowfoot.

I'm support the CMP amendment for the following reasons and I hope you'll consider doing the same:

- The preservation of Lemon Gulch and approximately 130 acres of open space, parks and trails is a tremendous public benefit that would go with this proposal. Currently, the property is all private, but if/when development is approved, we'll gain a massive amount of additional open space and have greater trail connectivity in the area.
- Douglas County is thoughtful when it comes to fiscal impacts of growth and smart planning means focusing future housing in areas that are already developed and have access to infrastructure. The Crowsnest property is really the last large piece of land that has yet to be developed in the area and is surrounding by many master planned communities, several of which I mentioned above.
- There is ample road and water infrastructure in the area to serve the development including several water and sanitation providers such as Parker Water.

Douglas County has an opportunity to continue planning for a strong future, and I believe Crowsnest is consistent with our focus on smart, thoughtful growth.

Thank you for your consideration, and I respectfully encourage your support.
Sincerely,
Sai Charan Marupudi
Douglas County Resident
Thanks,
Sai Charan Marupudi

From:	Naga Vemuri
To:	Planning Commission
Cc:	Michael Pesicka; Curt Weitkunat
Subject:	Supporting Crowsnest CMP Amendment
Date:	Monday, July 6, 2026 4:15:21 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Douglas County Planning Commission,

I am writing to express my **full support** for the proposed Comprehensive Plan amendment for the Crowsnest development.
Douglas County is one of Colorado's most desirable places to live because it has consistently planned for growth with care and intention. Maintaining that quality of life requires looking ahead and identifying opportunities where future development can occur in a responsible manner.

Simply put, Crowsnest and the corresponding CMP amendment represents that kind of thoughtful planning. Future development on this property will bring together housing, parks, open space, trails, and neighborhood-serving businesses in a location that is already surrounded by existing development and served by major roadways. Rather than having sprawl farther out in the County, we hope you'll approve this amendment and allow growth to happen where it belongs next to the already approved and built out master planned communities in the area.

Thank you for your consideration and service to our County. It's appreciated!

Naga
Douglas County Resident

From:	Ravi Kondala
To:	Planning Commission
Cc:	Michael Pesicka; Curt Weitkunat
Subject:	Supporting Crowsnest CMP Amendment
Date:	Monday, July 6, 2026 5:03:16 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Douglas County Planning Commission,

I'm writing as a Douglas County resident and property owner to express my support for the proposed Comprehensive Master Plan amendment for the Crowsnest property off Crowfoot Rd.

First, I want to express my appreciation for your service to the County. I know your service on the Planning Commission is done on a volunteer basis and we thank you for dedicating that time to your community.

I hope you'll consider supporting the CMP amendment for the following reasons:

- This area of Douglas County has changed considerably over the last 2 decades. Numerous master planned communities, including ones directly adjacent to the Crowsnest property, have either been built out or in the process of building out. These include Looking Glass, Trails at Crowfoot, Macanta, Anthology and the Canyons. Growth is inevitable and focusing it in an area where it's already taken place makes the most logical sense.
- Given the growth that's already taken place in the area, there is adequate road, school and fire prevention services to accommodate additional homes.
- Right now, the Crowsnest property is private land, but if you approve this CMP amendment and the community comes to fruition, the County will have another 130+ acres of publicly accessible open space, parks and trails. This is a significant win for the County and serves as a tremendous public benefit.

Thanks again for considering our thoughts and I hope you'll support this CMP Amendment on July 20th.

Douglas County Resident

From:	pushpanag mandava
To:	Planning Commission
Cc:	Michael Pesicka; Curt Weitkunat
Subject:	Supporting Crowsnest CMP Amendment
Date:	Monday, July 6, 2026 9:30:41 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Douglas County Planning Commission,

I'm writing as a Douglas County resident and property owner to express my support for the proposed Comprehensive Master Plan amendment for the Crowsnest property off Crowfoot Rd.

First, I want to express my appreciation for your service to the County. I know your service on the Planning Commission is done on a volunteer basis, and we thank you for dedicating that time to your community.

I hope you'll consider supporting the CMP amendment for the following reasons:

- This area of Doulgas County has changed considerably over the last 2 decades. Numerous master planned communities, including ones directly adjacent to the Crowsnest property, have either been built out or in the process of building out. These include Looking Glass, Trails at Crowfoot, Macanta, Anthology and the Canyons. Growth is inevitable and focusing it in an area where' it's already taken place makes the most logical sense.
- Given the growth that's already taken place in the area, there is adequate road, school and fire prevention services to accommodate additional homes.
- Right now, the Crowsnest property is private land, but if you approve this CMP amendment and the community comes to fruition, the County will have another 130+ acres of publicly accessible open space, parks and trails. This is a significant win for the County and serves as a tremendous public benefit.

Thanks again for considering our thoughts and I hope you'll support this CMP Amendment on July 20th.
Douglas County Resident

From:	Todd Carnes
To:	Michael Pesicka
Cc:	Todd Carnes
Subject:	Opposition to Amendment of the Douglas County Comprehensive Master Plan Land Use Map
Date:	Tuesday, July 7, 2026 5:51:10 PM
Attachments:	Douglas County Comprehensive Master Nonurban Land Use.pdf

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Mike Pesicka and members of the Douglas County Planning Commission,

I am a resident of Pradera, located in Douglas County, and I respectfully urge you to oppose and reject the applicant's request to amend the Douglas County Comprehensive Master Plan Land Use Map by changing approximately 745 acres (15 parcels) from **Nonurban** to **Urban** designation.

My concerns center on three primary issues: **water availability, wildlife preservation, and compatibility with surrounding communities.**

The established community of Pradera has existed for many years. The northern portion of Pradera directly abuts the southeastern boundary of the subject property and consists of low-density residential homes situated on acreage lots. Likewise, the Bloom development, located immediately east of the southeastern portion of the 745-acre area, was ultimately approved only after being revised to consist of acreage lots. These existing communities are consistent with the Douglas County Comprehensive Master Plan's **Nonurban Land Use** designation, which is intended to support low-intensity residential and agricultural uses.

Redesignating this property from Nonurban to Urban would be fundamentally inconsistent with the character and development pattern of the surrounding area. Introducing high-density residential development adjacent to established acreage communities would create a significant land-use incompatibility and undermine the long-standing planning objectives that have guided development in this portion of the County.

In addition, water availability remains a significant concern. Douglas County continues to face recurring drought conditions and long-term water supply challenges. While hydrologic conditions may vary from year to year, converting 745 acres to Urban development would substantially increase water demand and place additional stress on already limited resources. Higher-density development also increases the potential consequences of wildfire events by introducing additional population and infrastructure into areas vulnerable to fire risks.

Wildlife impacts must also be carefully considered. The subject property currently serves as an important migration and movement corridor for elk and other wildlife. Residents routinely observe elk utilizing this area. Urban development and the associated roads, traffic, fencing, lighting, and residential density would significantly disrupt, reduce, or potentially eliminate this important wildlife corridor. Once lost, these natural connections

are extremely difficult, if not impossible, to restore.

For these reasons, I respectfully request that Douglas County Planning Commision uphold the intent of the Comprehensive Master Plan and deny the proposed amendment from Nonurban to Urban. Maintaining the current designation will help preserve the rural character of the area, protect valuable wildlife habitat and migration routes, support responsible water stewardship, and ensure compatibility with the surrounding communities of Pradera and Bloom.

In closing, I ask for your understanding and consideration of these concerns and respectfully request that you reject the proposed amendment.

Thank you for your service and thoughtful consideration of this matter.

Respectfully,

Todd Carnes
4923 Raintree Cir.
Parker, CO 80134

From: Katie Neth
To: Michael Pesicka
Subject: Crowsnest
Date: Wednesday, July 8, 2026 10:25:34 AM

> **Caution:** This email originated outside the organization. Be cautious with links and attachments.

Kathleen A. Neth
12888 Buckhorn Creek St.
Parker, CO 80134

July 8, 2026

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners:

Please accept this letter as formal notice that I oppose the Crowsnest Master Plan Amendment application (File No. DR2026-003), submitted by ARLA Land Holdings LLC on March 23, 2026. The application seeks to amend the Douglas County Comprehensive Master Plan to allow future urban development of the approximately 795-acre Crowsnest property located along Crowfoot Valley Road.

I am a property owner residing within five miles of the subject property in Parker, Douglas County, Colorado. I am also a resident of the Stroh Ranch community, which would be directly impacted by the proposed development. I respectfully request that this letter be included in the official record of these proceedings.

I urge the Planning Commission and the Board of County Commissioners to deny this application for several reasons.

First, the proposed development would significantly increase traffic on Crowfoot Valley Road and surrounding roadways. Residents of Stroh Ranch already experience congestion during peak travel hours, and additional development would further strain transportation infrastructure, increase commute times, and create additional safety concerns.

Second, I am concerned about the impact on our community's water resources. As Colorado continues to face water supply challenges, approving a development of this scale raises important questions about sustainable water availability and responsible growth. Future development should not place additional pressure on limited water resources or compromise the needs of existing residents.

Finally, the Crowsnest property provides valuable wildlife habitat and open space that supports deer, birds, and other native species. Urban development of this property would result in habitat loss and disruption of wildlife movement through the area. Preserving these natural resources is important to maintaining the character and environmental health of Douglas County.

For these reasons, I respectfully ask the Planning Commission and the Board of County Commissioners to deny the Crowsnest Master Plan Amendment application and uphold the goals of responsible planning, environmental stewardship, and protection of existing communities.

Thank you for your time, consideration, and service to Douglas County.

Respectfully,

Kathleen A. Neth

From:	Ireland Ziegler
To:	Planning Commission
Cc:	Michael Pesicka; Curt Weitkunat
Subject:	Crowsnest Comp Plan Amendment – Vote Yes
Date:	Wednesday, July 8, 2026 2:59:48 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Planning Commissioners,

I'm writing as a Douglas County resident encouraging you to support the proposed Comprehensive Master Plan Amendment for Crowsnest for the following reasons:

- Many Castle Pines residents said they weren't against future development on this site, but they'd prefer future development remain in Douglas County. The applicant listened to that feedback, withdrew their applications in Castle Pines and this is the first of many logical steps they'll have to go through to develop the land. As you know quite well, this amendment sets the land-use category only; it does not establish density, unit mix, lot sizes, or product type, which are determined at PD zoning and subdivision.
- Crowsnest is bounded on three sides by entitled or developing urban and suburban master-planned communities (Looking Glass, Anthology, Trails at Crowfoot, Macanta, Pradera, The Canyons, Pinery). Simply put, this area has changed significantly over the past few decades and growth has and will continue to come to places that are served by adequate infrastructure.
- There have been some uneducated comments about wildlife in the area, but professional review and wildlife mapping shows predominantly low to-moderate habitat values and no mapped wildlife movement corridors, overland connections, or conservation areas.
- I very much appreciate our way of life here and rather than shut the door behind us, I think we need to continue to develop thoughtfully along the Crowfoot corridor vs. push for sprawl in areas much further out in the County.

For those reasons and others, I'm supportive of this CMP amendment and I hope you will consider voting for it on July 20th.

Ireland Ziegler
Douglas County Resident

From:	Anudeep Arla
To:	Planning Commission
Cc:	Michael Pesicka; Curt Weitkunat
Subject:	Supporting Crowsnest CMP Amendment
Date:	Wednesday, July 8, 2026 4:11:55 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello Douglas County Planning Commission,

I'm writing as a Douglas County resident and property owner to express my support for the proposed Comprehensive Master Plan amendment for the Crowsnest property off Crowfoot Rd.

First, I want to express my appreciation for your service to the County. I know your service on the Planning Commission is done on a volunteer basis and we thank you for dedicating that time to your community.

I hope you'll consider supporting the CMP amendment for the following reasons:

1. This area of Douglas County has changed considerably over the last 2 decades. Numerous master planned communities, including ones directly adjacent to the Crowsnest property, have either been built out or in the process of building out. These include Looking Glass, Trails at Crowfoot, Macanta, Anthology and the Canyons. Growth is inevitable and focusing it in an area where it's already taken place makes the most logical sense.
2. Given the growth that's already taken place in the area, there is adequate road, school and fire prevention services to accommodate additional homes.
3. Right now, the Crowsnest property is private land, but if you approve this CMP amendment and the community comes to fruition, the County will have another 130+ acres of publicly accessible open space, parks and trails. This is a significant win for the County and serves as a tremendous public benefit.

Thanks again for considering our thoughts and I hope you'll support this CMP Amendment on July 20 th.

Thanks
Anu
Douglas County Resident

From:	Doug Austin
To:	Planning Commission
Cc:	Michael Pesicka; Curt Weitkunat
Subject:	Planning Commission - July 20th - CMP Support Ltd for Crowsnest Application
Date:	Wednesday, July 8, 2026 9:12:04 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Douglas County Planning Commission:

I extend my **full support** for the proposed Comprehensive Master Plan (CMP) amendment for the Crowsnest development.

I have been a resident of Douglas County since February 1998. I raised three sons in Parker who each attended Douglas County Schools. Now, I have two granddaughters living in Castle Rock – one already attending Douglas County Schools. My son's grandparents moved to Grandview Estates as original residents in the early 1970s.

Thus, our family has deep roots in Douglas County. Now, with my adult sons choosing to remain in Douglas County – and with my oldest son raising his daughters here – we are deeply committed to the future success of Douglas County.

When we moved into Parker's Stonegate subdivision in February 1998, we were early beneficiaries of the County's support for growth. For the benefit of current and new Douglas County residents, I sincerely hope that this same positive orientation to growth is present in July 2026.

Your support of the CMP amendment may in thirty years give rise to many future families like mine. Families who raised children and who contributed to the community in many wonderful ways – enriching all of us.

I believe that the Crowsnest development and the corresponding, proposed CMP amendment represent the kind of thoughtful planning that has guided the County to its enviable position as one of the Country's most desirable communities. Future development on this property will bring together housing, parks, open space, trails, and neighborhood-serving businesses in a location that is already surrounded by existing development and served by major roadways.

Fundamentally, I sincerely believe that the Crowsnest development promises to be a great addition to the Douglas County community. It will offer wonderful new housing

and amenity opportunities for current and future Douglas County residents alike.

On behalf of my family, we thank you for your consideration and service to our County.

Sincerely,

Douglas S. Austin
6117 Crowfoot Valley Road
Parker, CO 80134

From:	Veda Manne
To:	Planning Commission
Cc:	Michael Pesicka; Curt Weitkunat
Subject:	In favor of Comprehensive Master Plan
Date:	Thursday, July 9, 2026 8:22:31 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Douglas County Planning Commission and County Staff,

It's my understanding that you're being asked to consider an amendment to the County's Comprehensive Master Plan on July 20th for the Crowsnest property. After reviewing the applicant's request, I wanted to reach out and express my **full support** for the proposed amendment.

Douglas County will continue to grow over the next decade, and our population growth should be accommodated in areas where growth has already occurred and infrastructure is in place. Crowsnest is included in that area and so are many new residential master planned communities such as Trails at Crowfoot and Looking Glass. This part of Doulgas County is no longer an agricultural area and a redesignation of this property in our Comp plan makes all the sense in the world.

I know there was some push back about the Crowsnest property being annexed into the Town of Castle Pines and those same residents said they were not against the property being developed, but merely the annexation itself. The property owners listened to that feedback and are looking to stay in the County, as the public called for. This amendment is the first step in a long development process and I hope you'll allow the property owners to move forward by approving their request in the coming weeks.

Thanks
Vedavathi Manne,
Castle Pines resident

From: jmankyfood
To: Michael Pesicka; jmankyfood@yahoo.com
Cc: BOCC
Subject: Formal Opposition to DR2026-003 (Crowsnest CMP Land Use Map Amendment) – Request Denial
Date: Thursday, July 9, 2026 4:50:59 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Mr. Pesicka and Douglas County Planning Commission,

I am a resident of Douglas County writing to formally oppose DR2026-003, the Crowsnest CMP Land Use Map Amendment that would change approximately 15 parcels (~745 acres) from Nonurban to Urban. I request the Planning Commission recommend denial of this amendment and that the Board of County Commissioners uphold that recommendation.
This proposal contradicts core CMP goals and policies:
Wildlife & Habitat Protection (Section 9): Wildlife is a vital community asset. Policies require protecting Tier 1/2 habitats, movement corridors, and minimizing fragmentation. This change risks permanent loss for species like bald eagles and disrupts ecosystems. Permanent conservation measures must precede any urban designation.
Rural/Nonurban Character & Open Space (Sections 3–4): The CMP balances growth with preservation of rural character, agriculture, and open space. Reclassifying this land accelerates sprawl and undermines voter-supported conservation efforts.
Environmental Quality & Infrastructure (Section 8): Large-scale development would strain roads, water/sewer, and services without adequate mitigation, creating adverse cumulative impacts.
Approval Criteria: The amendment fails consistency with CMP intent, compatibility with surrounding uses, and protection of natural features.
Once developed, this land is permanently lost to wildlife and rural character—it will never return. I urge denial to protect Douglas County's unique identity and prevent it from becoming another Denver suburb.
Please include this in the official record, confirm receipt, and ensure any conflicted commissioners (e.g., those with ties to Ventana Capital) recuse themselves.
This submission doesn't erase my previous submission concerning the project application, it is in addition to.

I plan to attend the July 20 hearing and reference this submission.

Thank you for your service.

Sincerely,

Sarah Hart
Parker, CO
jmankyfood@yahoo.com
303-910-5705

-------- Original message --------
From: jmankyfood <jmankyfood@yahoo.com>
Date: 4/30/26 10:15 AM (GMT-07:00)

To: mpesicka@douglasco.gov
Cc: bocc@douglasco.gov
Subject: Formal Opposition & Request for Affected Party Status – Crowsnest Master Plan Amendment, File No. DR2026-003

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners,

I am writing to formally oppose the Crowsnest Master Plan Amendment application (File No. DR2026-003), submitted by ARLA Land Holdings LLC on March 23, 2026, requesting an amendment to the Douglas County Comprehensive Master Plan (CMP) for future urban development of the approximately 795-acre Crowsnest property along Crowfoot Valley Road.

I also hereby formally request recognition as an Affected Party / Interested Party in this proceeding. My basis for standing is as follows:

- I am a property owner located within 5 miles of the subject property, residing in Parker, Douglas County, Colorado.
- I am a resident of Clark Farms, a community directly and materially impacted by the proposed development.

As an Affected Party, I formally request:
- That I be placed on the notification list for all public hearings, referral responses, staff reports, and correspondence related to File No. DR2026-003.
- That I be provided copies of all applicant-submitted documents, including traffic studies, water availability analyses, fiscal impact analyses, and environmental assessments — particularly any documentation not posted or otherwise available to the public.
- That I be notified of the mandatory 35-day referral review period and all referral responses received from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock.
- That all my written submissions be entered into the official record of this proceeding.
- That any conflicts of interest on the part of staff, commissioners, or decision-makers involved in the review of this application be disclosed in writing prior to any public hearing.
- That I be afforded the opportunity to present evidence, testimony, and technical analysis at any public hearing on this application.

I urge the Planning Commission and Board of County Commissioners to deny this application for the following reasons:

1. THIS IS A RECYCLED APPLICATION REJECTED BY THE COMMUNITY
This application was filed just four days after the developer withdrew an identical proposal from the City of Castle Pines on March 19, 2026, in the face of overwhelming community opposition. The Castle Pines City Council unanimously accepted the withdrawal, placed a 120-day moratorium on all new annexation applications, and directed staff to develop a formal annexation policy in direct response to public concern. In withdrawing, the developer explicitly stated it "reserves all rights with respect to any future petition, application, amendment request, or other entitlement relating to the property" and filed this CMP amendment with Douglas County days later. This is forum shopping, not good-faith community engagement. Douglas County should not serve as an alternate path for a developer that has already been turned away by every jurisdiction it has approached.

2. INCONSISTENCY WITH THE COMPREHENSIVE MASTER PLAN
The Crowsnest property is currently designated for non-urban, rural land use. The CMP's policies for this area are specifically intended to protect rural character and limit urban-scale development. Under Douglas County's own standards, development proposals must demonstrate consistency with the goals and policies of the CMP. Approving an amendment to allow up to 3,646 dwelling units and 550,000 square feet of commercial development would fundamentally contradict the County's long-range planning vision, undermine the integrity of the CMP as a governing document, and set a dangerous precedent for piecemeal urbanization of rural and agricultural land throughout unincorporated Douglas County.

3. WATER AVAILABILITY IS UNCONFIRMED AND LEGALLY PRECARIOUS
Parker Water & Sanitation District (PWSD) has not committed to providing water or sewer service to this property. PWSD's own District Manager has clarified on the record that any "Will Serve" letter is not a promise or guarantee of service. Furthermore, PWSD's pending Resolution 2026-06, currently in its first reading, would establish a maximum cap of 100 water resource credits available for sale to any single development via fee-in-lieu purchase. A development of 3,646 homes would require water credits far in excess of this cap, making high-density development on this parcel effectively unserviceable under PWSD's emerging policy without a variance from its Board. Additionally, the City of Castle Rock's mayor has formally warned in writing that development drawing solely on non-renewable groundwater in this area could endanger regional water supplies and would be subject to legal action. A CMP amendment authorizing urban-scale development must not be approved before long-term, renewable water service is legally secured and confirmed in writing by the serving utility.

4. INFRASTRUCTURE IS WHOLLY INADEQUATE
Crowfoot Valley Road currently operates as a two-lane road and is already projected to require widening to four lanes independent of this development — a multi-jurisdictional project requiring coordination among Douglas County, the Town of Parker, the Town of Castle Rock, and potentially the City of Castle Pines. The surrounding road network, including Parker Road and Chambers Road, already serves dense existing communities and cannot absorb the traffic generated by 3,646 new homes and 550,000 square feet of commercial space without significant, unplanned public investment. No traffic study has been made available to the public. I formally request that any traffic impact study submitted by the applicant be entered into the public record and subjected to independent third-party review before any hearing on this application proceeds.

5. WILDLIFE AND ENVIRONMENTAL IMPACTS ARE SEVERE AND IRREVERSIBLE
The Crowsnest property sits within an active wildlife corridor. A resident elk herd of approximately 150 animals migrates through this land annually, and nesting bald eagles have been documented on the property. Colorado Parks & Wildlife must be designated as a required referral agency in this process. Approving urban-scale development on this land would cause irreversible harm to wildlife, wildlife movement corridors, and the open space character that existing residents of Parker, Clark Farms, The Pinery, Trails at Crowfoot, Looking Glass, and surrounding communities rely upon and have invested in.

6. MULTIPLE NEIGHBORING JURISDICTIONS FORMALLY OPPOSE THIS DEVELOPMENT
The Town of Parker has formally opposed this project at every stage, with its mayor stating publicly that the town "prefers this property stay in unincorporated Douglas County" as rural land. The City of Castle Rock has raised legal concerns over groundwater impacts. Elected

state Representative Anthony Hartsook (House District 44) has spoken in opposition to high-density development in this area on the record at public meetings. Hundreds of residents from Parker and Castle Pines have organized and appeared at public meetings in consistent, overwhelming opposition. Douglas County should not serve as a workaround for a developer that has been turned away by every other jurisdiction it has approached.

7. PROCEDURAL REQUESTS
I respectfully request that Douglas County:
- Confirm in writing that the mandatory 35-day referral review process is being conducted for this application.
- Require the applicant to hold a formal neighborhood meeting before any Planning Commission hearing is scheduled.
- Ensure that referral responses from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock are received and made part of the public record before any hearing proceeds.
- Disclose in writing any conflicts of interest involving staff, commissioners, or decision-makers prior to any public hearing.
- Provide adequate public notice of all hearings no less than 30 days in advance.

I respectfully request that this CMP amendment be denied, and that any future consideration be contingent on full community engagement, legally confirmed and renewable water service, independent infrastructure analysis, and demonstrated consistency with the existing Comprehensive Master Plan.

Please confirm receipt of this letter and my request for Affected Party status, and advise me of the current timeline and next steps for File No. DR2026-003.

Respectfully submitted,
Sarah Hart
Clark Farms, Parker, CO
Douglas County Resident
jmankyfood@yahoo.com
April 30, 2026

From: jmankyfood
To: Michael Pesicka; jmankyfood@yahoo.com
Cc: BOCC
Subject: Formal Opposition to DR2026-003 (Crowsnest CMP Land Use Map Amendment) – Request Denial
Date: Thursday, July 9, 2026 4:50:59 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Mr. Pesicka and Douglas County Planning Commission,

I am a resident of Douglas County writing to formally oppose DR2026-003, the Crowsnest CMP Land Use Map Amendment that would change approximately 15 parcels (~745 acres) from Nonurban to Urban. I request the Planning Commission recommend denial of this amendment and that the Board of County Commissioners uphold that recommendation.
This proposal contradicts core CMP goals and policies:
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Rural/Nonurban Character & Open Space (Sections 3–4): The CMP balances growth with preservation of rural character, agriculture, and open space. Reclassifying this land accelerates sprawl and undermines voter-supported conservation efforts.
Environmental Quality & Infrastructure (Section 8): Large-scale development would strain roads, water/sewer, and services without adequate mitigation, creating adverse cumulative impacts.
Approval Criteria: The amendment fails consistency with CMP intent, compatibility with surrounding uses, and protection of natural features.
Once developed, this land is permanently lost to wildlife and rural character—it will never return. I urge denial to protect Douglas County's unique identity and prevent it from becoming another Denver suburb.
Please include this in the official record, confirm receipt, and ensure any conflicted commissioners (e.g., those with ties to Ventana Capital) recuse themselves.
This submission doesn't erase my previous submission concerning the project application, it is in addition to.

I plan to attend the July 20 hearing and reference this submission.

Thank you for your service.

Sincerely,

Sarah Hart
Parker, CO
jmankyfood@yahoo.com
303-910-5705

-------- Original message --------
From: jmankyfood <jmankyfood@yahoo.com>
Date: 4/30/26 10:15 AM (GMT-07:00)

To: mpesicka@douglasco.gov
Cc: bocc@douglasco.gov
Subject: Formal Opposition & Request for Affected Party Status – Crowsnest Master Plan Amendment, File No. DR2026-003

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners,

I am writing to formally oppose the Crowsnest Master Plan Amendment application (File No. DR2026-003), submitted by ARLA Land Holdings LLC on March 23, 2026, requesting an amendment to the Douglas County Comprehensive Master Plan (CMP) for future urban development of the approximately 795-acre Crowsnest property along Crowfoot Valley Road.

I also hereby formally request recognition as an Affected Party / Interested Party in this proceeding. My basis for standing is as follows:

- I am a property owner located within 5 miles of the subject property, residing in Parker, Douglas County, Colorado.
- I am a resident of Clark Farms, a community directly and materially impacted by the proposed development.

As an Affected Party, I formally request:
- That I be placed on the notification list for all public hearings, referral responses, staff reports, and correspondence related to File No. DR2026-003.
- That I be provided copies of all applicant-submitted documents, including traffic studies, water availability analyses, fiscal impact analyses, and environmental assessments — particularly any documentation not posted or otherwise available to the public.
- That I be notified of the mandatory 35-day referral review period and all referral responses received from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock.
- That all my written submissions be entered into the official record of this proceeding.
- That any conflicts of interest on the part of staff, commissioners, or decision-makers involved in the review of this application be disclosed in writing prior to any public hearing.
- That I be afforded the opportunity to present evidence, testimony, and technical analysis at any public hearing on this application.

I urge the Planning Commission and Board of County Commissioners to deny this application for the following reasons:

1. THIS IS A RECYCLED APPLICATION REJECTED BY THE COMMUNITY
This application was filed just four days after the developer withdrew an identical proposal from the City of Castle Pines on March 19, 2026, in the face of overwhelming community opposition. The Castle Pines City Council unanimously accepted the withdrawal, placed a 120-day moratorium on all new annexation applications, and directed staff to develop a formal annexation policy in direct response to public concern. In withdrawing, the developer explicitly stated it "reserves all rights with respect to any future petition, application, amendment request, or other entitlement relating to the property" and filed this CMP amendment with Douglas County days later. This is forum shopping, not good-faith community engagement. Douglas County should not serve as an alternate path for a developer that has already been turned away by every jurisdiction it has approached.

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4. INFRASTRUCTURE IS WHOLLY INADEQUATE
Crowfoot Valley Road currently operates as a two-lane road and is already projected to require widening to four lanes independent of this development — a multi-jurisdictional project requiring coordination among Douglas County, the Town of Parker, the Town of Castle Rock, and potentially the City of Castle Pines. The surrounding road network, including Parker Road and Chambers Road, already serves dense existing communities and cannot absorb the traffic generated by 3,646 new homes and 550,000 square feet of commercial space without significant, unplanned public investment. No traffic study has been made available to the public. I formally request that any traffic impact study submitted by the applicant be entered into the public record and subjected to independent third-party review before any hearing on this application proceeds.

5. WILDLIFE AND ENVIRONMENTAL IMPACTS ARE SEVERE AND IRREVERSIBLE
The Crowsnest property sits within an active wildlife corridor. A resident elk herd of approximately 150 animals migrates through this land annually, and nesting bald eagles have been documented on the property. Colorado Parks & Wildlife must be designated as a required referral agency in this process. Approving urban-scale development on this land would cause irreversible harm to wildlife, wildlife movement corridors, and the open space character that existing residents of Parker, Clark Farms, The Pinery, Trails at Crowfoot, Looking Glass, and surrounding communities rely upon and have invested in.

6. MULTIPLE NEIGHBORING JURISDICTIONS FORMALLY OPPOSE THIS DEVELOPMENT
The Town of Parker has formally opposed this project at every stage, with its mayor stating publicly that the town "prefers this property stay in unincorporated Douglas County" as rural land. The City of Castle Rock has raised legal concerns over groundwater impacts. Elected

state Representative Anthony Hartsook (House District 44) has spoken in opposition to high-density development in this area on the record at public meetings. Hundreds of residents from Parker and Castle Pines have organized and appeared at public meetings in consistent, overwhelming opposition. Douglas County should not serve as a workaround for a developer that has been turned away by every other jurisdiction it has approached.

7. PROCEDURAL REQUESTS
I respectfully request that Douglas County:
- Confirm in writing that the mandatory 35-day referral review process is being conducted for this application.
- Require the applicant to hold a formal neighborhood meeting before any Planning Commission hearing is scheduled.
- Ensure that referral responses from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock are received and made part of the public record before any hearing proceeds.
- Disclose in writing any conflicts of interest involving staff, commissioners, or decision-makers prior to any public hearing.
- Provide adequate public notice of all hearings no less than 30 days in advance.

I respectfully request that this CMP amendment be denied, and that any future consideration be contingent on full community engagement, legally confirmed and renewable water service, independent infrastructure analysis, and demonstrated consistency with the existing Comprehensive Master Plan.

Please confirm receipt of this letter and my request for Affected Party status, and advise me of the current timeline and next steps for File No. DR2026-003.

Respectfully submitted,
Sarah Hart
Clark Farms, Parker, CO
Douglas County Resident
jmankyfood@yahoo.com
April 30, 2026

From:	jmankyfood
To:	BOCC; Michael Pesicka; Planning
Cc:	ColoradoES, FW6; Kara.VanHoose@state.co.us; wildlife.health@state.co.us; DenverRegulatoryMailbox@usace.army.mil
Subject:	Formal Wildlife & Environmental Review Request – Crowsnest CMP Amendment DR2026-003 (July 20 Planning Commission Hearing)
Date:	Thursday, July 9, 2026 5:08:18 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Colorado Parks and Wildlife (Northeast Region), U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, and Douglas County Planning Staff/BOCC,

I am a Douglas County resident formally requesting review of wildlife, habitat, and environmental impacts for the Crowsnest Comprehensive Master Plan Amendment (DR2026-003), scheduled for the Planning Commission hearing on July 20, 2026. This ~745-acre proposal would change land from Nonurban to Urban designation.

Background & Updated Status

This property (east of The Canyons, along Crowfoot Valley Road) was previously part of a Castle Pines annexation petition that was withdrawn on March 19, 2026.

The CMP amendment was filed with Douglas County on March 23, 2026. Douglas County is now the lead agency.

Key Concerns (Please Evaluate and Enter into Record)

Prairie Dog Colony & Raptors: Active colony serving as prey base for bald eagles and other raptors. Bald eagles are protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act. Any extermination or disturbance requires review.

Species of Concern: Potential habitat for Preble's meadow jumping mouse (federally threatened), burrowing owls, Swainson's hawk, mule deer, and a resident elk herd (~150 animals) using migration corridors.

Wildlife Corridors: The site lies within important movement corridors.

Wetlands & Waters: Lemon Gulch and surrounding drainages may include jurisdictional waters/wetlands under the Clean Water Act.

Formal Requests

Conduct or require wildlife surveys, raptor nest surveys, Preble's habitat assessment, and wetland delineation.

Consult on Endangered Species Act, Bald/Golden Eagle Protection Act, Migratory Bird Treaty Act, and Clean Water Act implications.

Designate CPW, USFWS, and USACE as referral agencies for DR2026-003.

Make all studies publicly available before the July 20 hearing.

Additional Note on Process: There appears to be a potential conflict of interest with Planning Commissioner Edward Kubly (Vice President of Land Development at Ventana Capital, the project's developer). I request confirmation of any disclosures and that he recuse himself.

These impacts are irreversible once development occurs. Please submit formal comments to Douglas County Planning (mpesicka@douglasco.gov) and confirm receipt to me.

Thank you for protecting Colorado's wildlife and natural resources.

Sincerely,

Sarah Hart

Parker / Douglas County, CO
jmankyfood@yahoo.com

-------- Original message --------
From: jmankyfood <jmankyfood@yahoo.com>
Date: 4/30/26 10:32 AM (GMT-07:00)
To: BOCC@douglas.co.us, mpesicka@douglasco.gov
Subject: Wildlife Habitat & Environmental Review Request – Crowsnest Master Plan Amendment, File No. DR2026-003

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners,

I am writing to formally re-submit and update my wildlife habitat and environmental review concerns regarding the Crowsnest development, now filed as a Comprehensive Master Plan Amendment with Douglas County (File No. DR2026-003, submitted by ARLA Land Holdings LLC on March 23, 2026).

For context, I previously submitted these concerns to the Douglas County Board of County Commissioners on March 6, 2026. On March 10, 2026, I received a response from your office (from Maisie, on behalf of the BOCC) stating that Castle Pines was the lead agency at that time and referring me to their Community Development Director. That referral is no longer applicable. The Castle Pines annexation petition was formally withdrawn on March 19, 2026, and this CMP amendment was filed with Douglas County just four days later on March 23, 2026. Douglas County is now the lead agency, and these environmental concerns must be formally entered into the record for File No. DR2026-003.

I respectfully request that the following wildlife and environmental concerns be evaluated and made part of the official record prior to any hearing or approval of this application.

LOCATION OF CONCERN
The subject property is located east of The Canyons development, along Crowfoot Valley Road in unincorporated Douglas County, directly adjacent to the Town of Parker. The approximately 795-acre property is currently undeveloped open land, zoned agricultural, with no open space designation.

WILDLIFE HABITAT CONCERNS

1. PRAIRIE DOG COLONY AND RAPTOR HABITAT
There is an active prairie dog colony located on or near this property that has reportedly been discussed for extermination or euthanization as part of the development process. Prairie dog colonies are critical ecological habitat and serve as the primary prey base for numerous raptor species. Bald eagles have been repeatedly observed hunting and utilizing the surrounding habitat. Because bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, removal of an established prairie dog colony that serves as an active prey base could constitute a federal violation and requires formal agency review before any ground disturbance occurs.

2. SPECIES OF CONCERN
Based on the habitat characteristics of the site and surrounding riparian and grassland areas, the following species of concern may have potential habitat on or adjacent to the property:
- Preble's meadow jumping mouse (federally threatened)
- Burrowing owls associated with prairie dog colonies
- Swainson's hawk
- Mule deer, including documented movement corridors, winter range, and concentration areas identified by Colorado Parks & Wildlife
- A resident elk herd of approximately 150 animals that migrates through this land annually

3. ELK AND LARGE MAMMAL CORRIDORS
The property sits within an active wildlife movement corridor. A resident elk herd of approximately 150 animals migrates through this land annually. Nesting bald eagles have been documented on the property. Disruption of this corridor by urban-scale development would cause irreversible harm to wildlife that existing Parker and Douglas County residents depend on and have observed for years.

4. WETLANDS, DRAINAGE, AND WATERS OF THE UNITED STATES
Crowfoot Valley and surrounding drainage features, including Lemon Gulch which flows through the property, may contain riparian habitat, ephemeral streams, wetlands, or other waters subject to federal jurisdiction under the Clean Water Act. No wetland delineation report or jurisdictional determination has been made publicly available. A formal wetland delineation and Army Corps of Engineers jurisdictional determination should be required before this application advances.

FORMAL REQUESTS FOR AGENCY REVIEW
I respectfully request that the following be formally evaluated and entered into the record for File No. DR2026-003:

- Whether bald eagles or other protected raptors are utilizing the site for feeding, nesting, or roosting
- Whether burrowing owls or other migratory birds associated with prairie dog colonies are present
- Whether potential habitat for the Preble's meadow jumping mouse exists within the project area
- Whether Swainson's hawks or other raptors are nesting or utilizing the area
- Whether mule deer and elk migration routes, concentration areas, or seasonal habitats intersect the project site
- Whether wetlands, ephemeral streams, drainage corridors, or other waters of the United States are present within the project boundaries
- Whether the proposed prairie dog extermination or habitat disturbance could affect protected species or require consultation under the Endangered Species Act, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, or Clean Water Act

REQUEST FOR DOCUMENTATION
I formally request that the following documents be made publicly available as part of File No. DR2026-003, or that I be advised in writing if they do not exist:

- Wildlife surveys or habitat assessments
- Threatened or endangered species studies

- Raptor or eagle nest surveys
- Burrowing owl surveys associated with prairie dog colonies
- Prairie dog management, relocation, or extermination plans
- Wetland delineation reports or jurisdictional determinations
- Hydrology or drainage studies, including any assessment of Lemon Gulch
- Habitat mapping or wildlife corridor analyses
- Environmental impact reports or environmental assessments
- Any consultation or correspondence with Colorado Parks & Wildlife, the U.S. Fish and Wildlife Service, or the U.S. Army Corps of Engineers regarding wildlife or habitat impacts associated with this project

REQUEST FOR MANDATORY REFERRAL
I formally request that Colorado Parks & Wildlife be designated as a required referral agency for File No. DR2026-003, and that the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers be notified of this application given the potential presence of federally protected species and waters of the United States on the subject property.

COMMUNITY CONTEXT
For additional context regarding documented community wildlife observations, a public petition can be found at:
https://www.change.org/p/stop-the-crowsnest-annexation-protect-parker-s-wildlife-bald-eagles-open-space

Given that Douglas County is now the lead agency for this application, I respectfully request that all of the above environmental and wildlife concerns be formally evaluated and entered into the official record of File No. DR2026-003 before any Planning Commission hearing is scheduled or any approval is granted.

Please confirm receipt of this letter and advise me of the current timeline and next steps.

Respectfully submitted,
Sarah Hart
Parker, CO
Douglas County Resident
jmankyfood@yahoo.com
April 30, 2026

-------- Original message --------
From: BOCC <BOCC@douglas.co.us>
Date: 3/10/26 1:48 PM (GMT-07:00)
To: jmankyfood <jmankyfood@yahoo.com>
Subject: RE: Wildlife Habitat Concern and Request for Review – Crowsnest Annexation Proposed Development Near Parker, Colorado in unincorporated Douglas County

Hello Ms. Hart,

Thank you for contacting us. This project is part of a quasi-judicial planning process and Castle Pines is the lead agency. I have forwarded your message to Community Development

Director, **Donna.Ferguson@CastlePinesCO.gov**

Here's the page from their website Crowsnest Annexation Petition - City of Castle Pines.

The Board of County Commissioners does receive a detailed report of all the feedback this inbox receives, so they will be aware of your thoughts. We have also shared your comments with the planning commission.

Thank you and have a great day!

Maisie

From: jmankyfood <jmankyfood@yahoo.com>
Sent: Friday, March 6, 2026 2:13 PM
Subject: Wildlife Habitat Concern and Request for Review – Crowsnest Annexation Proposed Development Near Parker, Colorado in unincorporated Douglas County

> **Caution:** This email originated outside the organization. Be cautious with links and attachments.

To whom it may concern,

I am writing to report a wildlife habitat concern related to a proposed annexation and large-scale residential development currently under review in Douglas County, Colorado.

Location of Concern:

The site is located east of The Canyons development, west of Castle Rock, and north of Founders Village, directly along Crowfoot Valley Road in Douglas County. The property currently lies outside municipal boundaries but is undergoing an annexation process into the City of Castle Pines. The area is situated east of Interstate 25 and directly along Crowfoot Valley Road. Precise parcel boundaries are identified in the annexation application associated with the proposed Crowsnest development.

The proposal involves a large, high-density residential development covering a substantial area of currently undeveloped open land.

Wildlife Habitat Concern:

There is an active prairie dog colony located on or near this property that has reportedly been discussed for extermination or euthanization as part of the development process. Prairie dog colonies function as important ecological habitat and serve as a primary prey base for numerous raptor species.

Bald eagles have been observed repeatedly hunting and utilizing the surrounding habitat. Because bald eagles and other raptors are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, removal of a prairie dog colony that serves as an established prey base could potentially impact protected raptors actively using the area for foraging.

Additionally, based on the habitat characteristics of the site and surrounding riparian and grassland areas, there may be potential habitat for species of concern including the Preble's meadow jumping mouse and Swainson's hawk. The area also supports mule deer and other wildlife commonly observed moving through the surrounding open space.

The project area may also overlap mapped mule deer movement corridors, winter range, concentration areas, or other habitat layers identified by Colorado Parks and Wildlife. If present, these habitats may warrant additional wildlife review during the annexation and development process.

Crowfoot Valley and surrounding drainage features may also contain riparian habitat, ephemeral streams, wetlands, or other waters subject to federal jurisdiction under the Clean Water Act.

Publicly available federal and state environmental mapping resources also indicate that the broader area may contain wetlands, drainage features, wildlife habitat layers, or other environmentally sensitive features that could warrant additional review during project evaluation.

Request for Agency Review:

Given the above concerns, I respectfully request that the appropriate agencies review this situation and determine whether environmental or wildlife consultation may be required prior to annexation approval or any disturbance of the prairie dog colony, surrounding habitat, or associated drainage features.

Specifically, I request that the following be evaluated:

• Whether bald eagles or other protected raptors are utilizing the site for feeding, nesting, or roosting
• Whether burrowing owls or other migratory birds associated with prairie dog colonies are present
• Whether potential habitat for the Preble's meadow jumping mouse exists within the project area
• Whether Swainson's hawks or other raptors are nesting or utilizing the area
• Whether mule deer migration routes, concentration areas, or seasonal habitats intersect the project site
• Whether wetlands, ephemeral streams, drainage corridors, or other waters of the United States are present within the project boundaries
• Whether the proposed prairie dog extermination or habitat disturbance could affect protected

species or require consultation under the Endangered Species Act, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, or Clean Water Act

Request for Documentation:

Additionally, I would appreciate any information regarding whether environmental or wildlife reviews have already been conducted for this property. If available, please provide copies of the following documents or direct me to where they may be publicly accessed:

• Wildlife surveys or habitat assessments
• Threatened or endangered species studies
• Raptor or eagle nest surveys
• Burrowing owl surveys associated with prairie dog colonies
• Prairie dog management, relocation, or extermination plans
• Wetland delineation reports or jurisdictional determinations
• Hydrology or drainage studies
• Habitat mapping or wildlife corridor analyses
• Environmental impact reports or environmental assessments
• Any consultation or correspondence with Colorado Parks and Wildlife, the U.S. Fish and Wildlife Service, or the U.S. Army Corps of Engineers regarding wildlife or habitat impacts associated with this project

Community Context:

For additional context regarding community concerns related to wildlife habitat in this area, a public petition documenting local observations and concerns can be found here:

https://www.change.org/p/stop-the-crowsnest-annexation-protect-parker-s-wildlife-bald-eagles-open-space

Because this project is currently undergoing annexation review, I respectfully request that these potential wildlife and habitat concerns be evaluated prior to further approvals or disturbance of the site.

Thank you for your time and attention to this matter and for ensuring that wildlife protections and environmental review requirements are properly considered during evaluation of this proposed development.

Sincerely,

Sarah Hart
Douglas County, CO

From:	jmankyfood
To:	BOCC; Planning
Cc:	Curt Weitkunat; Michael Pesicka
Subject:	Subject: Strong Opposition to DR2026-003 (Crowsnest CMP Amendment) – Request BOCC Denial and Full ESA/Environmental Review
Date:	Thursday, July 9, 2026 5:52:19 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Douglas County Board of County Commissioners,

As a longtime Douglas County resident, I strongly oppose DR2026-003, the Crowsnest Comprehensive Master Plan Land Use Map Amendment. I respectfully request that you deny this amendment and any subsequent rezoning that would convert approximately 745 acres from Nonurban to Urban designation.
This proposal fails multiple CMP approval criteria and applicable laws:
Endangered Species Act (ESA) Concerns (16 U.S.C. § 1531 et seq.) — The site supports potential habitat for the federally threatened Preble's meadow jumping mouse and documented foraging areas for bald eagles (protected under the Bald and Golden Eagle Protection Act). Prairie dog colonies serve as critical prey bases. Habitat modification risks prohibited "take." Full surveys and USFWS Section 7 consultation must be required.
Wildlife Habitat & Corridors (CMP Section 9) — Policies protect Tier 1/2 habitats and movement corridors for mule deer, elk (~150-animal herd), burrowing owls, and other species. Urban development would cause irreversible fragmentation.
Rural/Nonurban Character & Open Space (CMP Sections 3–4) — The amendment undermines the plan's balance and preservation goals.
Utilities, Infrastructure, Public Safety & Security — The CMP requires demonstration of adequate public facilities without adverse impacts. The applicant must provide verified proof of sufficient water/sewer capacity, traffic studies, school impacts, fire/EMS response times (South Metro Fire Rescue), law enforcement coverage (Sheriff's Office), and emergency access. Large-scale development will strain existing services and raise costs for residents. No comprehensive verification has been presented.
Overall Consistency — The proposal fails CMP consistency, compatibility with surrounding uses, and protection of natural features.

Precedent of Denials — Douglas County has previously denied or seen withdrawn major projects (including certain data center proposals) due to traffic, environmental, wildlife, and infrastructure concerns.
The same issues apply here and warrant consistent denial.
Environmental Quality — Potential wetlands/drainages (Lemon Gulch) require Clean Water Act review.
Development is irreversible. Once urbanized, this land and its wildlife value are permanently lost. Douglas County must prioritize long-term conservation over short-term development pressure.
I have submitted detailed comments to Planning staff and will reference them at the July 20 Planning Commission hearing.

I request:
Full referral to CPW, USFWS, USACE, South Metro Fire Rescue, Douglas County Schools, and Sheriff's Office.

Confirmation of recusals for any conflicts of interest (including Commissioner Kubly's ties to Ventana Capital) has disclosed them and will recuse from this matter.
Denial of DR2026-003 to uphold the CMP and applicable federal/state protections.
Thank you for your service and for protecting the unique character of Douglas County.

Sincerely,
Sarah Hart
Parker, Colorado
Jmankyfood@yahoo.com

From:	Sai Lingam
To:	Planning Commission
Cc:	Michael Pesicka; Curt Weitkunat
Subject:	Support for the Crowsnest Comprehensive Master Plan Amendment
Date:	Thursday, July 9, 2026 2:53:17 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Planning Commissioners and County Staff,

I am writing to express my strong support for the proposed Comprehensive Master Plan (CMP) amendment for the Crowsnest property, located adjacent to Pradera, Looking Glass, and The Trails at Crowfoot.

I encourage you to support this amendment for the following reasons:

- **Preservation of Open Space:** The proposal preserves Lemon Gulch and approximately 130 acres of open space, parks, and trails, providing a significant public benefit. While the property is currently private, the proposed development would create new publicly accessible open spaces and improve trail connectivity for residents throughout the area.
- **Smart and Responsible Growth:** Douglas County has consistently demonstrated a thoughtful approach to managing growth and long-term planning. Concentrating future housing in areas with existing infrastructure is a responsible strategy. The Crowsnest property represents one of the last large undeveloped parcels in this area and is surrounded by well-established master-planned communities, making it a logical location for future development.
- **Existing Infrastructure:** The area already has the necessary road, water, and sanitation infrastructure to support this development. Multiple service providers, including Parker Water, are well-positioned to meet the needs of future residents.

Douglas County has an opportunity to continue its commitment to thoughtful, balanced, and sustainable growth. I believe the proposed Crowsnest CMP amendment aligns with these values and will provide lasting benefits to both current and future residents.

Thank you for your time and consideration. I respectfully urge you to approve and support this amendment.

Sincerely,

Sai Naveen Lingam
7351 Copper Sky Court
Castle Pines, CO 80108

From: Tommy Salaba
To: Planning Commission
Cc: Michael Pesicka; Curt Weitkunat
Subject: Crowsnest Comp Plan Support
Date: Friday, July 10, 2026 7:33:25 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Planning Commissioners,

I am writing in support of the proposed Crowsnest Comprehensive Plan Amendment that will be before you on July 20th.

I spend a lot of time outdoors - hiking, dirt biking, just getting out into the country. So when I heard about the proposed regional park along Lemon Gulch, I paid attention! Done right, that kind of park can become one of those places that people really treasure. Preserving a natural feature while making it genuinely accessible is harder than it sounds, and it is absolutely worth doing.

I'm also optimistic and excited about the idea of a connected trail network linking neighborhoods and recreational spots throughout the area. Trail connectivity is an investment that keeps paying off. But what I appreciate most is that this project seems to work with the existing landscape instead of bulldozing it. Incorporating the natural topography, drainage passageways, and scenic character into the plans is the right call, and not one we often see with new developments.

As Douglas County continues to grow, it's important that the outdoor recreation opportunities that brought so many people out here continue to grow with it. I think Crowsnest can make a real contribution there.

Thanks for your consideration.

Respectfully,

Tommy Salaba

Douglas County Resident

From: BOCC
To: Michael Pesicka
Subject: FW: DR2026-003
Date: Friday, July 10, 2026 9:22:29 AM

-----Original Message-----
From: Margo Knutson <margoknutson@gmail.com>
Sent: Friday, July 10, 2026 9:17 AM
To: BOCC <BOCC@douglasco.gov>
Subject: DR2026-003

Caution: This email originated outside the organization. Be cautious with links and attachments.

Good morning Commissioners Teal, Van Winkle and Laydon:

I am writing to go on the record in opposition to the proposed high-density development of Crowsnest and the subsequent proposed flagpole annexation to Castle Pines.

I have watched over the years the “real” change in the character of our county. It is disturbing and disappointing.

The constant need by developers to seek another high-density development is stunning and makes me wonder at what point do we just a moratorium on building - we don’t want every last little unincorporated space in our “gem” of a community developed? It makes no sense.

This proposed development and flagpole annexation attempt does a disservice to our county and the Parker residents specifically. We are going to give up 800 acres of open space adding possibly 5000 units to an already stressed community. Why?

This is another dense neighborhood affecting our open space, our wildlife, our water resources, our law enforcement and other safety services, traffic congestion and our infrastructure. Who will pay for these negative “unintended” consequences? We will…the taxpayers.

Please vote no on annexation, rezoning and more density. You need to do the right thing.

Thank you for your consideration.

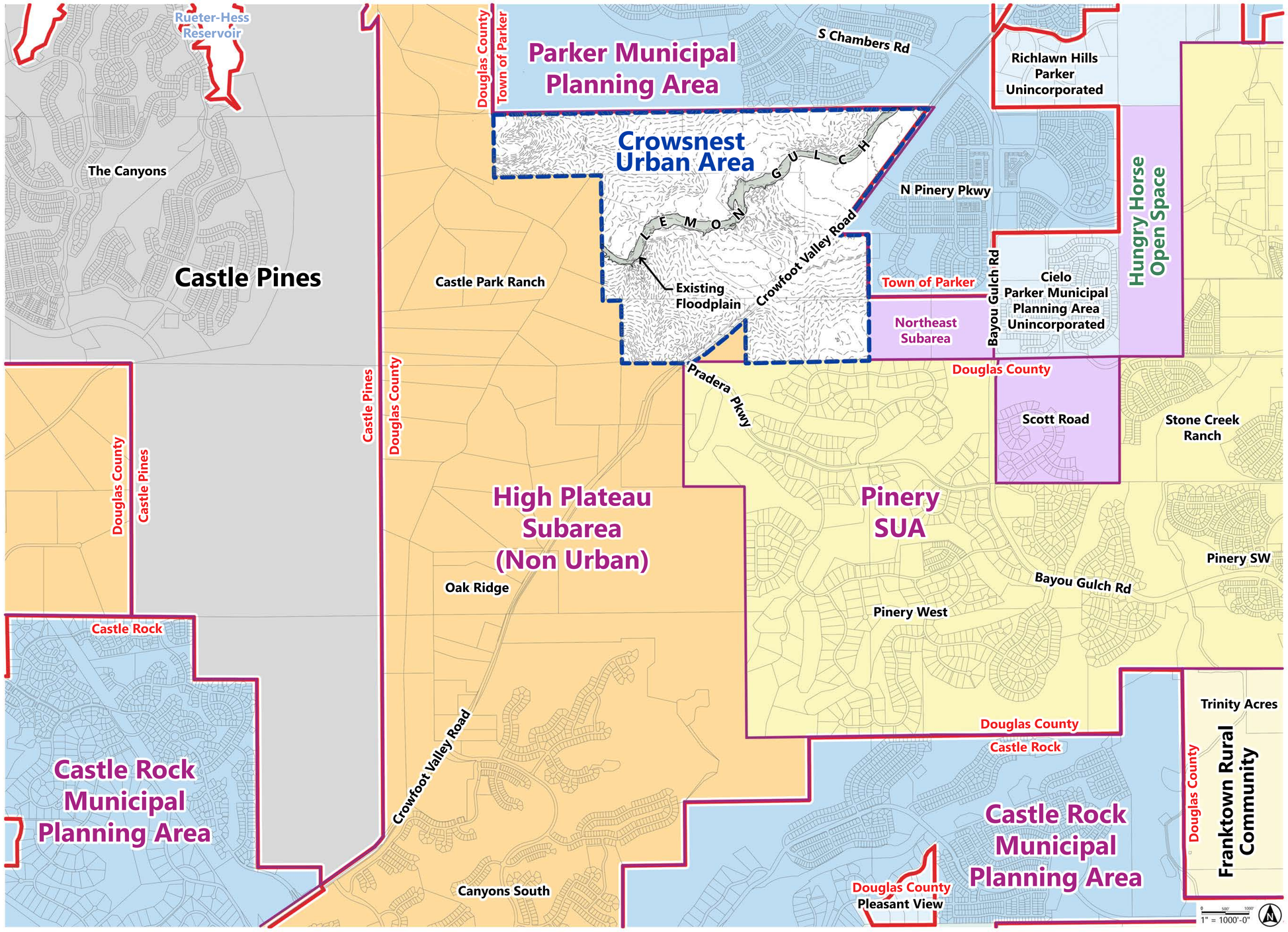
Margo Knutson - Parker

Sent from my iPad

CROWSNEST

COMPREHENSIVE MASTER PLAN AMENDMENT

745 ACRES - PROJECT No. DR2026-003



LEGAL DESCRIPTION

LOCATED IN SECTION 7, 8, 9, 17, 18 & 19
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

SITE ACREAGE

745 ACRES

LEGEND

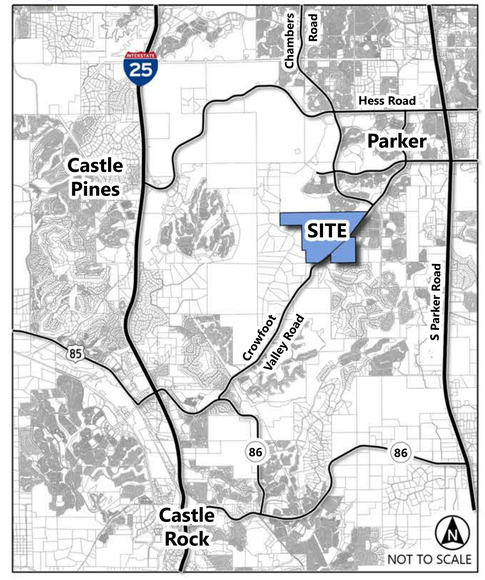
10' CONTOUR INTERVALS SHOWN

PROPOSED COMP MASTER PLAN AMENDMENT BOUNDARY

EXISTING COMP MASTER PLAN BOUNDARY

EXISTING MUNICIPALITY BOUNDARY

VICINITY MAP



ISSUE RECORD
SUBMITTAL 1 03/13/2025
SUBMITTAL 2 04/09/2025

LJA

RESOLUTION NO. PC-026-____

DOUGLAS COUNTY PLANNING COMMISSION

A RESOLUTION ADOPTING AN AMENDMENT TO THE DOUGLAS COUNTY 2040 COMPREHENSIVE MASTER PLAN

WHEREAS, pursuant to C.R.S 30-28-106(1); it is the duty of the Douglas County Planning Commission to make and adopt a master plan for the physical development of the unincorporated territory of Douglas County; and

WHEREAS, pursuant to C.R.S. 30-28-108, the Planning Commission may amend, extend, or add to a master plan or carry out any part of it into greater detail from time to time; and

WHEREAS, the Planning Commission desires to amend the Land Use Map of the 2040 Douglas County Comprehensive Master Plan to change 745 acres from Nonurban to Urban in the High Plateau Nonurban Subarea and the Northeast Nonurban Subarea as depicted in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Planning Commission considered information pertaining to the amendment presented at a properly noticed public hearing on July 20, 2026; now, therefore,

BE IT RESOLVED, by the Douglas County Planning Commission that the High Plateau Nonurban Subarea and the Northeast Nonurban Subarea are amended as depicted on Exhibit A and that a copy of the Land Use Map, together with a copy of this resolution, shall be certified by the Board of County Commissioners of the County of Douglas, State of Colorado, and to the Planning Commission of all municipalities within Douglas County.

PASSED AND ADOPTED this 20th day of July 2026, in Castle Rock, Douglas County, Colorado.

DOUGLAS COUNTY PLANNING COMMISSION

BY: _____
Calvin Downs, Chair

ATTEST:

BY: _____
Jim Smallwood, Secretary

Exhibit A

CROWSNEST CMP LAND USE MAP AMENDMENT

DOUGLAS COUNTY
COLORADO

Staff Report Addendum

Date: July 16, 2026

To: Douglas County Planning Commission

From: Mike Pesicka, Principal Planner MP
Curtis J. Weitkunat, AICP, Long Range Planning Manager CW
Steven E. Koster, AICP, Deputy Director of Community Development SK

Subject: **Crowsnest CMP Land Use Map Amendment – Traffic Assessment Information**

Project File: **DR2026-003**

Planning Commission Hearing: **July 20, 2026 @ 6:00 p.m.**

A traffic assessment was submitted to Public Works Engineering on June 29, 2026. As of the writing of the staff report, Engineering Services was still reviewing the study.

Engineering reviewed the traffic assessment and offered one comment. To reflect the review of the submitted traffic assessment, the staff report on page 5, Section IV - Staff Analysis, approval criterion (4) in the first paragraph is updated to read:

> *Staff Comment: In its referral response, Public Works Engineering requested that a traffic study be submitted to determine whether Crowfoot Valley Road would have adequate capacity at an estimated urban build out of the proposed CMP Amendment. On June 29, the applicant submitted a traffic assessment to the County and on July 16, Engineering provided a comment which is provided as an attachment and is summarized below.*
>
> *The analysis does for the most part align with the roadway sections identified within the Douglas County 2050 Transportation Master Plan except for the portion of Crowfoot that would need to be constructed as a 6-lane section.*
>
> *Should this property be included in the urban area, Douglas County Engineering will work with any applicant on all future land use processes for these properties to continue to refine the traffic impacts through additional traffic studies. Any identified improvements will be secured through future Subdivision Improvements Agreements for any necessary road infrastructure improvements necessitated by the development.*

ATTACHMENTS **PAGE**

Engineering comment on Traffic Assessment 2
Crowsnest Traffic Assessment 3

The only comment that engineering had was regarding bullet 2 on page 34 under the "Recommendations" section that states:

- "The analysis demonstrates that the proposed CMP amendment can be accommodated within the framework of the existing and planned transportation network. The roadway improvements identified through this analysis are consistent with the improvements already contemplated by Douglas County planning documents and do not require creation of new regional transportation corridors."

This comment is only partially true and contradicts the last bullet on page 33 under the "Conclusions" section. The analysis does for the most part align with the roadway sections identified within the Douglas County 2050 TMP except for the portion of Crowfoot that would need to be constructed as a 6-lane section. The 2050 TMP only lists Crowfoot as needing to be a 4-lane arterial road. We have been working with the applicant and their Engineer to scope the traffic study for this application and we asked that they provide a conservative estimate for what could be built on the property if included within the urban area through the CMP Map Amendment process. What they have provided is at the top of the development range for the property and fairly conservative.

Should this property be included in the urban area, Douglas County Engineering will work with any applicant on all future land use processes for these properties to continue to refine the traffic impacts through additional traffic studies. Any identified improvements will be secured through future Subdivision Improvements Agreements for any necessary road infrastructure improvements necessitated by the development.

COMPREHENSIVE PLAN AMENDMENT TRAFFIC ASSESSMENT

CROWSNEST

Douglas County, CO

PREPARED FOR:
Ventana Capital

PREPARED BY:
Brian Horan, PE, PTOE
Cooper Riddell-Brosig

Galloway & Company, LLC.
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111

DATE:
June 29, 2026

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A. Traffic Counts
B. Douglas County Roadway Design and Construction Standards Excerpt

Executive Summary

Overview

The purpose of this Traffic Assessment is to evaluate whether the existing and planned transportation network can adequately support the proposed Comprehensive Master Plan (CMP) Amendment and associated extension of the existing urban development pattern. Unlike a site-specific Traffic Impact Study, which focuses on detailed intersection operations and access design, this assessment is intended to provide a corridor-level evaluation of transportation infrastructure needs associated with the proposed land use change.

The analysis examines existing traffic conditions, projected background traffic growth, and the transportation impacts associated with the anticipated development program. These forecasts are then compared to the roadway classifications and design guidance contained within the Douglas County Roadway Design and Construction Standards and the Douglas County Transportation Plan to determine the roadway improvements necessary to accommodate future travel demand.

The objective of this assessment is to determine whether the proposed CMP Amendment can be supported by the existing and planned transportation system, identify any roadway improvements that may be warranted as development occurs, and evaluate the consistency of the proposed land use pattern with the County's long-range transportation planning framework. Particular emphasis is placed on Crowfoot Valley Rd, which serves as the primary transportation corridor through the study area and is already identified for future improvements within County planning documents.

Site Location and Study Area

The property that comprises the application area for the proposed development is approximately 750 acres of private property and public property (right-of-way) and is identified as Douglas County Parcel Numbers 2349-084-00-001, 2349-083-00-003, 2349-082-00-003, 2349-082-00-001, 2349-080-00-019, 2349-080-00-031, 2349-090-00-010, 2349-080-00-003, 2349-070-00-023, 2349-080-00-026, 2349-080-01-002, 2349-080-00-015. It is generally located on either side of Crowfoot Valley Rd, south of Chambers Road, and west of Bayou Gulch Road. The site location is shown on Figure 1-1. It is currently zoned A1 Agricultural by Douglas County and is being used for agricultural purposes and open lands. The Applicant proposes to amend the Douglas County Comprehensive Master Plan (CMP) by establishing a more than 740-acre extension of the existing urban development pattern within the High Plateau Non-urban area.

The subject property is located within a corridor that has experienced substantial urbanization and is bounded by existing or approved urban development including the Parker municipal area, The Canyons, Pinery, and Castle Park Ranch. The site is traversed by Crowfoot Valley Rd, a designated Major Arterial planned for widening in the County's long-range transportation plan. As a result, the proposed amendment would represent an extension of an existing urban development pattern rather than the creation of isolated development requiring new regional transportation infrastructure.

Description of Proposed Development

The Applicant, Ventana Capital, seeks to develop the area with a neighborhood serving commercial and single-family residential uses. The primary access points will be from Crowfoot Valley Rd to the northwest and southeast, aligning with existing access points of adjacent developments where feasible.

Conclusions and Recommendations

Conclusions

Based on the results of this traffic assessment, the following may be concluded:

- Under existing traffic conditions Crowfoot Valley Rd has an ADT of 10,700-13,100 vehicles per day (vpd).
- Under background future conditions, without the development of the subject site and the assumed 2% annual growth, the following ADTs are anticipated:
  - 2028: 11,500-13,800 vpd
  - 2030: 12,000-14,400 vpd
  - 2045: 16,400-19,300 vpd
- The proposed site development would generate, upon completion and full occupancy:
  - Phase 1 (2028): 15,180 net new weekday daily trips
  - Phase 1+2 (2030): 20,743 net new weekday daily trips
  - Phase 1+2+3 (2045): 33,513 net new weekday daily trips
- Under total future conditions, with the proposed CMP amendment and proposed subject site development, the following ADTs are anticipated:
  - Phase 1 (2028): 16,600-23,000 vpd
  - Phase 2 (2030): 18,800-27,400 vpd
  - Phase 3 (2045): 26,700-40,800 vpd
- Section 4.3.8 of the Douglas County Roadway Design and Construction Standards suggests the following roadway sections for Major Arterials based on the ADTs:
  - 2-lane section: ADTs <15,000 vpd
  - 4-lane section: ADTs >15,000 vpd
  - 6-lane section: ADTs >35,000 vpd
- The 4-lane cross-section of Crowfoot Valley Rd assumed and planned in the 2050 Douglas County Transportation Plan would adequately accommodate the full site buildout (2045) conditions with the exception of the segment of Crowfoot Valley Rd from N Pinery Pkwy to S Chambers Rd/Bayou Gulch Rd that is forecast to require 6-lanes in full buildout (2045) conditions. This 6-lane forecast for this segment reflects conservative buildout and growth assumptions and represents the upper end of the analyzed range. The ultimate cross section would be confirmed through future site-specific traffic analysis as development phases proceed.

Recommendations

- Under existing traffic conditions a 2-lane section is recommended for Crowfoot Valley Rd.
- Under background future conditions, without the development of the subject site, a 2-lane section is recommended for Crowfoot Valley Rd in 2028 and 2030 conditions, and a 4-lane section is recommended for Crowfoot Valley Rd in 2045 conditions.

- Under total future conditions, proposed CMP amendment, and subject site development, a 4-lane section is recommended for Crowfoot Valley Rd for all phases of development with the exception of the roadway section between N Pinery Pkwy and S Chamber Rd/Bayou Gulch Rd which is forecast to require 6-lanes in 2045 conditions. The ADT in this section was determined using conservative growth and development plans in the vicinity of the subject site and would likely be an overestimation of the 2045 future ADT.

- The analysis demonstrates that the proposed CMP amendment can be accommodated within the framework of the existing and planned transportation network. The roadway improvements identified through this analysis are consistent with improvements already contemplated by Douglas County planning documents and do not require creation of new regional transportation corridors.

- Intersection spacing and road design should adhere to the applicable design standards. Specifically, the full movement signalized roadway intersections should be spaced at ½ mile spacing minimum.

- Additional partial movement access should be evaluated at time of site plan when specific internal roadway layouts and uses are known.

- The proposed amendment concentrates future growth within an area already served by an existing Major Arterial corridor and adjacent to established development, thereby reducing the need for dispersed infrastructure extensions and supporting a more efficient transportation network.

- The proposed CMP Amendment would utilize and support transportation facilities already identified in County planning documents, allowing future growth to occur within an established transportation corridor rather than requiring the extension of major infrastructure into previously unserved areas.

- The roadway improvements identified in this assessment are based on the upper-bound trip generation development assumptions described herein. Any future development program would warrant traffic analysis to confirm what specific roadway improvements are necessary.

I. Introduction

Overview

The objective of this assessment is to determine whether the proposed CMP Amendment can be supported by the existing and planned transportation system, identify any roadway improvements that may be warranted as development occurs, and evaluate the consistency of the proposed land use pattern with the County's long-range transportation planning framework. Particular emphasis is placed on Crowfoot Valley Rd, which serves as the primary transportation corridor through the study area and is already identified for future improvements within County planning documents.

Site Location and Study Area

The property that comprises the application area for the proposed development is approximately 750 acres of private property and public property (right-of-way) and is identified as Douglas County Parcel Numbers 2349-084-00-001, 2349-083-00-003, 2349-082-00-003, 2349-082-00-001, 2349-080-00-019, 2349-080-00-031, 2349-090-00-010, 2349-080-00-003, 2349-070-00-023, 2349-080-00-026, 2349-080-01-002, 2349-080-00-015. It is generally located on either side of Crowfoot Valley Rd, south of Chambers Road, and west of Bayou Gulch Road. The site location is shown on Figure 1-1. It is currently zoned A1 Agricultural by Douglas County and is being used for agricultural purposes and open lands. The Applicant proposes to amend the Douglas County CMP by establishing a more than 740-acre extension of the existing urban development pattern within the High Plateau Non-urban area.

The subject property is located within a corridor that has experienced substantial urbanization and is bounded by existing or approved urban development including the Parker municipal area, The Canyons, Pinery, and Castle Park Ranch. The site is traversed by Crowfoot Valley Rd, a designated Major Arterial planned for widening in the County's long-range transportation plan. As a result, the proposed amendment would represent an extension of an existing urban development pattern rather than the creation of isolated development requiring new regional transportation infrastructure.

The Applicant, Ventana Capital, seeks to develop the area with a neighborhood serving commercial and single-family residential uses. The primary access points will be from Crowfoot Valley Rd to the northwest and southeast, aligning with existing access points of adjacent developments where feasible. The proposed uses are generally consistent with the land use designations of nearby and similar locations within Douglas County shown on the Land Use Map of the Douglas County CMP 2040.

Tasks undertaken in the course of this study included the following:

1. Reviewed the Applicant’s proposed development plans and other background data.

2. Conducted a virtual field reconnaissance of existing roadway and intersection geometries, traffic controls, and speed limits.

3. Collected weekday peak hour turning movement counts as well as Average Daily Traffic (ADT) counts at the key intersections and segments.

4. Analyzed existing ADTs along Crowfoot Valley Rd and their corresponding suggested roadway section.

5. Forecasted background future ADT volumes based on baseline traffic counts and regional traffic growth.

6. Estimated the number of daily trips that would be generated by the proposed use based on the Institute of Transportation Engineers (ITE) Trip Generation 12th Edition rates/equations and methodologies.

7. Prepared total future ADT forecasts based on background ADT forecasts plus site traffic assignments for Phase 1 (2028), Phase 2 (2030), and Phase 3 (2045) scenarios.

8. Identified roadway improvements required for Crowfoot Valley Rd to accommodate future traffic volumes as necessary.

Sources of data for this analysis included the ITE Trip Generation, 12th edition, Ventana Capital, Douglas County, Colorado, and the files/library of Galloway.

Site Description and Access

Site Conditions
The terrain proximate to and surrounding the site is generally classified as “level”.

Proposed Site Access
Access to the site would be provided by new intersections and connections to Crowfoot Valley Rd. Specifically, three new full movement signalized intersections with ½ mile spacing will be provided as well as opportunities for partial movement access can be provided as detailed herein.

Nearby Uses
The subject property is adjacent to developed and developing neighborhoods to the:

North: Parker Municipal Area (developed/developing)
South: Canyons Planned Development (under construction) and Pinery Separated Urban Area
East: Parker Municipal Area and Pinery Separated Urban Area
West: Castle Park Ranch (estate development)

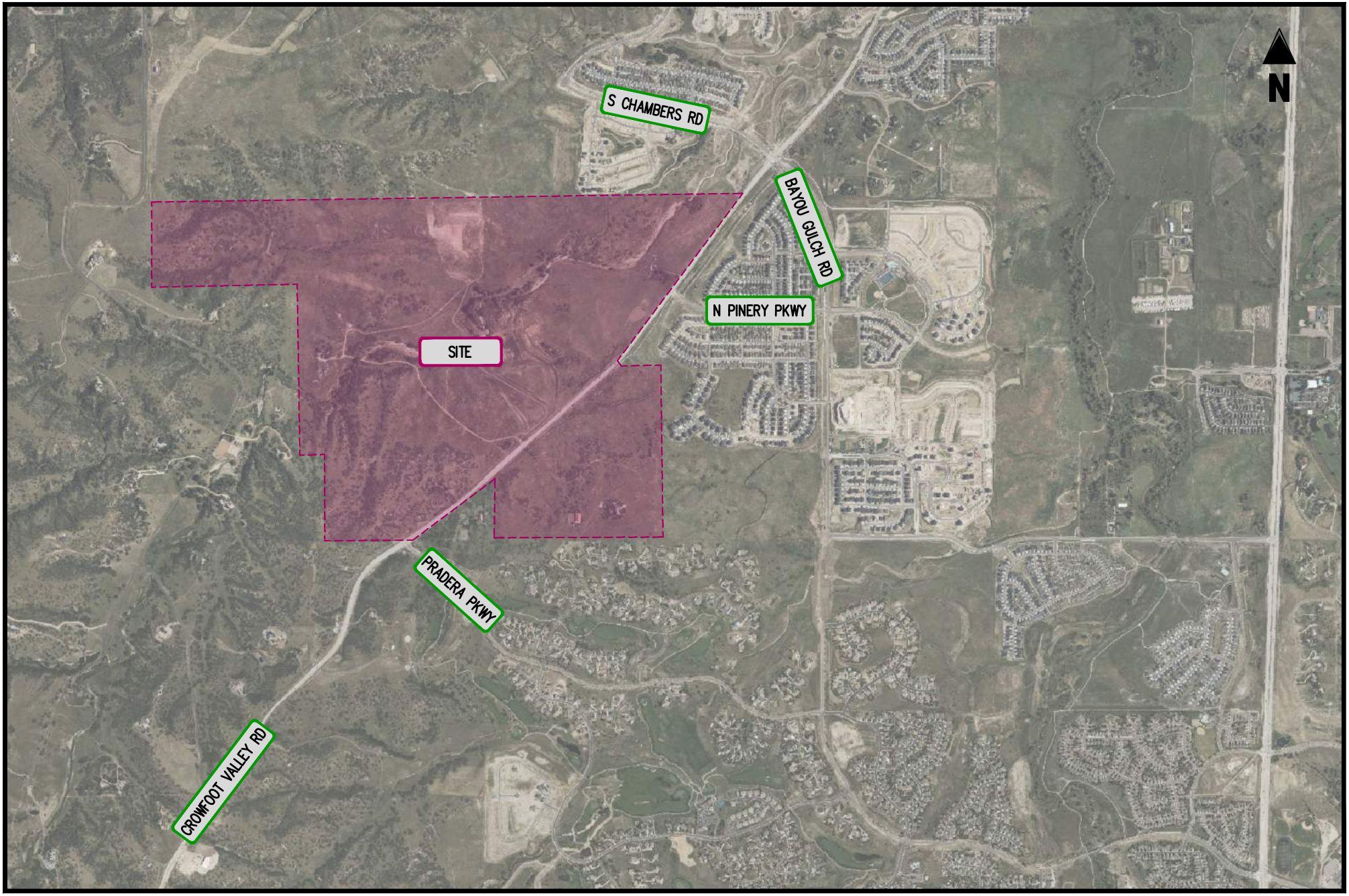

FIGURE 1-1
SITE LOCATION

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II. Background Information

Study Assumptions

The development program analyzed herein represents a conservative trip generation scenario used solely to evaluate corridor infrastructure needs. It does not establish, limit, or commit the Applicant to any specific density, unit count, or land use mix, all of which will be determined through the subsequent Planned Development (PD) zoning process. The program was modeled as single family detached residential and retail, with retail generating the highest per unit trip rates, collectively providing a conservative basis for infrastructure planning. For purposes of this analysis only, the proposed project was analyzed in three distinct phases to provide guidance to infrastructure requirements. It was assumed that Phase 1 would be built and operational in the study year 2028, Phase 2 would be built out in the year 2030, and a long-range analysis referred to as Phase 3 for study year 2045 was conducted.

Douglas County Comprehensive Master Plan

The Douglas County 2040 CMP designates the subject site as a Nonurban Land Use. Due to the commercial and residential infrastructure in the vicinity of the site, the proposed subject site is compatible with the existing development pattern in the surrounding area. This report investigates whether the infrastructure in the vicinity of the subject site could adequately accommodate the proposed Urban Land Use.

Existing Roadway Network

Regional access to the subject site is provided by Crowfoot Valley Rd, S Chambers Rd, Bayou Gulch Rd, N Pinery Pkwy, and Pradera Pkwy. Figure 2-1 depicts the existing roadway section along Crowfoot Valley Rd. The following provides a description of each of the roadways within the study network.

Crowfoot Valley Rd

Crowfoot Valley Rd is constructed as a two-lane section with turn lanes at major intersections. The posted speed limit is 50 mph in the vicinity of the subject site. Douglas County classifies the roadway as a Major Arterial. The roadway is designed with on-street bike facilities. The intersection with Chambers Road/Bayou Gulch Road operates under signalized control. The roadway provides southwest/northeast connection throughout the area.

S Chambers Rd

S Chambers Rd is constructed as a three-lane roadway with turn lanes at major intersections. The posted speed limit is 45 mph in the vicinity of the subject site. Douglas County classifies the roadway as a Major Arterial. The roadway provides north/south regional connection through the area.

Bayou Gulch Rd

Bayou Gulch Rd is constructed as a two-lane roadway with a posted speed limit of 40 mph in the vicinity of the subject site. Douglas County classifies the roadway as a Major Arterial. The roadway provides north/south regional connection through the area.

N Pinery Pkwy

N Pinery Pkwy is constructed as a two-lane divided roadway with a posted speed limit of 35 mph in the vicinity of the subject site. Douglas County classifies the roadway as a Collector. The intersections along the roadway operate under stop control and provide access to residential neighborhoods.

Pradera Pkwy
Pradera Pkwy is constructed as a two-lane roadway with a posted speed limit of 40 mph in the vicinity of the subject site. Douglas County classifies the roadway as a Collector. The intersections along the roadway operate under stop control and provide access to residential neighborhoods.

Driveway Accesses
Additional driveways exist on Crowfoot Valley Rd for residential use and church land use. These driveways were not studied within this analysis as they are expected to have minimal inbound/outbound volumes, and all site trips are expected to be through movements at the driveways.

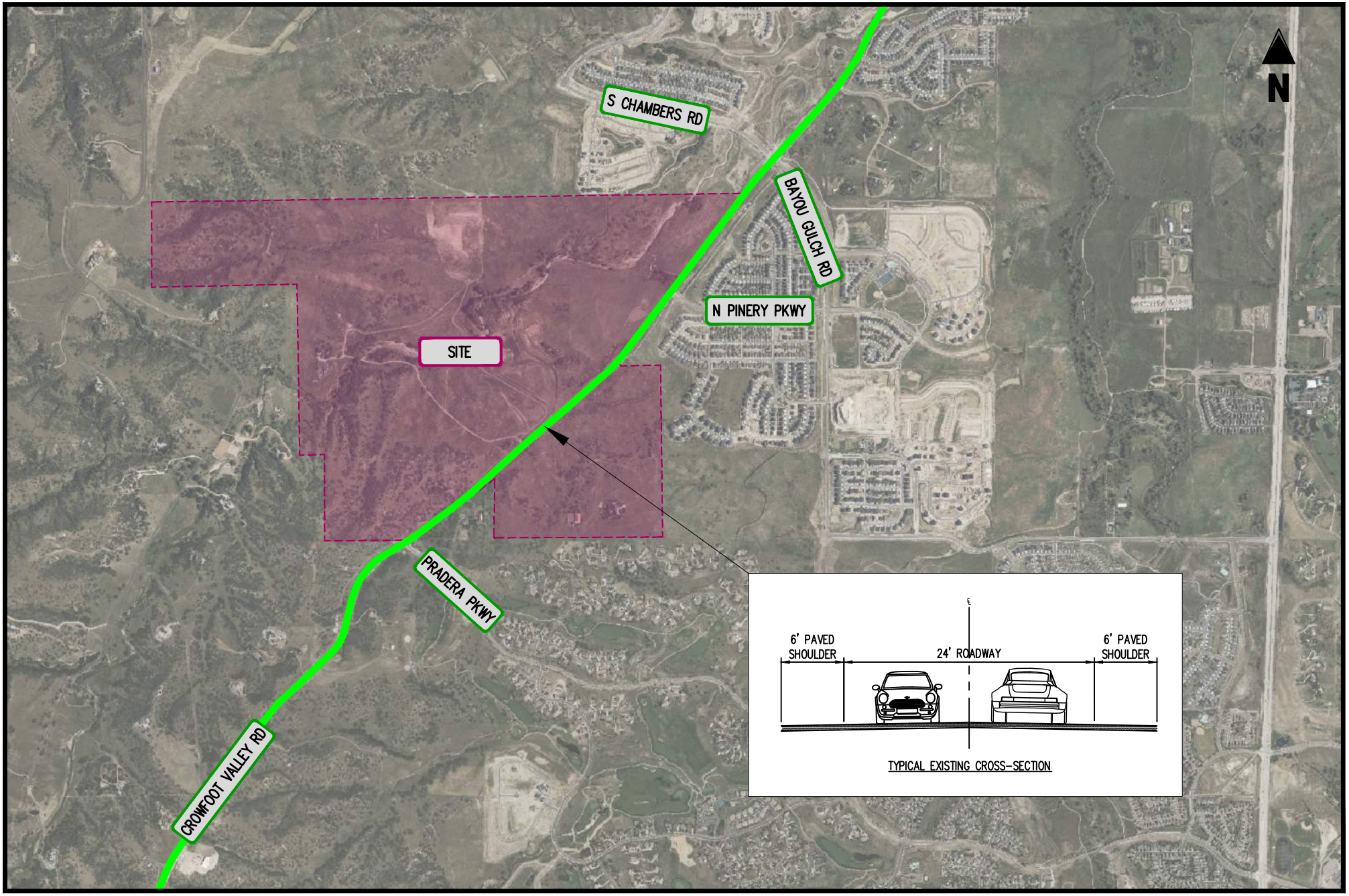

FIGURE 2-1
EXISTING ROADWAY SECTION

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DOUGLAS COUNTY, CO

III. Analysis of Existing and Background Conditions

Traffic Volumes

24 hour ADT counts along Crowfoot Valley Rd as well as Weekday peak hour traffic volume counts were conducted on Wednesday October 8, 2025, and Tuesday November 18, 2025 from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM at the study intersections by IDAX Data Solutions. The existing volumes are summarized in Figure 3-1. Copies of traffic counts are included in Appendix A.

Roadway Section Analysis

Section 4.3.8 of the Douglas County Roadway Design and Construction Standards suggests the following roadway sections for Major Arterials based on the ADTs:

- 2-lane section: ADTs <15,000 vpd
- 4-lane section: ADTs >15,000 vpd
- 6-lane section: ADTs >35,000 vpd

An excerpt of Roadway Design Standards is provided in Appendix B. These ADTs were used to determine when Crowfoot Valley Rd would require widening to a 4 or 6-lane section.

Roadway design analyses were conducted along Crowfoot Valley Rd based on the existing baseline vehicular traffic volumes shown in Figure 3-1. The ADTs on all Crowfoot Valley Rd segments are currently under 15,000 vpd, therefore a 2-lane roadway section is suggested.

Background Future Methodology

The future ADT forecasts, without the proposed new use, were developed for 2028, 2030, and 2045 conditions based on a composite of existing baseline traffic volumes and regional traffic growth.

Increases in traffic associated with regional growth were estimated at 2.0% per year up to 2028, 2030, and 2045. This growth accounts for increases in traffic resulting from influences outside of the immediate study area as well as future planned developments in the vicinity of the subject site. A 2% annual growth rate was selected because it reflects both anticipated regional growth and the continued urbanization of southeastern Douglas County. This rate intentionally captures future development activity beyond the immediate study area and therefore represents a conservative planning assumption for corridor-level infrastructure sizing. The resulting increases in volumes within the study area are reflected in Figure 3-2 for 2028 conditions, Figure 3-3 for 2030 conditions, and Figure 3-4 for 2045 conditions.

Planned Network Connectivity

In addition to the assumed regional traffic growth, the transportation network within the vicinity of the subject site continues to evolve through the construction of planned roadway connections and the expansion of adjacent development areas. Of particular significance is the approved extension of Canyonside Boulevard (timing to be determined) and other local roadway connections that would provide additional east-west and north-south travel opportunities throughout southeastern Douglas County. These improvements would increase network connectivity and route choice, creating a more interconnected transportation system that allows trips to be distributed across multiple corridors rather than concentrated on a limited number of roadways.

As the area continues to urbanize, the increasing density of roadway connections is expected to improve overall network efficiency by reducing travel distances between origins and destinations, increasing

transportation system resiliency, and providing additional opportunities for local trips to occur on the collector and local street network. This increased connectivity is generally associated with lower vehicle miles traveled (VMT) per trip when compared to more isolated development patterns and is consistent with the transition of the surrounding area from a predominantly rural development pattern toward a more connected urban environment. The proposed CMP Amendment would be situated within and benefit from this evolving transportation network.

Background Future ADT Forecasts

The existing ADTs depicted in Figure 3-1 and the regional growth shown in Figure 3-2 (2028), Figure 3-3 (2030), and Figure 3-4 (2045), were added together to yield the background future ADT forecasts shown in Figure 3-5 (2028), Figure 3-6 (2030), and Figure 3-7 (2045).

Background Future Roadway Section Analysis

Capacity analyses of 2028, 2030, and 2045 future traffic conditions without the proposed development were conducted to determine the number of lanes suggested for Crowfoot Valley Rd. In 2028 and 2030 conditions a 2-lane section is suggested, and for 2045 conditions a 4-lane section is suggested per the forecast ADT volumes. These are depicted in Figure 3-5 for 2028 conditions, Figure 3-6 for 2030 conditions, and Figure 3-7 for 2045 conditions.

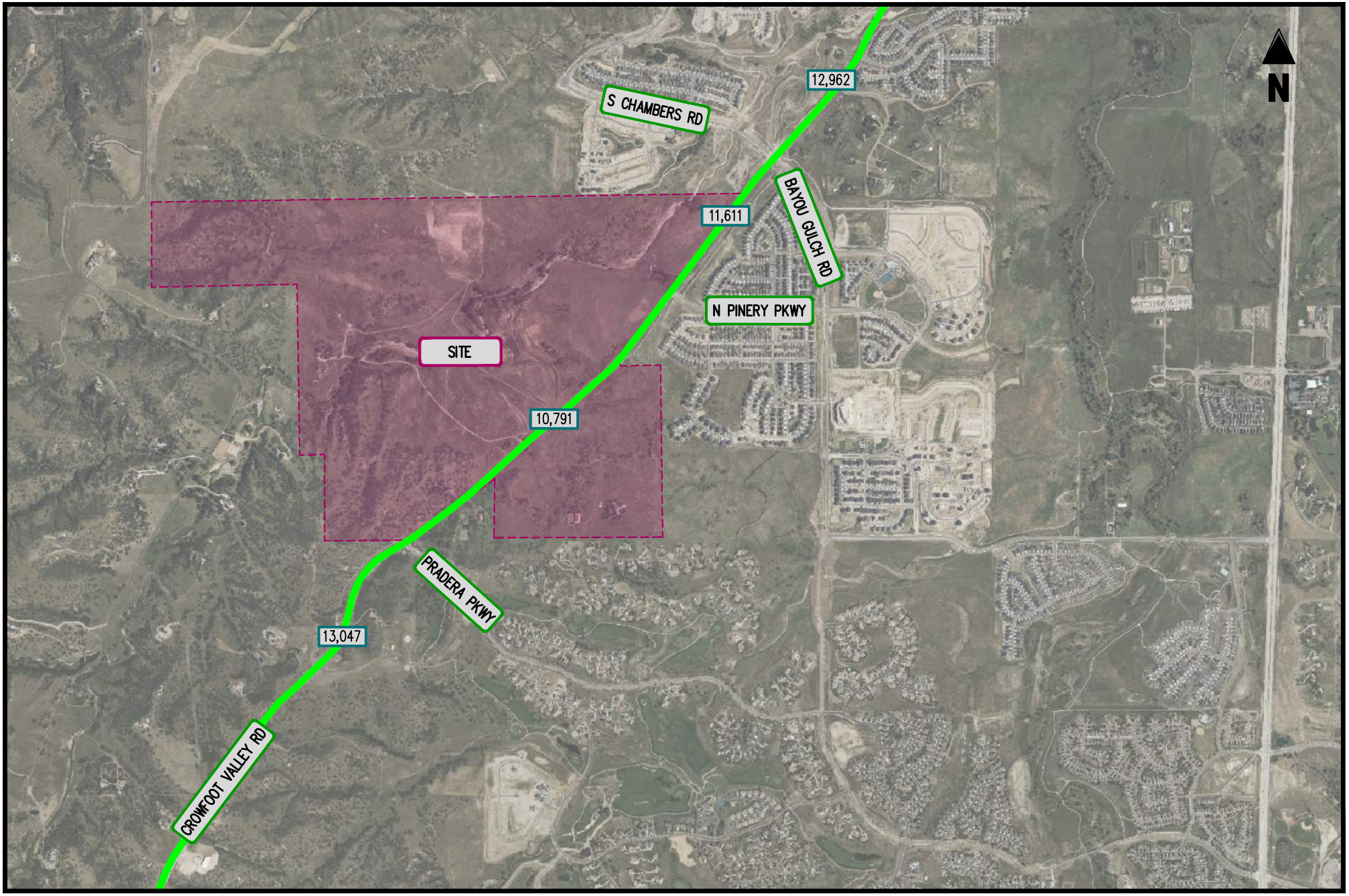

FIGURE 3-1
EXISTING ADTS & ROADWAY SECTION

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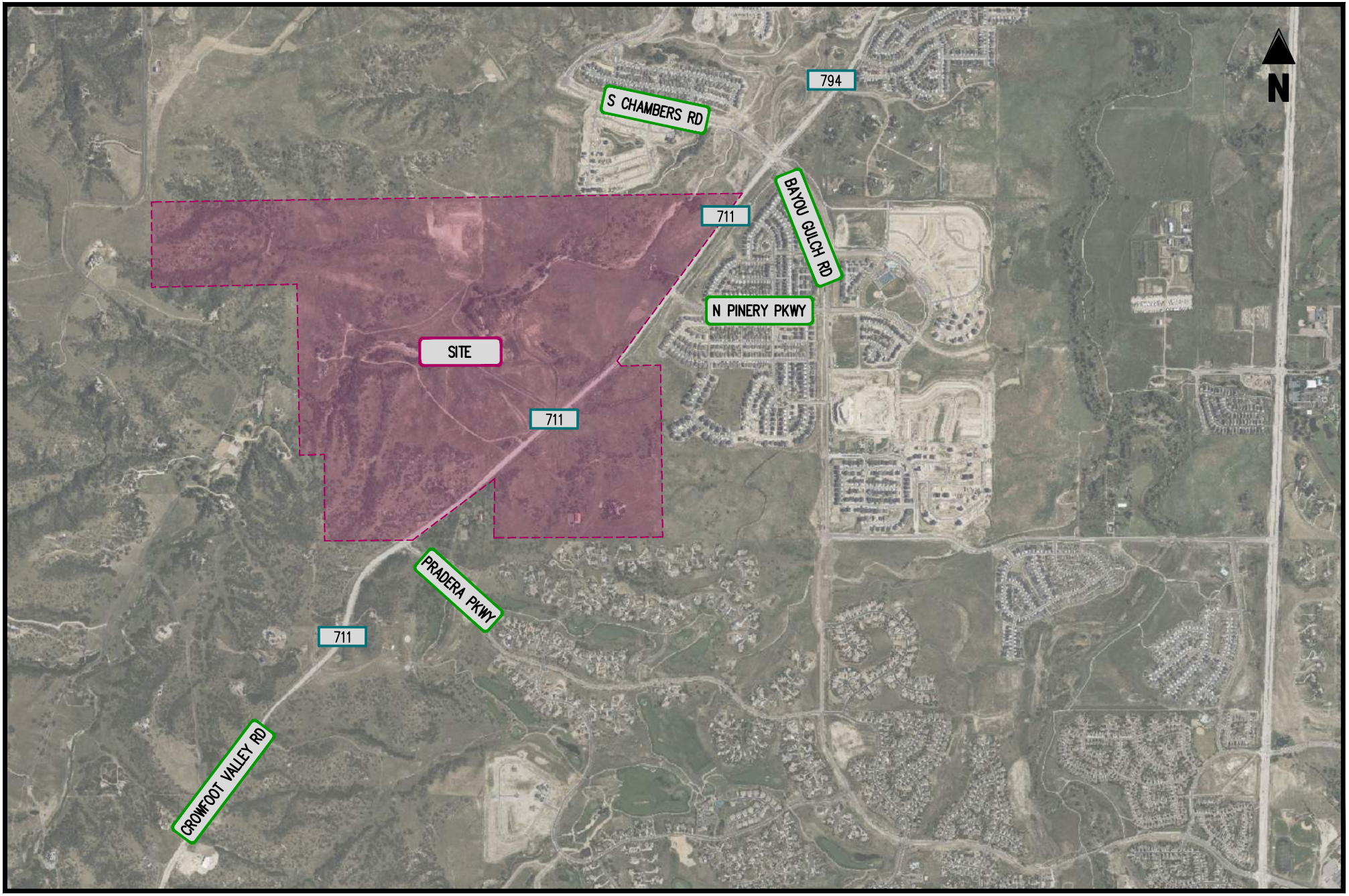

FIGURE 3-2
BACKGROUND GROWTH 2028

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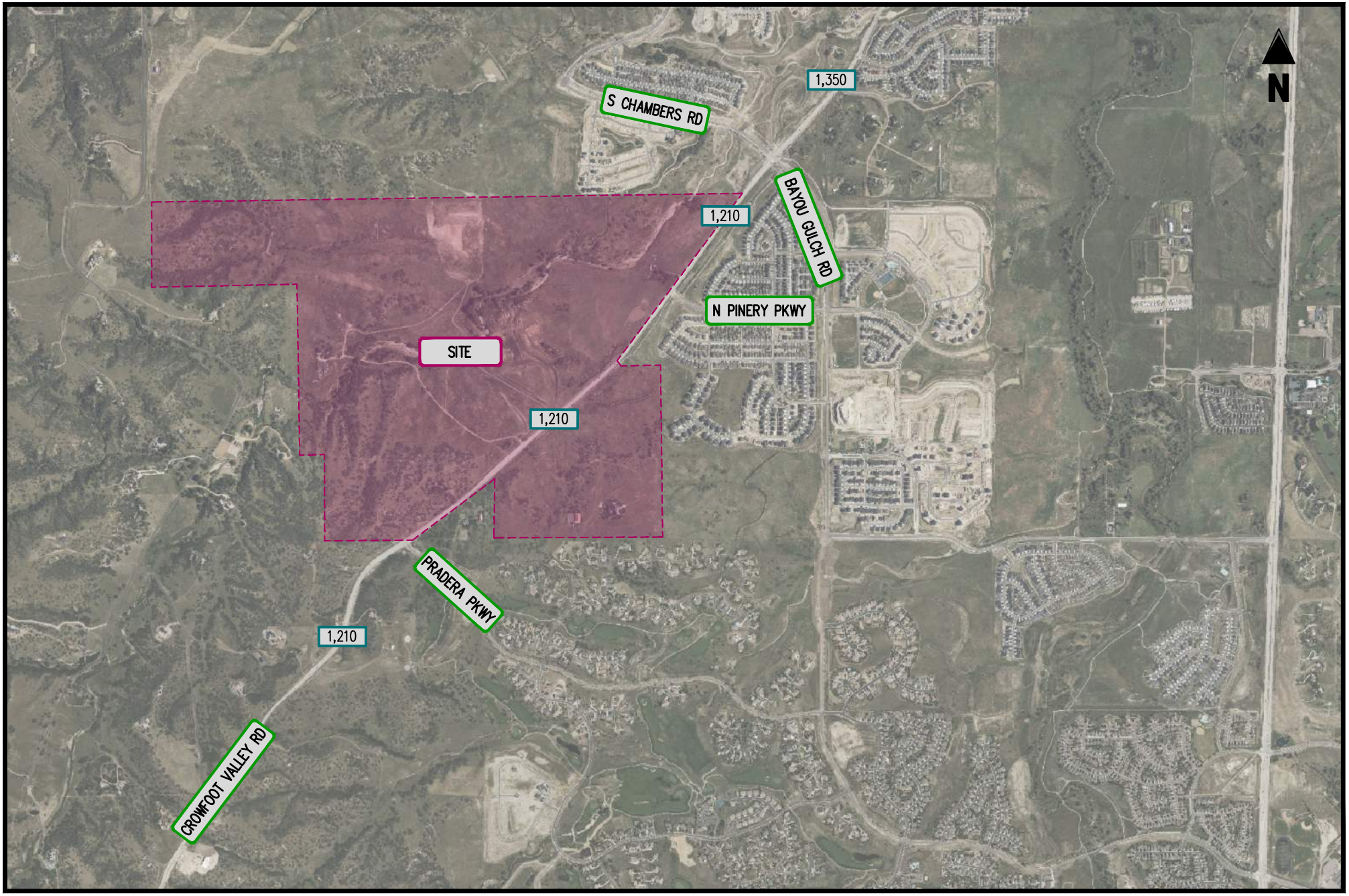

FIGURE 3-3
BACKGROUND GROWTH 2030

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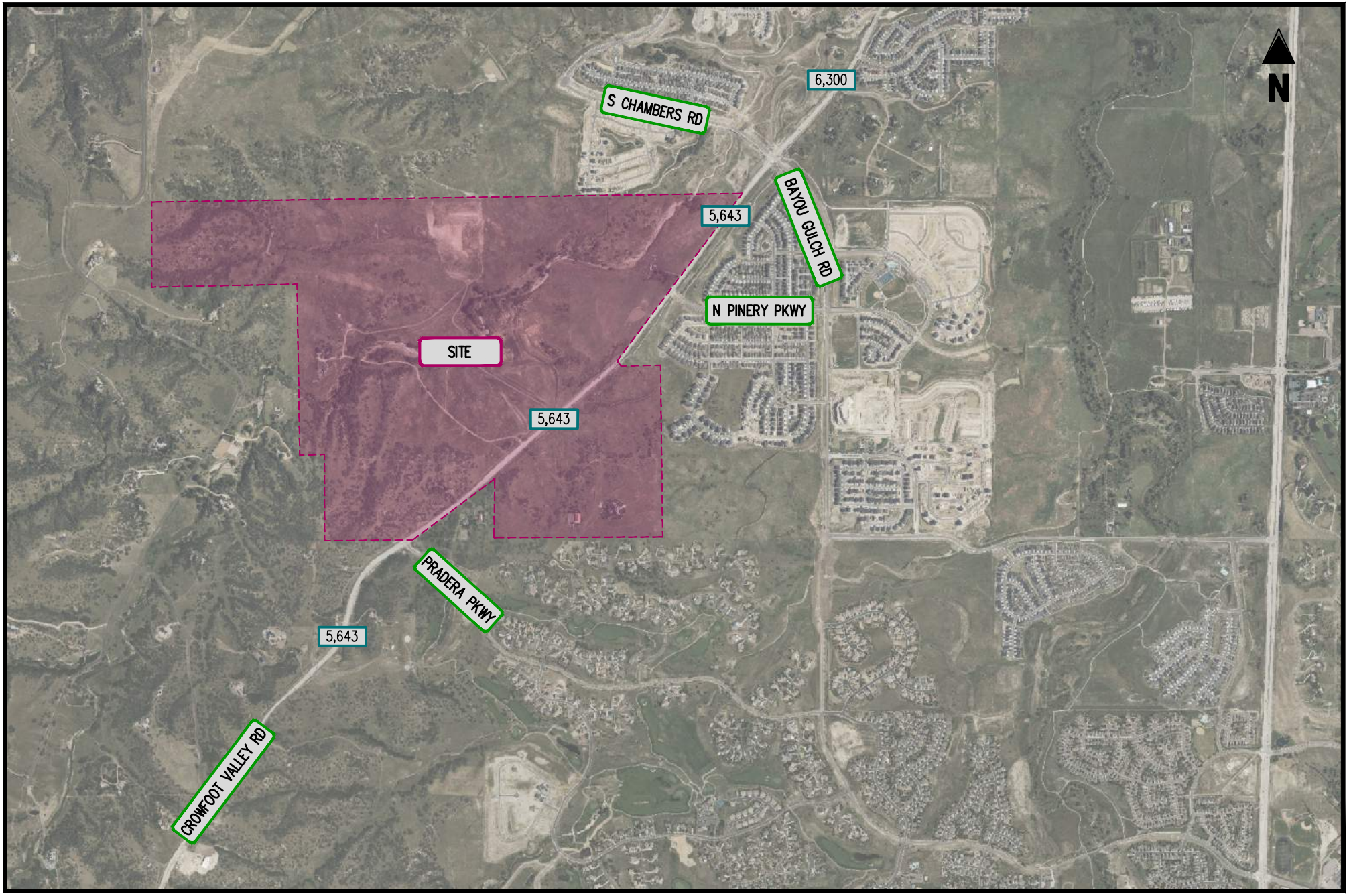

FIGURE 3-4
BACKGROUND GROWTH 2045

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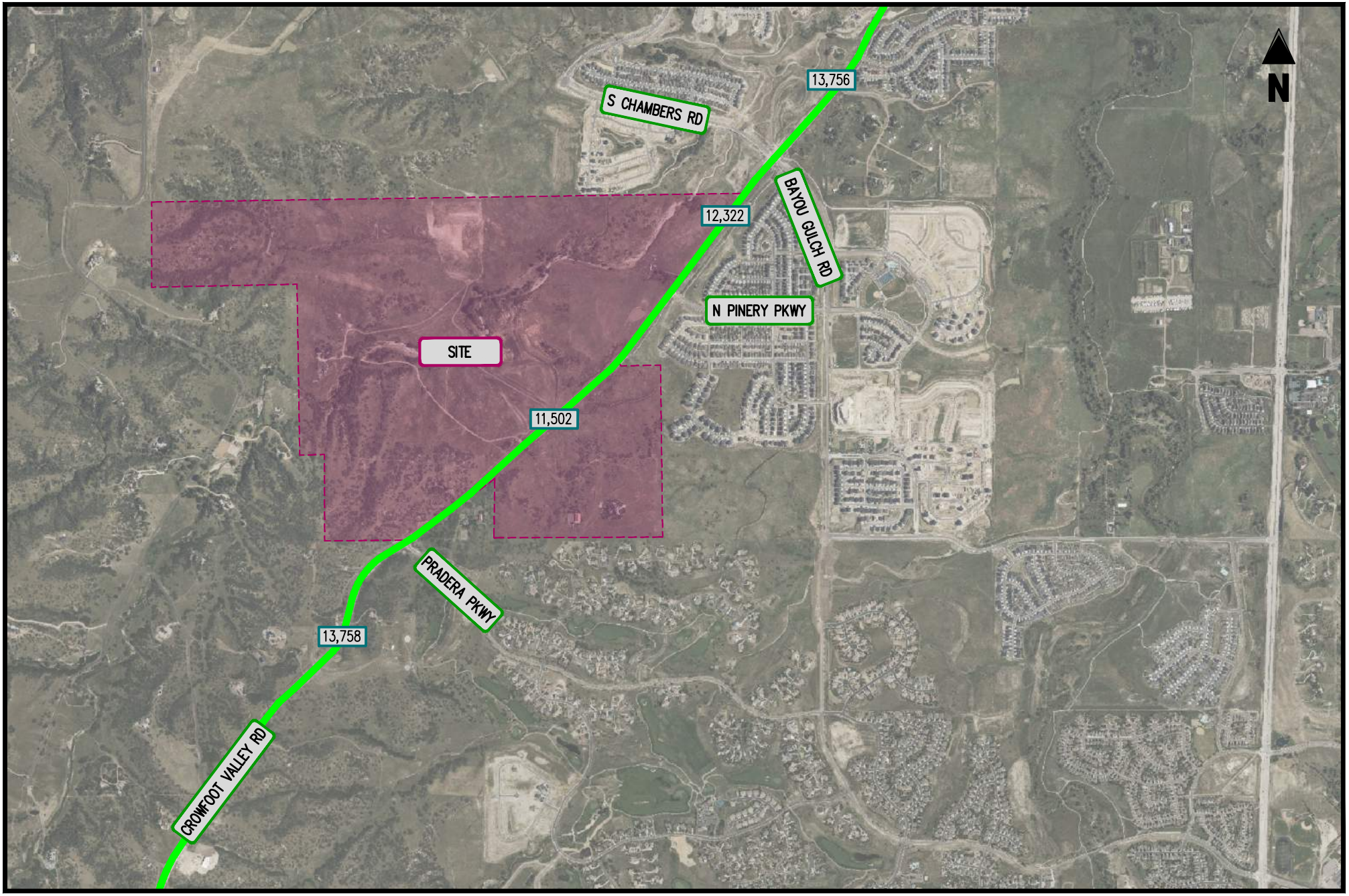

FIGURE 3-5
BACKGROUND FUTURE ADTS & SUGGESTED ROADWAY SECTION - 2028

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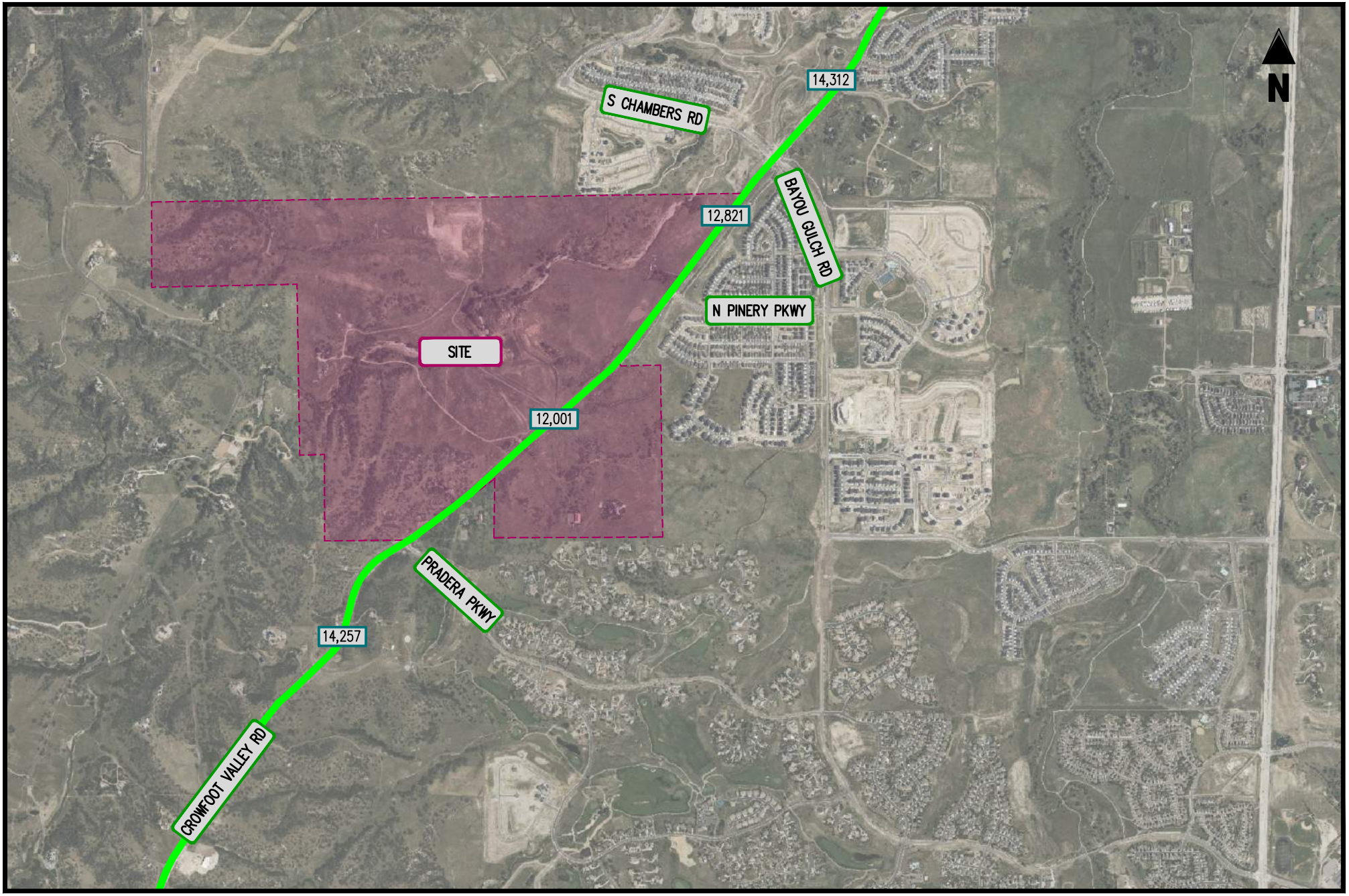

FIGURE 3-6
BACKGROUND FUTURE ADTS & SUGGESTED ROADWAY SECTION - 2030

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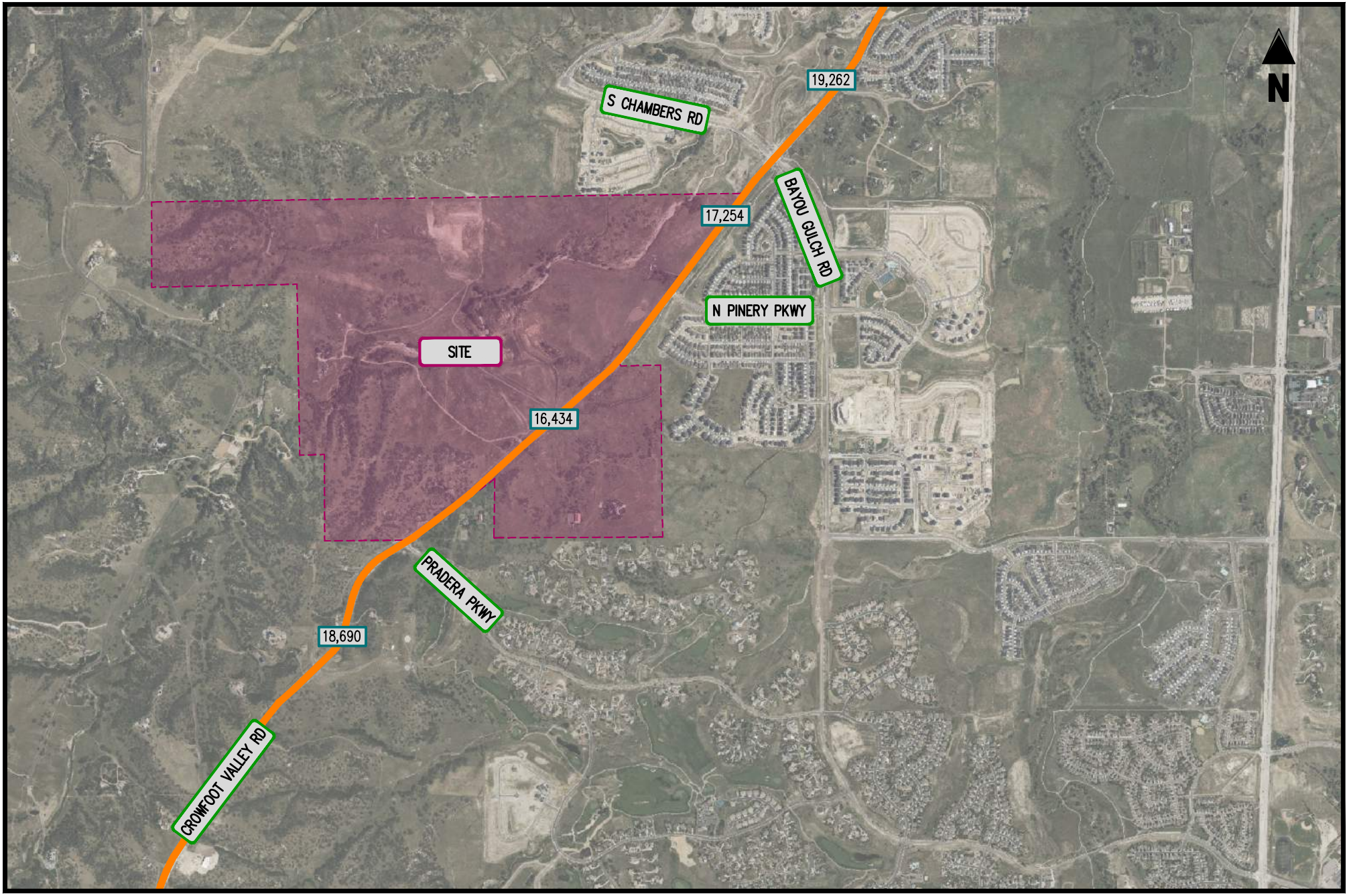

FIGURE 3-7
BACKGROUND FUTURE ADTS & SUGGESTED ROADWAY SECTION - 2045

CROWSNEST
DOUGLAS COUNTY, CO

IV. Site Analysis & Total Future Conditions

Overview

Due to the size of the proposed development, the roadway segments will need to be improved coincident with the proposed phased development. The development program is forecasted herein and analyzed for future scenarios to determine the required roadway sizing that would be needed for each of the development scenarios.

Proposed Development

For purposes of this analysis, it was assumed that the subject site would be developed with neighborhood serving commercial and single-family residential uses. The development program analyzed herein represents a conservative trip generation scenario used solely to evaluate corridor infrastructure needs. It does not establish, limit, or commit the Applicant to any specific density, unit count, or land use mix, all of which will be determined through the subsequent PD zoning process. The program was modeled as single family detached residential and retail, with retail generating the highest per unit trip rates, collectively providing a conservative basis for infrastructure planning. For purposes of this study, the site is assumed to be complete and occupied in three phases. The following use and development programs were analyzed:

Build-Out 2028 Phase 1:

1,128	DU	Single Family Detached Housing
225,000	SF	Retail

Build-Out 2030 Phase 2:

680	DU	Single Family Detached Housing

Build-Out 2045 Phase 3:

1,561	DU	Single Family Detached Housing

Proposed Site Access

Ultimate access to the development is proposed via three full movement signalized intersections provided at ½ mile spacing and aligned with existing roadway intersections where possible. Additional partial access is contemplated to provide necessary additional access to the commercial planning areas where increased access is necessary to support development. Further refinement of access will be provided during the site plan stages.

Trip Generation

Overview

Trip generation estimates for the weekday AM and PM peak hours, as well as the weekday ADT, were derived from the standard ITE Trip Generation Manual rates/equations, as published in the 12th edition. The trip generation analysis is presented in Table 4-1.

Internal Capture

Due to the complementary nature of the residential and retail uses of the proposed development, it is assumed that a number of trips would be shared between the uses. These are trips that are going from one

use on site to another use on site and should not be counted as separate trips for each use. An internal capture reduction of 10% was applied to the trip generation analysis.

Pass-by Trips
According to ITE, in some cases the driveway volumes at a particular land use are different from the amount of traffic added to the adjacent street system. Uses such as shopping centers establishments attract a portion of their trips from traffic that is already present on the road network. Pass-by trips are those trips which are made as intermediate stops on the way to a primary destination. An example of a pass-by trip would be one in which a driver stops at a supermarket on their way home from work.

The proposed use would experience pass-by trips consistent with the primary uses located on site. In recognition of this phenomenon and consistent with ITE published data, a daily pass-by reduction of 19% was applied to the trip generation analysis.

As shown in Table 4-1, the site in total is anticipated to generate 1,400 weekday daily pass-by trips. Therefore, these trips would be drawn from the existing road network and assigned to the future site entrances accordingly.

Net Site Trips
The vehicle trips that would be generated by the proposed development plan are summarized in Table 4-1. As shown in the table, the site would generate upon completion and full occupancy:

- Phase 1 (2028): 15,180 net new weekday daily trips
- Phase 1+2 (2030): 20,743 net new weekday daily trips
- Phase 1+2+3 (2045): 33,513 net new weekday daily trips

Site Trip Distributions
The distribution of the anticipated trips generated by the completion of the proposed development was based on an examination of existing traffic counts and local knowledge. Existing travel patterns indicate the following distribution is appropriate in the forecasting of future site traffic:

Residential:

- To/from the north on Crowfoot Valley Rd: 20%
- To/from the east on Stroh Rd: 15%
- To/from the west on Stroh Rd: 5%
- To/from the west on Chambers Rd: 25%
- To/from the east on Bayou Gulch Rd: 5%
- To/from the east on Pradera Pkwy: 5%
- To/from the south on Crowfoot Valley Rd: 25%

Commercial:

- To/from the north on Crowfoot Valley Rd: 20%
- To/from the east on Stroh Rd: 15%
- To/from the west on Stroh Rd: 5%
- To/from the west on Chambers Rd: 25%
- To/from the east on Bayou Gulch Rd: 5%
- To/from the east on N Pinery Pkwy: 5%
- To/from the east on Pradera Pkwy: 5%
- To/from the south on Crowfoot Valley Rd: 20%

Site Trip Assignments

The assignment of the new vehicle trips generated upon the future build-out of the development project was based on the above distributions. The trips assignments are depicted in Figure 4-1 for Phase 1 Residential Trips, Figure 4-2 for Phase 1 Commercial net new trips, Figure 4-3 for Phase 2 trips, and Figure 4-4 for Phase 3 trips.

Total Future ADT Forecasts

The Phase 1 (2028), Phase 2 (2030), and Phase 3 (2045) total future ADT forecasts associated with the proposed development were developed by combining the background future forecasts shown in Figure 3-5 (2028), Figure 3-6 (2030), and Figure 3-7 (2045), and the site trip assignments shown in Figure 4-1, Figure 4-2, Figure 4-3, and Figure 4-4. The resulting total future ADT forecasts are provided in Figure 4-5 for 2028 conditions, Figure 4-6 for 2030 conditions and Figure 4-7 for 2045 conditions.

Total Future Roadway Section Analysis

Analyses of Phase 1 (2028), Phase 2 (2030), and Phase 3 (2045) future traffic conditions with the proposed development were conducted to determine the number of lanes suggested for Crowfoot Valley Rd. In all phases a 4-lane section is suggested per the forecasted ADT volumes with the exception of the roadway section between N Pinery Pkwy and S Chamber Rd/Bayou Gulch Rd which is forecast to require 6-lanes in 2045 conditions. This is depicted in Figure 4-5 for 2028 conditions, Figure 4-6 for 2030 conditions, and Figure 4-7 for 2045 conditions. The ADT in this section was determined using conservative growth and development plans in the vicinity of the subject site and would likely be an overestimation of the 2045 future ADT.

2050 Douglas County Transportation Plan

The 2050 Douglas County Transportation Plan discussed the Crowfoot Valley Road Widening project in two phases. The first phase would widen the roadway from 2-to-4 lanes from Macanta Blvd to Chambers Rd/Bayou Gulch Rd and is within the near-term (2026-2030) projects. The second phase would widen the roadway from 2-to-4 lanes from Chambers Rd/Bayou Gulch to Stroh Rd and is within the mid-term (2031-2040) projects. The 2050 Douglas County Transportation Plan assumed a future 4-lane cross section in the vicinity of the subject site which would be able to accommodate the proposed subject site. The segment of Crowfoot Valley Rd from N Pinery Pkwy to S Chambers Rd/Bayou Gulch Rd that is forecast to require 6-lanes in full buildout (2045) conditions reflect conservative buildout and growth assumptions and represents the upper end of the analyzed range. The ultimate cross section would be confirmed through future site-specific traffic analysis as development phases proceed.

Table 4-1

Crowsnest - Douglas County, CO

Site Trip Generation [1]

Land Use	Land Use Code	Amount	Units	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Average Daily Trips
Phase 1										
Single-Family Detached Housing	210	1,126	DU	213	575	788	649	398	1,047	10,235
			Internal Capture (10%)	(21)	(58)	(79)	(65)	(40)	(105)	(1,024)
			External Trips	**192**	**517**	**709**	**584**	**358**	**942**	**9,211**
Shopping Center (>150K)	820	225,000	SF	123	75	198	360	374	734	8,188
			Internal Capture (10%)	(12)	(8)	(20)	(36)	(37)	(73)	(819)
			External Trips	**111**	**67**	**178**	**324**	**337**	**661**	**7,369**
			Pass-by (AM 0%/PM 19%)	-	-	-	*(62)*	*(64)*	*(126)*	*(1,400)*
Net New Shopping Center Trips				**111**	**67**	**178**	**262**	**273**	**535**	**5,969**
Net New Phase 1 Trips				**303**	**584**	**887**	**846**	**631**	**1,477**	**15,180**
Phase 2										
Single-Family Detached Housing	210	680	DU	129	347	476	392	240	632	6,181
			Internal Capture (10%)	(13)	(35)	(48)	(39)	(24)	(63)	(618)
			External Trips	**116**	**312**	**428**	**353**	**216**	**569**	**5,563**
Net New Phase 1 + Phase 2 Trips				**419**	**896**	**1,315**	**1,199**	**847**	**2,046**	**20,743**
Phase 3										
Single-Family Detached Housing	210	1,561	DU	295	798	1,093	900	552	1,452	14,189
			Internal Capture (10%)	(30)	(80)	(109)	(90)	(55)	(145)	(1,419)
			External Trips	**265**	**718**	**984**	**810**	**497**	**1,307**	**12,770**
Net New Phase 1 + Phase 2 + Phase 3 Trips				**684**	**1,614**	**2,299**	**2,009**	**1,344**	**3,353**	**33,513**

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 12th Edition

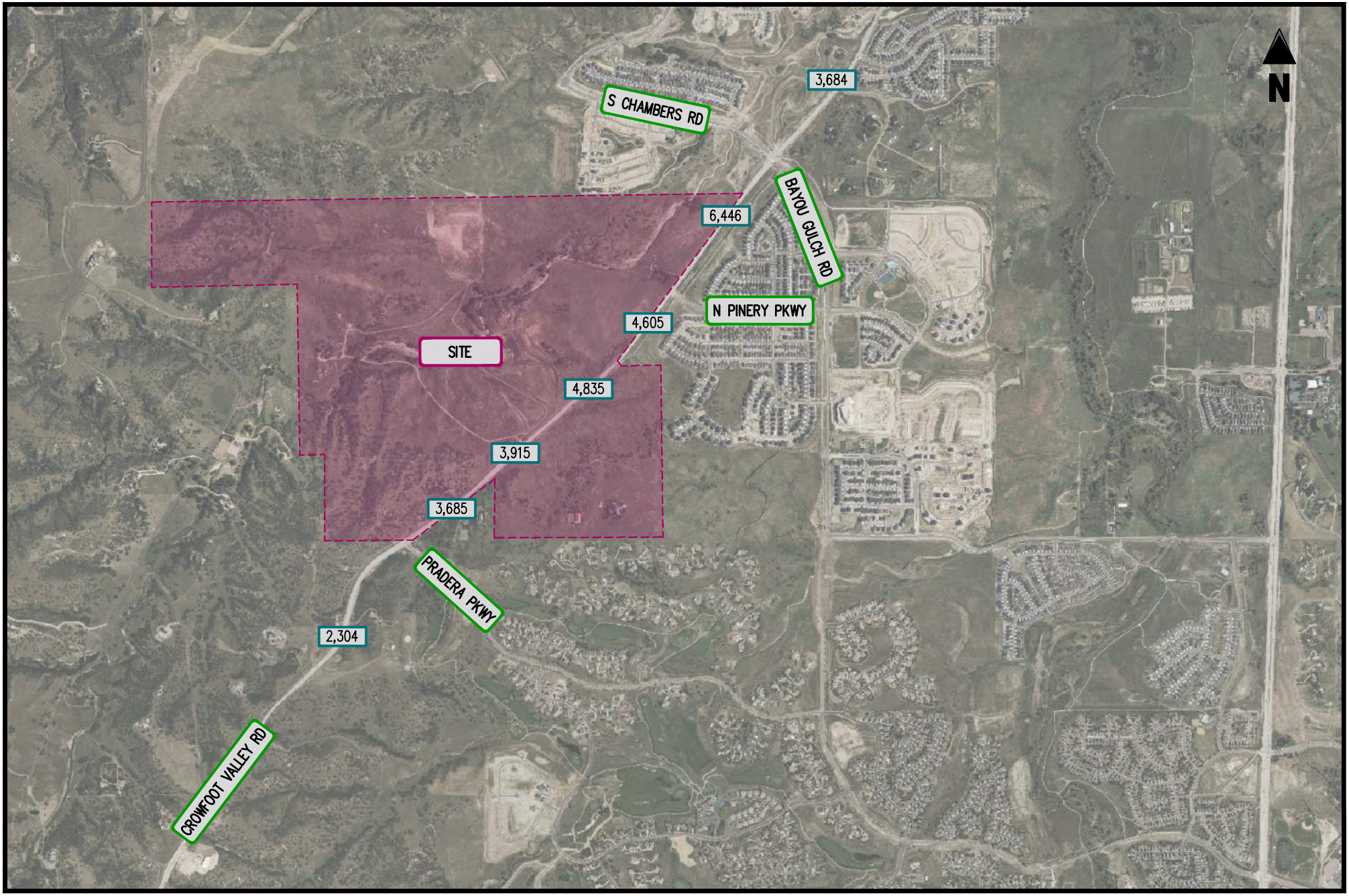

FIGURE 4-1
PHASE 1 (2028) RESIDENTIAL SITE TRIPS

CROWSNEST
DOUGLAS COUNTY, CO

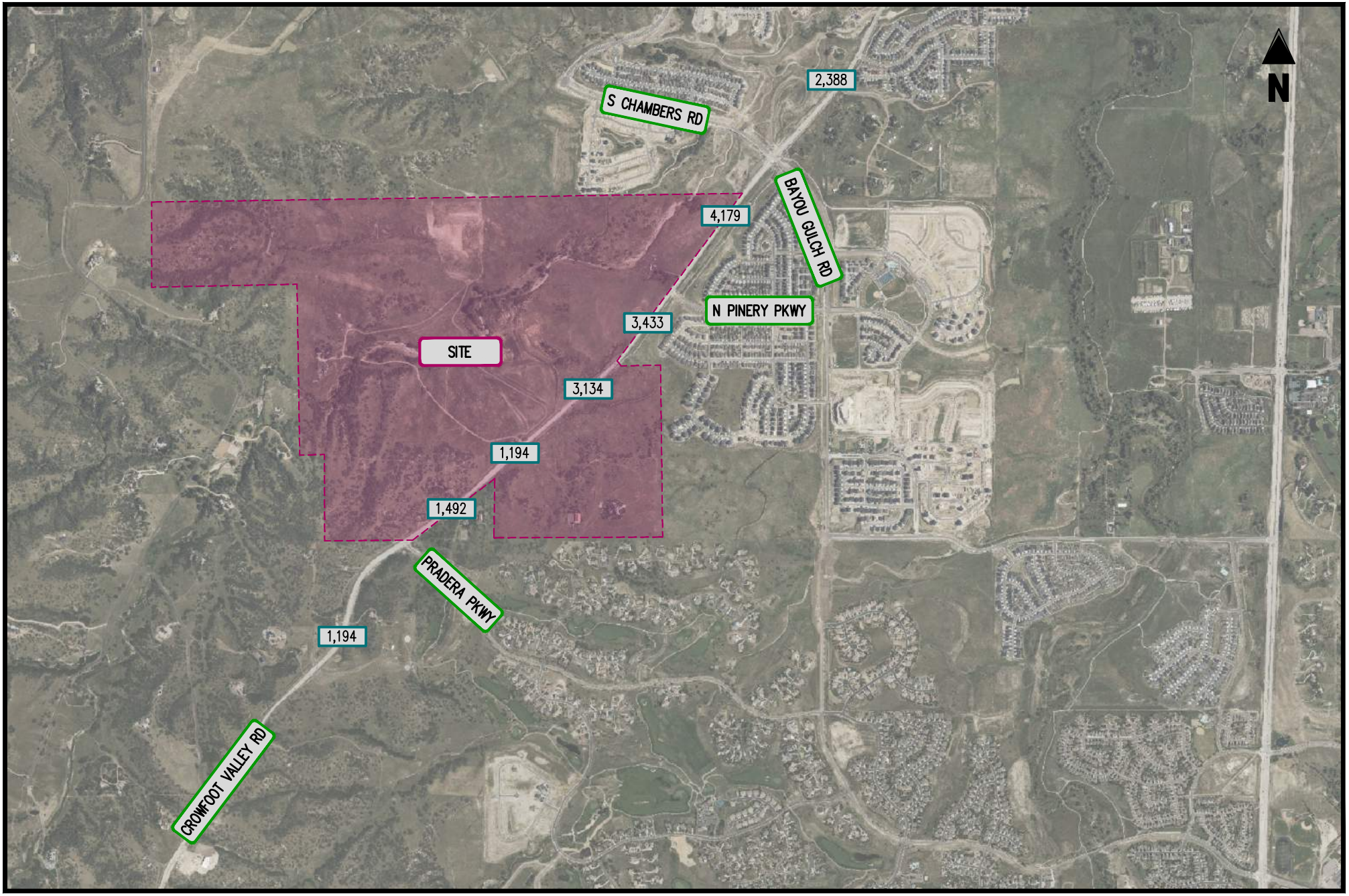

FIGURE 4-2
PHASE 1 (2028) COMMERCIAL SITE TRIPS

CROWSNEST
DOUGLAS COUNTY, CO

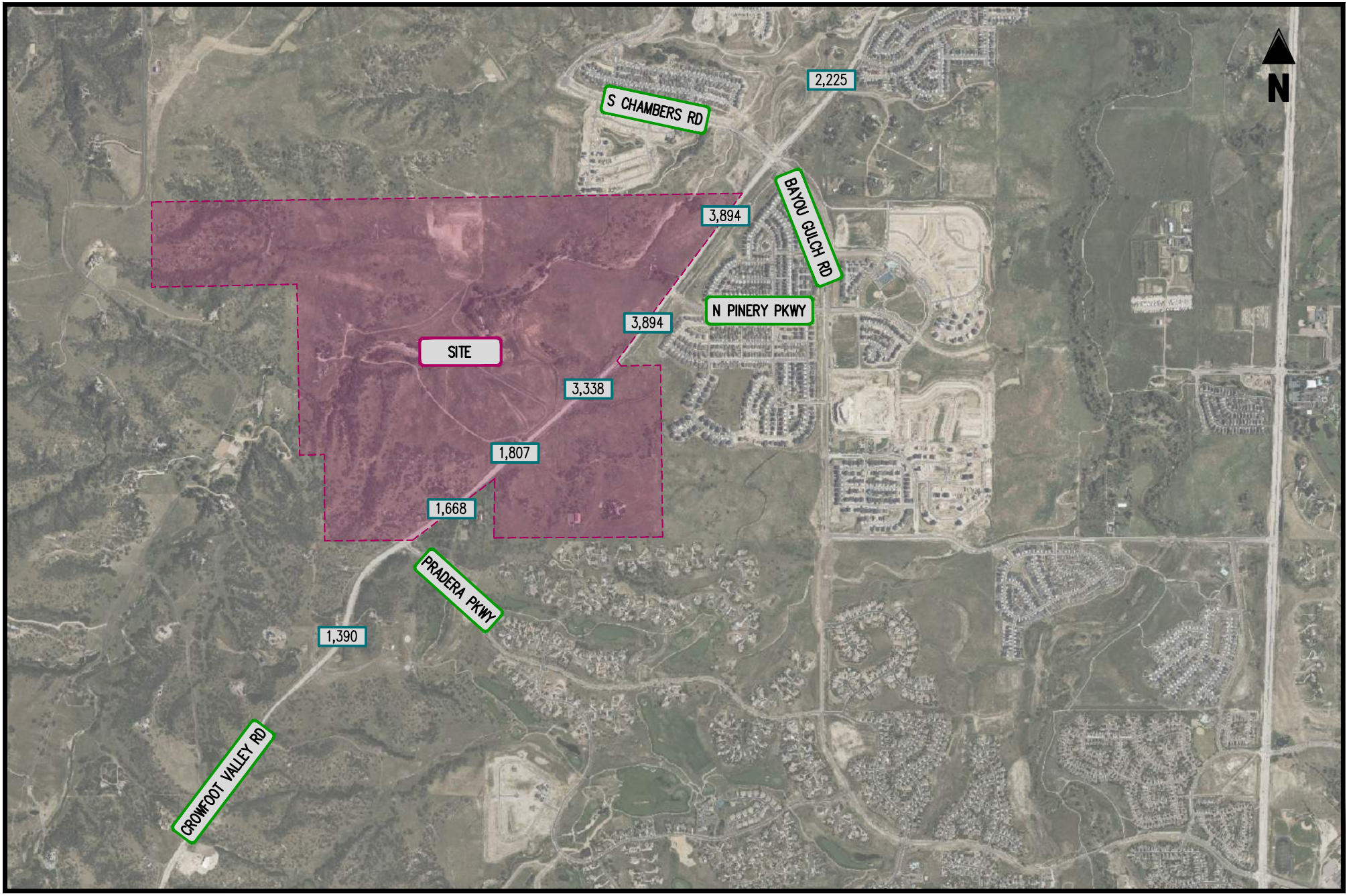

FIGURE 4-3
PHASE 2 (2030) SITE TRIPS

0000 ADT VOLUMES

CROWSNEST
DOUGLAS COUNTY, CO

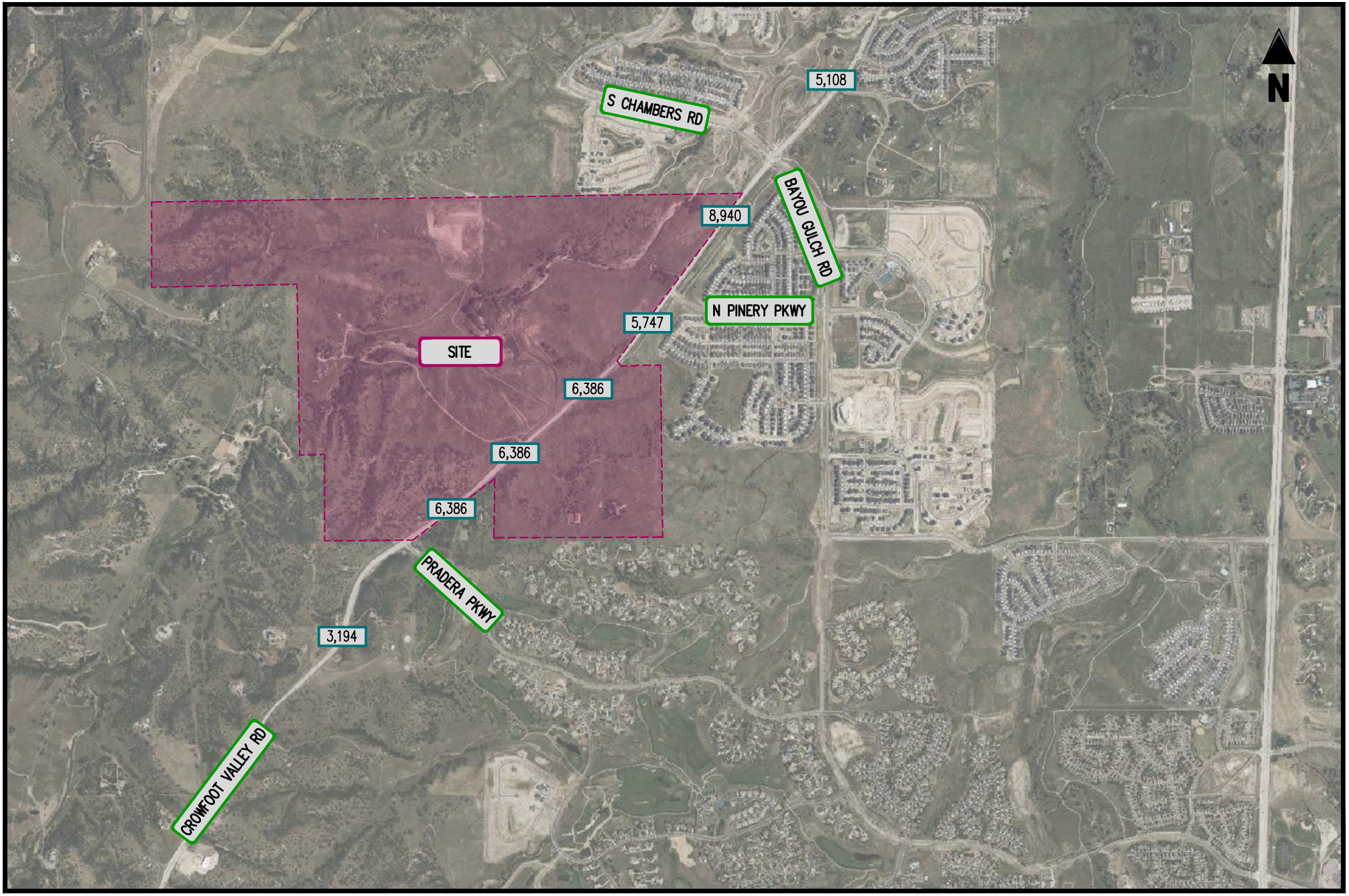

FIGURE 4-4
PHASE 3 (2045) SITE TRIPS

CROWSNEST
DOUGLAS COUNTY, CO

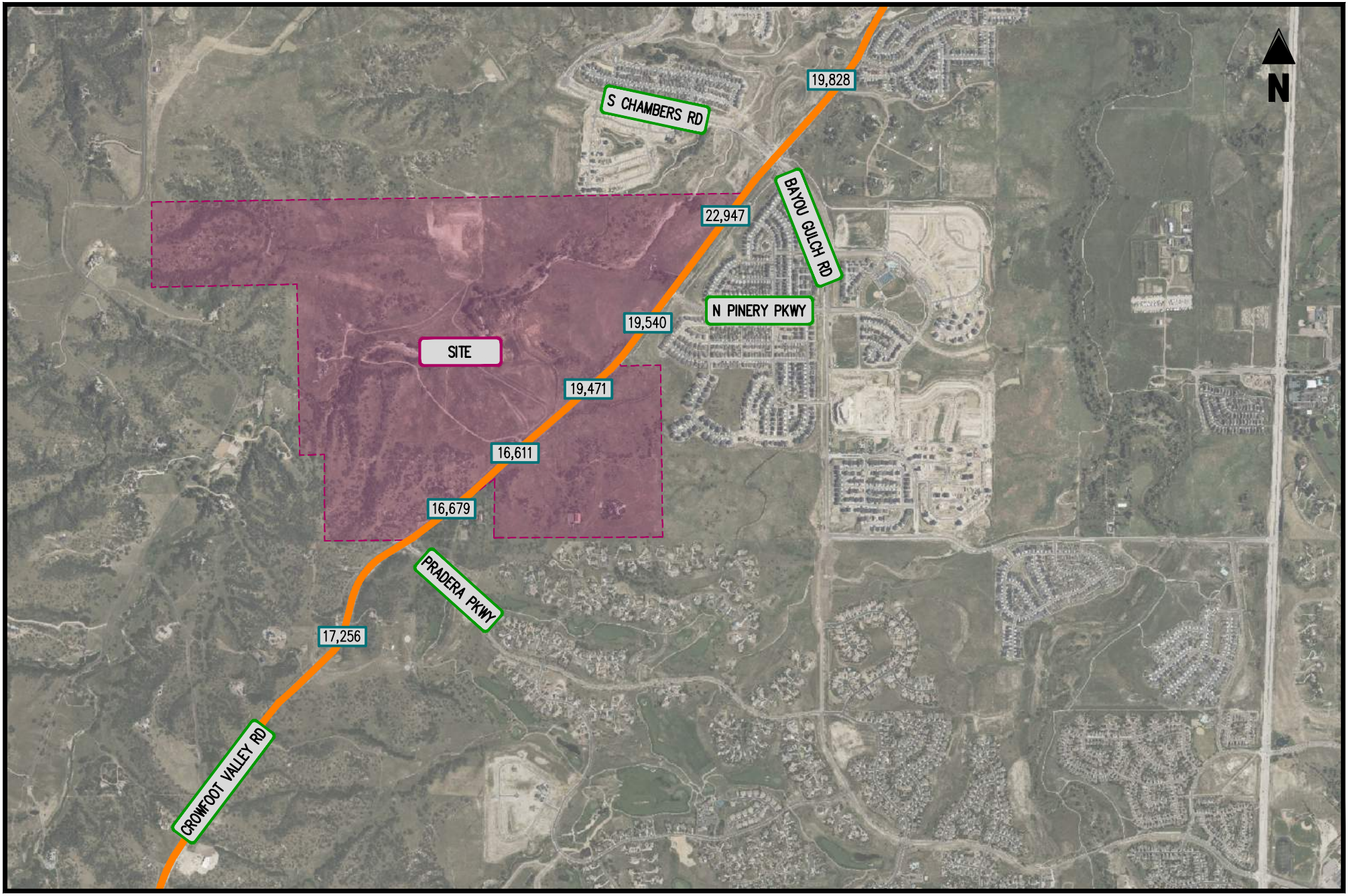

FIGURE 4-5
TOTAL FUTURE ADTS & SUGGESTED ROADWAY SECTION - PHASE 1 (2028)

CROWSNEST
DOUGLAS COUNTY, CO

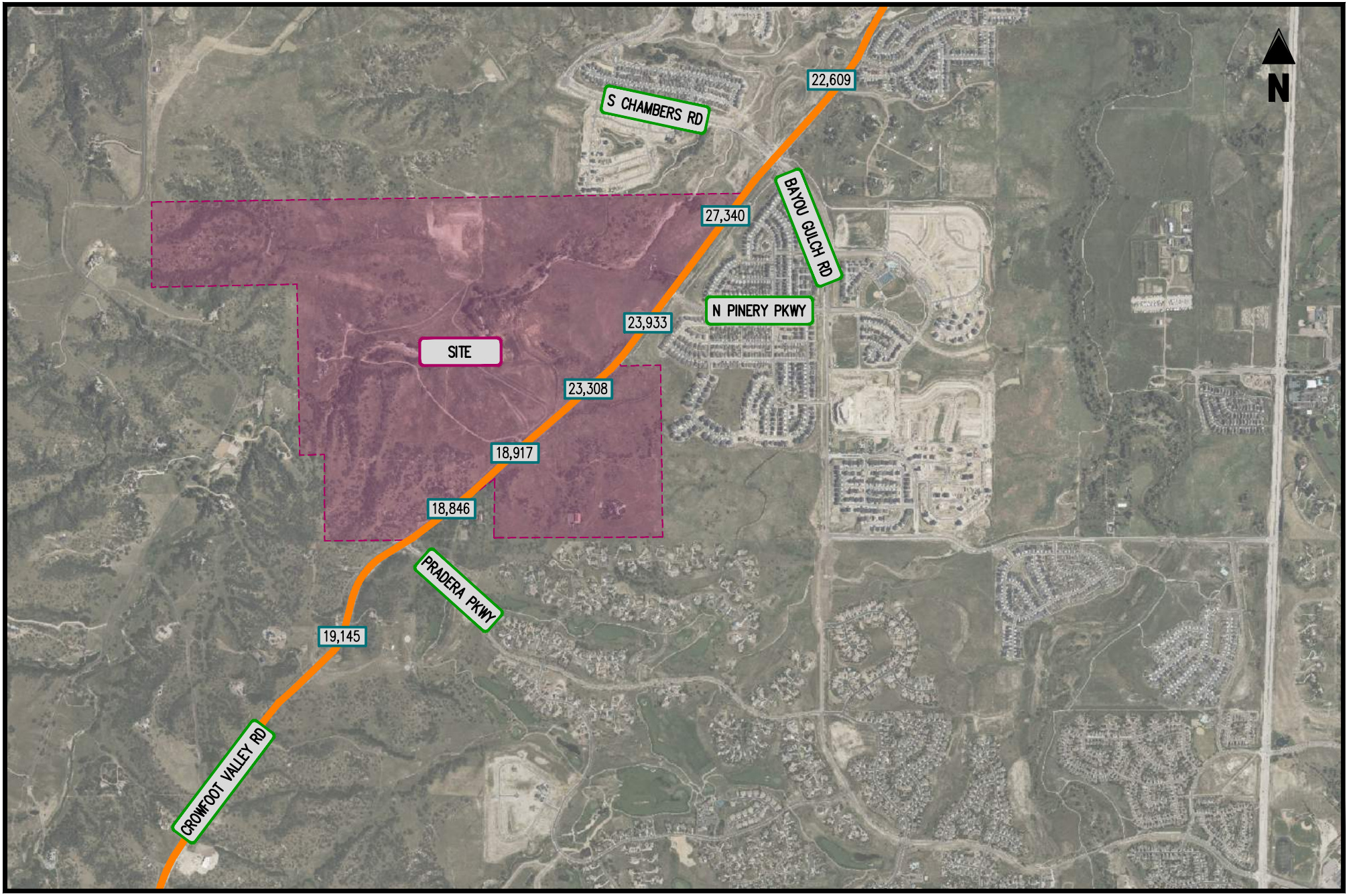

FIGURE 4-6
TOTAL FUTURE ADTS & SUGGESTED ROADWAY SECTION - PHASE 2 (2030)

CROWSNEST
DOUGLAS COUNTY, CO

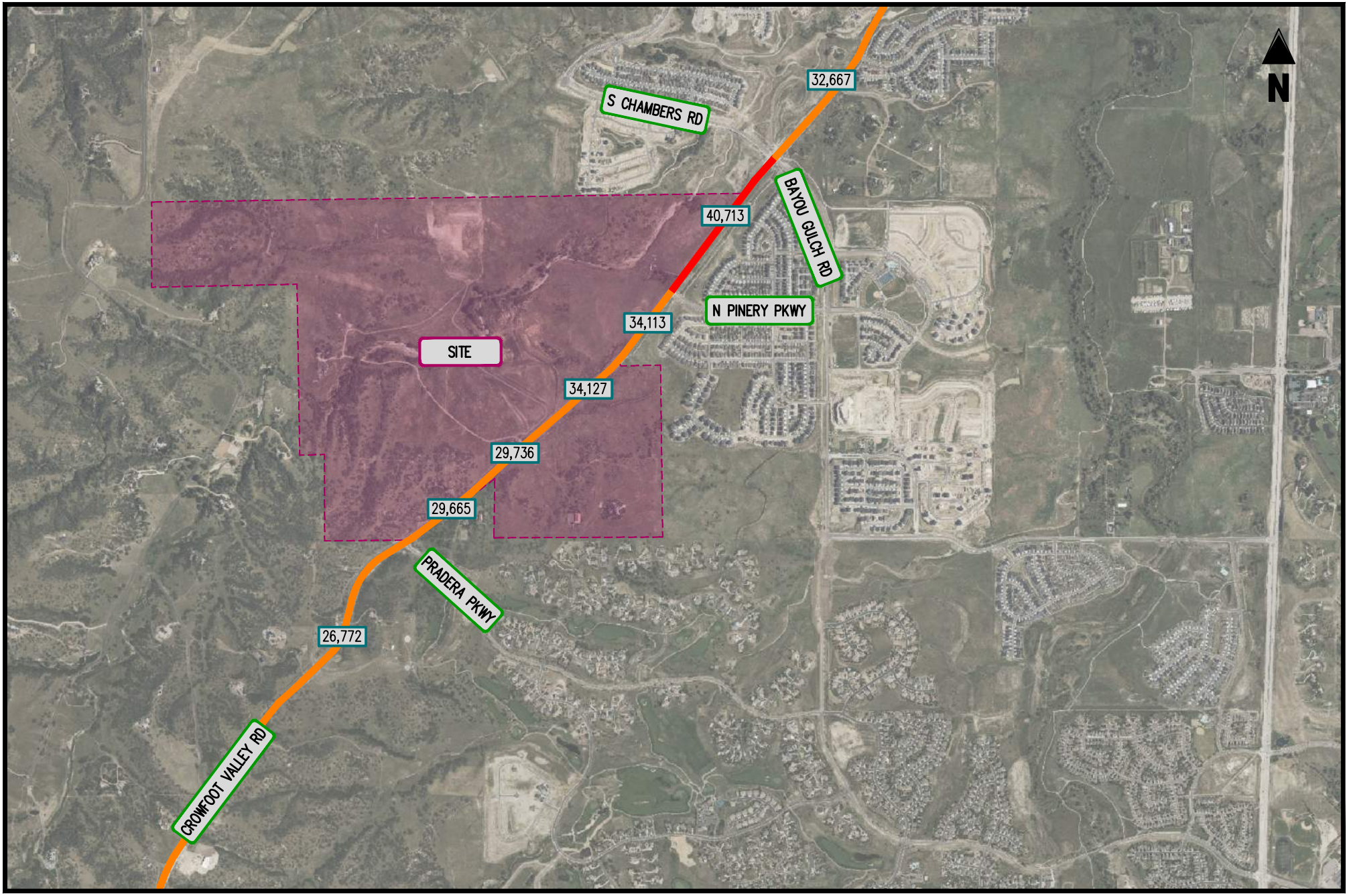

FIGURE 4-7
TOTAL FUTURE ADTS & SUGGESTED ROADWAY SECTION - PHASE 3 (2045)

CROWSNEST
DOUGLAS COUNTY, CO

V. Conclusions and Recommendations

Conclusions

Based on the results of this traffic assessment, the following may be concluded:

- Under existing traffic conditions Crowfoot Valley Rd has an ADT of 10,700-13,100 vehicles per day (vpd).
- Under background future conditions, without the development of the subject site and the assumed 2% annual growth, the following ADTs are anticipated:
  - 2028: 11,500-13,800 vpd
  - 2030: 12,000-14,400 vpd
  - 2045: 16,400-19,300 vpd
- The proposed site development would generate, upon completion and full occupancy:
  - Phase 1 (2028): 15,180 net new weekday daily trips
  - Phase 1+2 (2030): 20,743 net new weekday daily trips
  - Phase 1+2+3 (2045): 33,513 net new weekday daily trips
- Under total future conditions, with the proposed CMP amendment and proposed subject site development, the following ADTs are anticipated:
  - Phase 1 (2028): 16,600-23,000 vpd
  - Phase 2 (2030): 18,800-27,400 vpd
  - Phase 3 (2045): 26,700-40,800 vpd
- Section 4.3.8 of the Douglas County Roadway Design and Construction Standards suggests the following roadway sections for Major Arterials based on the ADTs:
  - 2-lane section: ADTs <15,000 vpd
  - 4-lane section: ADTs >15,000 vpd
  - 6-lane section: ADTs >35,000 vpd
- The 4-lane cross-section of Crowfoot Valley Rd assumed and planned in the 2050 Douglas County Transportation Plan would adequately accommodate the full site buildout (2045) conditions with the exception of the segment of Crowfoot Valley Rd from N Pinery Pkwy to S Chambers Rd/Bayou Gulch Rd that is forecast to require 6-lanes in full buildout (2045) conditions. This 6-lane forecast for this segment reflects conservative buildout and growth assumptions and represents the upper end of the analyzed range. The ultimate cross section would be confirmed through future site-specific traffic analysis as development phases proceed.

Recommendations

- Under existing traffic conditions a 2-lane section is recommended for Crowfoot Valley Rd.
- Under background future conditions, without the development of the subject site, a 2-lane section is recommended for Crowfoot Valley Rd in 2028 and 2030 conditions, and a 4-lane section is recommended for Crowfoot Valley Rd in 2045 conditions.

- Under total future conditions, proposed CMP amendment, and subject site development, a 4-lane section is recommended for Crowfoot Valley Rd for all phases of development with the exception of the roadway section between N Pinery Pkwy and S Chamber Rd/Bayou Gulch Rd which is forecast to require 6-lanes in 2045 conditions. The ADT in this section was determined using conservative growth and development plans in the vicinity of the subject site and would likely be an overestimation of the 2045 future ADT.

- The analysis demonstrates that the proposed CMP amendment can be accommodated within the framework of the existing and planned transportation network. The roadway improvements identified through this analysis are consistent with improvements already contemplated by Douglas County planning documents and do not require creation of new regional transportation corridors.

- Intersection spacing and road design should adhere to the applicable design standards. Specifically, the full movement signalized roadway intersections should be spaced at ½ mile spacing minimum.

- Additional partial movement access should be evaluated at time of site plan when specific internal roadway layouts and uses are known.

- The proposed amendment concentrates future growth within an area already served by an existing Major Arterial corridor and adjacent to established development, thereby reducing the need for dispersed infrastructure extensions and supporting a more efficient transportation network.

- The proposed CMP Amendment would utilize and support transportation facilities already identified in County planning documents, allowing future growth to occur within an established transportation corridor rather than requiring the extension of major infrastructure into previously unserved areas.

- The roadway improvements identified in this assessment are based on the upper-bound trip generation development assumptions described herein. Any future development program would warrant traffic analysis to confirm what specific roadway improvements are necessary.

APPENDIX A – Traffic Counts

Location: Crowfoot Valley Rd S/O Pinery Pkwy
Date Range: 10/8/2025 - 10/14/2025
Site Code: 01

Time	Wednesday 10/8/2025			Thursday 10/9/2025			Friday 10/10/2025			Saturday 10/11/2025			Sunday 10/12/2025			Monday 10/13/2025			Tuesday 10/14/2025			Mid-Week Average		
	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total
12:00 AM	10	10	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	10	20
1:00 AM	3	5	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	5	8
2:00 AM	2	4	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	4	6
3:00 AM	7	5	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	5	12
4:00 AM	17	28	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17	28	45
5:00 AM	62	64	126	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	62	64	126
6:00 AM	180	223	403	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	180	223	403
7:00 AM	**456**	419	875	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**456**	419	875
8:00 AM	377	**520**	**897**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	377	**520**	**897**
9:00 AM	283	337	620	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	283	337	620
10:00 AM	261	293	554	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	261	293	554
11:00 AM	301	321	622	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	301	321	622
12:00 PM	297	350	647	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	297	350	647
1:00 PM	302	316	618	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	302	316	618
2:00 PM	382	339	721	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	382	339	721
3:00 PM	440	**507**	**947**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	440	**507**	**947**
4:00 PM	456	487	943	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	456	487	943
5:00 PM	**464**	476	940	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**464**	476	940
6:00 PM	331	377	708	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	331	377	708
7:00 PM	220	223	443	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	220	223	443
8:00 PM	162	149	311	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	162	149	311
9:00 PM	94	99	193	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	94	99	193
10:00 PM	40	50	90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40	50	90
11:00 PM	18	24	42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18	24	42
Total	**5,165**	**5,626**	**10,791**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**5,165**	**5,626**	**10,791**
Percent	**48%**	**52%**		-	-		-	-		-	-		-	-		-	-		-	-		**48%**	**52%**	
AM Peak	07:00	08:00	08:00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	07:00	08:00	08:00
Vol.	456	520	897	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	456	520	897
PM Peak	17:00	15:00	15:00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17:00	15:00	15:00
Vol.	464	507	947	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	464	507	947

1. Mid-week average includes data between Tuesday and Thursday.

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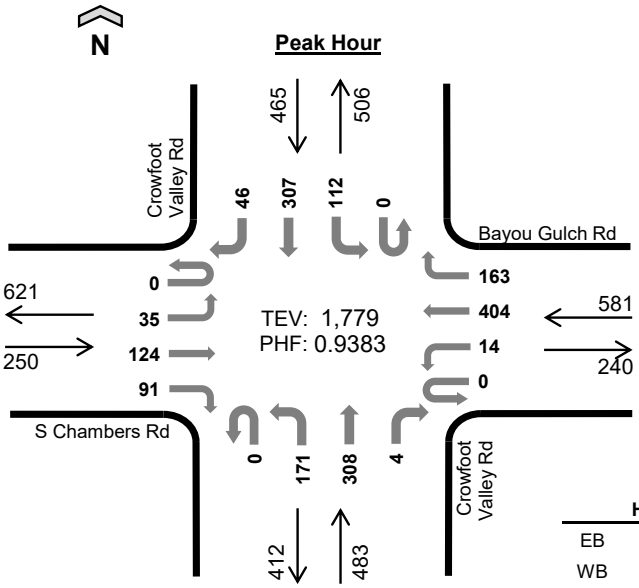
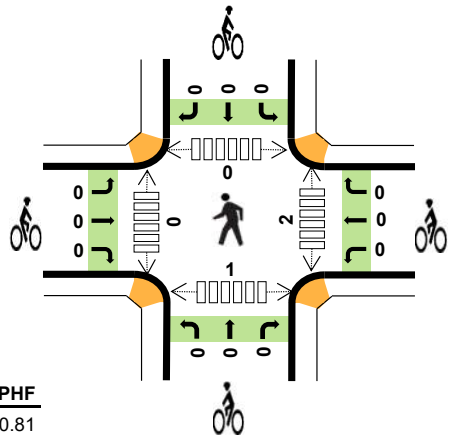
Crowfoot Valley Rd
Bayou Gulch Rd

Date: 10/8/2025
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:15 AM to 8:15 AM





	HV%	PHF
EB	6%	0.81
WB	2%	0.76
NB	3%	0.83
SB	3%	0.83
TOTAL	3%	0.94

Peak Hour Count Summaries

Peak Hour Interval Start		S Chambers Rd (Eastbound)				Bayou Gulch Rd (Westbound)				Crowfoot Valley Rd (Northbound)				Crowfoot Valley Rd (Southbound)				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:15 AM		0	6	30	20	0	4	104	39	0	51	93	2	0	19	70	12	450	0
7:30 AM		0	13	26	14	0	4	130	57	0	53	75	1	0	26	66	9	474	0
7:45 AM		0	8	36	20	0	5	81	37	0	37	73	1	0	43	81	16	438	0
8:00 AM		0	8	32	37	0	1	89	30	0	30	67	0	0	24	90	9	417	1,779
Pk Hr	All	0	35	124	91	0	14	404	163	0	171	308	4	0	112	307	46	1,779	
	HV	0	3	3	9	0	1	9	2	0	8	6	0	0	4	9	2	56	
	HV%	-	9%	2%	10%	-	7%	2%	1%	-	5%	2%	0%	-	4%	3%	4%	3%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:15 AM	3	4	1	2	*10*	0	0	0	0	*0*	0	0	0	0	*0*
7:30 AM	2	1	1	4	*8*	0	0	0	0	*0*	0	0	0	0	*0*
7:45 AM	2	6	8	3	*19*	0	0	0	0	*0*	1	0	0	0	*1*
8:00 AM	8	1	4	6	*19*	0	0	0	0	*0*	1	0	0	1	*2*
Peak Hour	15	12	14	15	*56*	0	0	0	0	*0*	2	0	0	1	*3*

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Count Summaries - All Vehicles

Interval Start	S Chambers Rd				Bayou Gulch Rd				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	5	22	11	0	2	106	22	0	37	69	2	0	11	54	3	344	0
7:15 AM	**0**	**6**	**30**	**20**	**0**	**4**	**104**	**39**	**0**	**51**	**93**	**2**	**0**	**19**	**70**	**12**	**450**	**0**
7:30 AM	**0**	**13**	**26**	**14**	**0**	**4**	**130**	**57**	**0**	**53**	**75**	**1**	**0**	**26**	**66**	**9**	**474**	**0**
7:45 AM	**0**	**8**	**36**	**20**	**0**	**5**	**81**	**37**	**0**	**37**	**73**	**1**	**0**	**43**	**81**	**16**	**438**	**1,706**
8:00 AM	**0**	**8**	**32**	**37**	**0**	**1**	**89**	**30**	**0**	**30**	**67**	**0**	**0**	**24**	**90**	**9**	**417**	**1,779**
8:15 AM	0	6	35	23	0	1	50	43	0	39	88	2	0	11	76	13	387	1,716
8:30 AM	0	8	29	39	0	2	51	33	0	20	99	0	0	16	85	9	391	1,633
8:45 AM	0	11	30	31	0	1	37	28	0	27	55	1	0	28	103	10	362	1,557
Count Total	0	65	240	195	0	20	648	289	0	294	619	9	0	178	625	81	3,263	
Pk Hr All	**0**	**35**	**124**	**91**	**0**	**14**	**404**	**163**	**0**	**171**	**308**	**4**	**0**	**112**	**307**	**46**	**1,779**	
Pk Hr HV	**0**	**3**	**3**	**9**	**0**	**1**	**9**	**2**	**0**	**8**	**6**	**0**	**0**	**4**	**9**	**2**	**56**	
Pk Hr HV%	**-**	**9%**	**2%**	**10%**	**-**	**7%**	**2%**	**1%**	**-**	**5%**	**2%**	**0%**	**-**	**4%**	**3%**	**4%**	**3%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:00 AM	1	0	2	1	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	**3**	**4**	**1**	**2**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**2**	**1**	**1**	**4**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**2**	**6**	**8**	**3**	**19**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**
8:00 AM	**8**	**1**	**4**	**6**	**19**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**2**
8:15 AM	9	2	11	2	*24*	0	0	0	0	*0*	1	0	0	0	*1*
8:30 AM	8	0	5	1	*14*	0	0	0	0	*0*	0	0	0	1	*1*
8:45 AM	10	2	11	3	*26*	0	0	0	0	*0*	0	0	0	1	*1*
Count Total	43	16	43	22	*124*	0	0	0	0	*0*	3	0	0	3	*6*
Peak Hour	**15**	**12**	**14**	**15**	***56***	**0**	**0**	**0**	**0**	***0***	**2**	**0**	**0**	**1**	**3**

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Count Summaries - Heavy Vehicles

Interval Start	S Chambers Rd				Bayou Gulch Rd				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	1	0	0	0	0	0	1	1	0	0	0	1	0	4	0
7:15 AM	**0**	**0**	**1**	**2**	**0**	**1**	**1**	**2**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	**0**	**10**	**0**
7:30 AM	**0**	**1**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**3**	**0**	**8**	**0**
7:45 AM	**0**	**0**	**1**	**1**	**0**	**0**	**6**	**0**	**0**	**4**	**4**	**0**	**0**	**1**	**1**	**1**	**19**	**41**
8:00 AM	**0**	**2**	**1**	**5**	**0**	**0**	**1**	**0**	**0**	**3**	**1**	**0**	**0**	**2**	**3**	**1**	**19**	**56**
8:15 AM	0	0	3	6	0	0	1	1	0	8	2	1	0	1	1	0	24	70
8:30 AM	0	0	2	6	0	0	0	0	0	0	5	0	0	0	1	0	14	76
8:45 AM	0	0	2	8	0	0	1	1	0	8	3	0	0	1	2	0	26	83
Count Total	0	3	10	30	0	1	11	4	0	25	17	1	0	6	14	2	124	
Pk Hr Heavy	**0**	**3**	**3**	**9**	**0**	**1**	**9**	**2**	**0**	**8**	**6**	**0**	**0**	**4**	**9**	**2**	**56**	

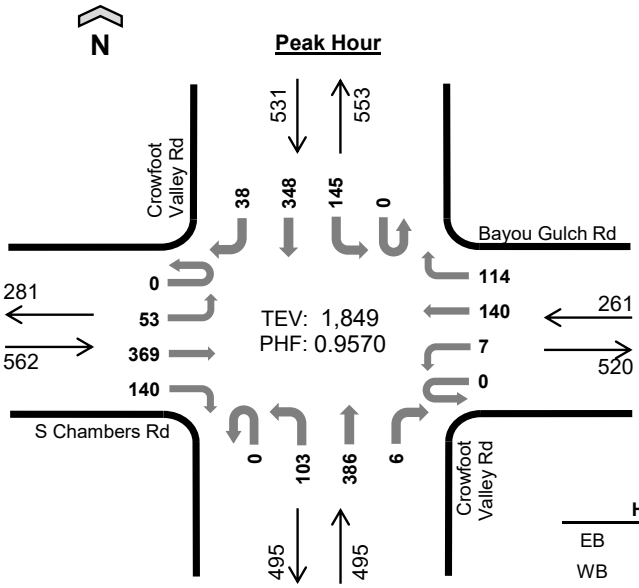
Count Summaries - Bikes

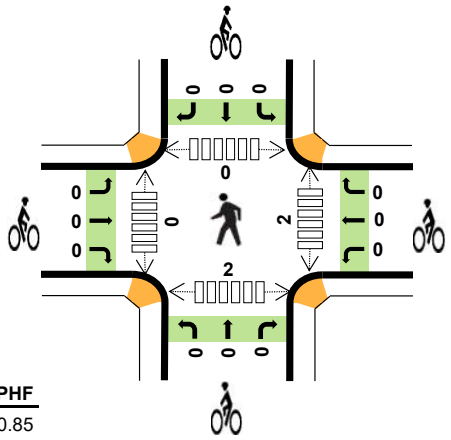
Interval Start	S Chambers Rd				Bayou Gulch Rd				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

TJ Wethington
(720) 646-1008

Crowfoot Valley Rd
Bayou Gulch Rd

Date: 10/8/2025
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:15 PM to 5:15 PM





	HV%	PHF
EB	2%	0.85
WB	1%	0.81
NB	2%	0.93
SB	1%	0.90
TOTAL	2%	0.96

Peak Hour Count Summaries

Peak Hour Interval Start		S Chambers Rd (Eastbound)				Bayou Gulch Rd (Westbound)				Crowfoot Valley Rd (Northbound)				Crowfoot Valley Rd (Southbound)				15-min Total	Rolling Hour Total
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:15 PM		0	15	92	32	0	2	28	24	0	26	93	3	0	43	93	11	462	0
4:30 PM		0	14	92	38	0	2	49	30	0	34	88	0	0	36	88	12	483	0
4:45 PM		0	15	105	46	0	0	32	31	0	21	95	2	0	26	77	10	460	0
5:00 PM		0	9	80	24	0	3	31	29	0	22	110	1	0	40	90	5	444	1,849
Pk Hr	All	0	53	369	140	0	7	140	114	0	103	386	6	0	145	348	38	1,849	
	HV	0	3	6	2	0	1	2	0	0	2	10	0	0	1	1	1	29	
	HV%	-	6%	2%	1%	-	14%	1%	0%	-	2%	3%	0%	-	1%	0%	3%	2%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:15 PM	2	0	4	1	*7*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	6	0	3	0	*9*	0	0	0	0	*0*	1	0	0	0	*1*
4:45 PM	3	1	2	2	*8*	0	0	0	0	*0*	1	0	0	1	*2*
5:00 PM	0	2	3	0	*5*	0	0	0	0	*0*	0	0	0	1	*1*
Peak Hour	11	3	12	3	*29*	0	0	0	0	*0*	2	0	0	2	*4*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	S Chambers Rd				Bayou Gulch Rd				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	10	74	29	0	2	35	27	0	17	83	0	0	43	81	13	414	0
4:15 PM	**0**	**15**	**92**	**32**	**0**	**2**	**28**	**24**	**0**	**26**	**93**	**3**	**0**	**43**	**93**	**11**	**462**	**0**
4:30 PM	**0**	**14**	**92**	**38**	**0**	**2**	**49**	**30**	**0**	**34**	**88**	**0**	**0**	**36**	**88**	**12**	**483**	**0**
4:45 PM	**0**	**15**	**105**	**46**	**0**	**0**	**32**	**31**	**0**	**21**	**95**	**2**	**0**	**26**	**77**	**10**	**460**	**1,819**
5:00 PM	**0**	**9**	**80**	**24**	**0**	**3**	**31**	**29**	**0**	**22**	**110**	**1**	**0**	**40**	**90**	**5**	**444**	**1,849**
5:15 PM	0	17	88	41	0	3	28	24	1	22	98	2	0	56	74	7	461	1,848
5:30 PM	0	19	80	29	0	2	37	31	0	18	93	0	0	38	65	10	422	1,787
5:45 PM	0	11	66	34	0	0	28	30	0	16	75	0	0	31	89	8	388	1,715
Count Total	0	110	677	273	0	14	268	226	1	176	735	8	0	313	657	76	3,534	
Pk Hr All	**0**	**53**	**369**	**140**	**0**	**7**	**140**	**114**	**0**	**103**	**386**	**6**	**0**	**145**	**348**	**38**	**1,849**	
Pk Hr HV	**0**	**3**	**6**	**2**	**0**	**1**	**2**	**0**	**0**	**2**	**10**	**0**	**0**	**1**	**1**	**1**	**29**	
Pk Hr HV%	**-**	**6%**	**2%**	**1%**	**-**	**14%**	**1%**	**0%**	**-**	**2%**	**3%**	**0%**	**-**	**1%**	**0%**	**3%**	**2%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	3	5	0	1	*9*	0	0	0	0	*0*	1	0	0	0	*1*
4:15 PM	**2**	**0**	**4**	**1**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**6**	**0**	**3**	**0**	**9**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**
4:45 PM	**3**	**1**	**2**	**2**	**8**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**1**	**2**
5:00 PM	**0**	**2**	**3**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:15 PM	0	0	2	0	*2*	0	0	0	0	*0*	1	0	0	0	*1*
5:30 PM	2	0	1	0	*3*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	1	2	2	*5*	0	0	0	0	*0*	2	0	0	3	*5*
Count Total	16	9	17	6	*48*	0	0	0	0	*0*	6	0	0	5	*11*
Peak Hour	**11**	**3**	**12**	**3**	***29***	**0**	**0**	**0**	**0**	***0***	**2**	**0**	**0**	**2**	**4**

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Count Summaries - Heavy Vehicles

Interval Start	S Chambers Rd				Bayou Gulch Rd				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	2	1	0	0	3	2	0	0	0	0	0	1	0	0	9	0
4:15 PM	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**0**	**0**	**0**	**0**	**1**	**7**	**0**
4:30 PM	**0**	**2**	**3**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**9**	**0**
4:45 PM	**0**	**0**	**3**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**2**	**0**	**0**	**1**	**1**	**0**	**8**	**33**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**5**	**29**
5:15 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	24
5:30 PM	0	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	3	18
5:45 PM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	1	5	15
Count Total	0	4	9	3	0	1	6	2	0	3	14	0	0	2	2	2	48	
Pk Hr Heavy	**0**	**3**	**6**	**2**	**0**	**1**	**2**	**0**	**0**	**2**	**10**	**0**	**0**	**1**	**1**	**1**	**29**	

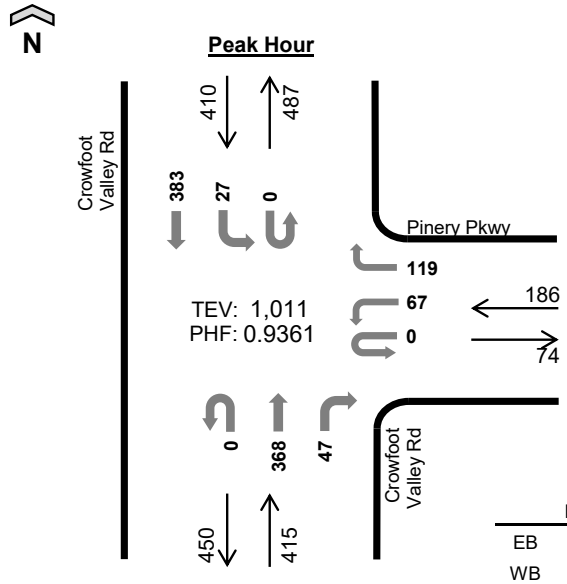
Count Summaries - Bikes

Interval Start	S Chambers Rd				Bayou Gulch Rd				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

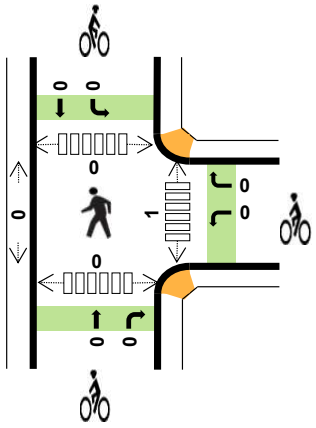
TJ Wethington
(720) 646-1008

Crowfoot Valley Rd
Pinery Pkwy

Date: 10/8/2025
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:15 AM to 8:15 AM



	HV%	PHF
EB	--	--
WB	0%	0.78
NB	5%	0.80
SB	4%	0.84
TOTAL	4%	0.94



Peak Hour Count Summaries

Peak Hour Interval Start		n/a				Pinery Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
		Eastbound				Westbound				Northbound				Southbound					
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:15 AM		**0**	**0**	**0**	**0**	**0**	**11**	**0**	**29**	**0**	**0**	**119**	**11**	**0**	**4**	**96**	**0**	**270**	**0**
7:30 AM		**0**	**0**	**0**	**0**	**0**	**24**	**0**	**36**	**0**	**0**	**90**	**16**	**0**	**2**	**79**	**0**	**247**	**0**
7:45 AM		**0**	**0**	**0**	**0**	**0**	**16**	**0**	**27**	**0**	**0**	**87**	**10**	**0**	**7**	**100**	**0**	**247**	**0**
8:00 AM		**0**	**0**	**0**	**0**	**0**	**16**	**0**	**27**	**0**	**0**	**72**	**10**	**0**	**14**	**108**	**0**	**247**	**1,011**
Pk Hr	All	**0**	**0**	**0**	**0**	**0**	**67**	**0**	**119**	**0**	**0**	**368**	**47**	**0**	**27**	**383**	**0**	**1,011**	
	HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**3**	**0**	**1**	**17**	**0**	**37**	
	HV%	-	-	-	-	-	**0%**	-	**0%**	-	-	**4%**	**6%**	-	**4%**	**4%**	-	**4%**	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:15 AM	**0**	**0**	**2**	**5**	***7***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
7:30 AM	**0**	**0**	**1**	**5**	***6***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
7:45 AM	**0**	**0**	**9**	**2**	***11***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**0**	**0**	***1***
8:00 AM	**0**	**0**	**7**	**6**	***13***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
Peak Hour	**0**	**0**	**19**	**18**	***37***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**0**	**0**	***1***

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Count Summaries - All Vehicles

Interval Start	n/a				Pinery Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	6	0	19	0	0	96	6	0	3	61	0	191	0
7:15 AM	**0**	**0**	**0**	**0**	**0**	**11**	**0**	**29**	**0**	**0**	**119**	**11**	**0**	**4**	**96**	**0**	**270**	**0**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**24**	**0**	**36**	**0**	**0**	**90**	**16**	**0**	**2**	**79**	**0**	**247**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**27**	**0**	**0**	**87**	**10**	**0**	**7**	**100**	**0**	**247**	**955**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**27**	**0**	**0**	**72**	**10**	**0**	**14**	**108**	**0**	**247**	**1,011**
8:15 AM	0	0	0	0	0	7	0	20	0	0	104	6	0	11	97	0	245	986
8:30 AM	0	0	0	0	0	10	0	20	0	0	91	6	0	13	115	0	255	994
8:45 AM	0	0	0	0	0	8	0	11	0	0	75	5	0	12	122	0	233	980
Count Total	0	0	0	0	0	98	0	189	0	0	734	70	0	66	778	0	1,935	
Pk Hr All	**0**	**0**	**0**	**0**	**0**	**67**	**0**	**119**	**0**	**0**	**368**	**47**	**0**	**27**	**383**	**0**	**1,011**	
Pk Hr HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**3**	**0**	**1**	**17**	**0**	**37**	
Pk Hr HV%	**-**	**-**	**-**	**-**	**-**	**0%**	**-**	**0%**	**-**	**-**	**4%**	**6%**	**-**	**4%**	**4%**	**-**	**4%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:00 AM	0	0	2	2	*4*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	**0**	**0**	**2**	**5**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**0**	**0**	**1**	**5**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**9**	**2**	**11**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**
8:00 AM	**0**	**0**	**7**	**6**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	0	1	8	6	*15*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	0	2	4	9	*15*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	0	1	11	10	*22*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	4	44	45	*93*	0	0	0	0	*0*	1	0	0	0	*1*
Peak Hour	**0**	**0**	**19**	**18**	***37***	**0**	**0**	**0**	**0**	***0***	**1**	**0**	**0**	**0**	**1**

Count Summaries - Heavy Vehicles

Interval Start	n/a				Pinery Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	4	0
7:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**1**	**4**	**0**	**7**	**0**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**5**	**0**	**6**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**0**	**0**	**0**	**2**	**0**	**11**	**28**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**1**	**0**	**0**	**6**	**0**	**13**	**37**
8:15 AM	0	0	0	0	0	0	0	1	0	0	8	0	0	0	6	0	15	45
8:30 AM	0	0	0	0	0	1	0	1	0	0	4	0	0	0	9	0	15	54
8:45 AM	0	0	0	0	0	1	0	0	0	0	11	0	0	0	10	0	22	65
Count Total	0	0	0	0	0	2	0	2	0	0	41	3	0	1	44	0	93	
Pk Hr Heavy	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**3**	**0**	**1**	**17**	**0**	**37**	

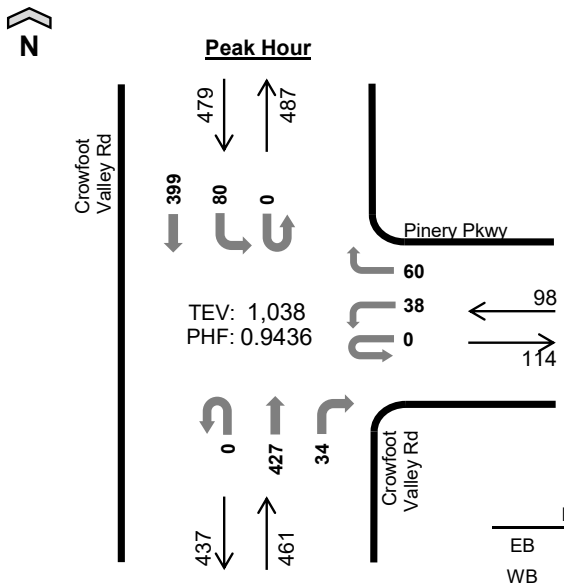
Count Summaries - Bikes

Interval Start	n/a				Pinery Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

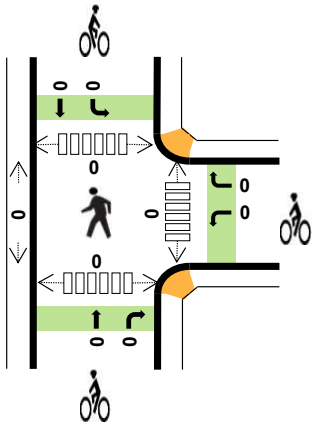
TJ Wethington
(720) 646-1008

Crowfoot Valley Rd
Pinery Pkwy

Date: 10/8/2025
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:15 PM to 5:15 PM



	HV%	PHF
EB	--	--
WB	2%	0.94
NB	3%	0.96
SB	1%	0.93
TOTAL	2%	0.94



Peak Hour Count Summaries

Peak Hour Interval Start		n/a				Pinery Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
		Eastbound				Westbound				Northbound				Southbound					
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:15 PM		0	0	0	0	0	16	0	9	0	0	113	3	0	14	110	0	265	0
4:30 PM		0	0	0	0	0	7	0	19	0	0	107	13	0	16	113	0	275	0
4:45 PM		0	0	0	0	0	7	0	15	0	0	99	7	0	33	89	0	250	0
5:00 PM		0	0	0	0	0	8	0	17	0	0	108	11	0	17	87	0	248	1,038
Pk Hr	All	0	0	0	0	0	38	0	60	0	0	427	34	0	80	399	0	1,038	
	HV	0	0	0	0	0	1	0	1	0	0	11	1	0	1	4	0	19	
	HV%	-	-	-	-	-	3%	-	2%	-	-	3%	3%	-	1%	1%	-	2%	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:15 PM	0	1	3	2	*6*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	0	0	4	1	*5*	0	0	0	0	*0*	0	0	0	0	*0*
4:45 PM	0	1	2	1	*4*	0	0	0	0	*0*	0	0	0	0	*0*
5:00 PM	0	0	3	1	*4*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	0	2	12	5	*19*	0	0	0	0	*0*	0	0	0	0	*0*

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	n/a				Pinery Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	8	0	17	0	0	90	9	0	18	103	0	245	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**9**	**0**	**0**	**113**	**3**	**0**	**14**	**110**	**0**	**265**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**7**	**0**	**19**	**0**	**0**	**107**	**13**	**0**	**16**	**113**	**0**	**275**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**7**	**0**	**15**	**0**	**0**	**99**	**7**	**0**	**33**	**89**	**0**	**250**	**1,035**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**17**	**0**	**0**	**108**	**11**	**0**	**17**	**87**	**0**	**248**	**1,038**
5:15 PM	0	0	0	0	0	7	0	17	0	0	108	14	0	24	94	0	264	1,037
5:30 PM	0	0	0	0	0	6	0	12	0	0	102	15	0	16	81	0	232	994
5:45 PM	0	0	0	0	0	9	0	12	0	0	79	11	0	19	111	0	241	985
Count Total	0	0	0	0	0	68	0	118	0	0	806	83	0	157	788	0	2,020	
Pk Hr All	**0**	**0**	**0**	**0**	**0**	**38**	**0**	**60**	**0**	**0**	**427**	**34**	**0**	**80**	**399**	**0**	**1,038**	
Pk Hr HV	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**11**	**1**	**0**	**1**	**4**	**0**	**19**	
Pk Hr HV%	**-**	**-**	**-**	**-**	**-**	**3%**	**-**	**2%**	**-**	**-**	**3%**	**3%**	**-**	**1%**	**1%**	**-**	**2%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	0	0	0	0	*0*	0	0	1	1	*2*	0	0	0	0	*0*
4:15 PM	**0**	**1**	**3**	**2**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**4**	**1**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**1**	**2**	**1**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**3**	**1**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	0	2	0	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
5:30 PM	0	1	1	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	1	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	5	14	6	*25*	0	0	1	1	*2*	0	0	0	0	*0*
Peak Hour	**0**	**2**	**12**	**5**	***19***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

Count Summaries - Heavy Vehicles

Interval Start	n/a				Pinery Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**3**	**0**	**0**	**1**	**1**	**0**	**6**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**1**	**0**	**0**	**1**	**0**	**5**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**1**	**0**	**4**	**15**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**1**	**0**	**4**	**19**
5:15 PM	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2	15
5:30 PM	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	12
5:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2	10
Count Total	0	0	0	0	0	1	0	4	0	0	13	1	0	1	5	0	25	
Pk Hr Heavy	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**11**	**1**	**0**	**1**	**4**	**0**	**19**	

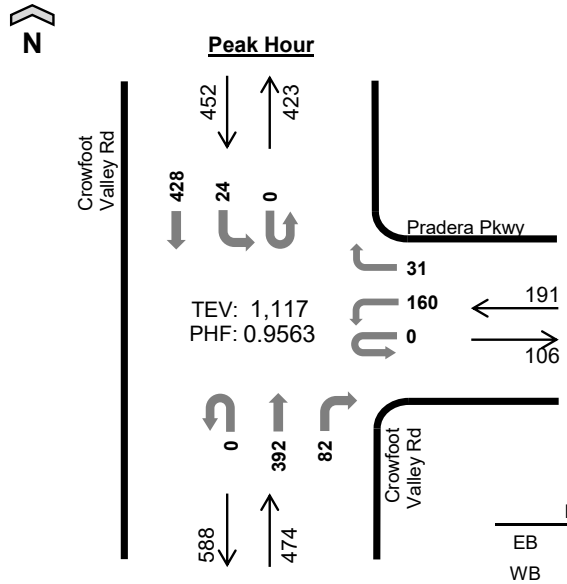
Count Summaries - Bikes

Interval Start	n/a				Pinery Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2	0
4:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

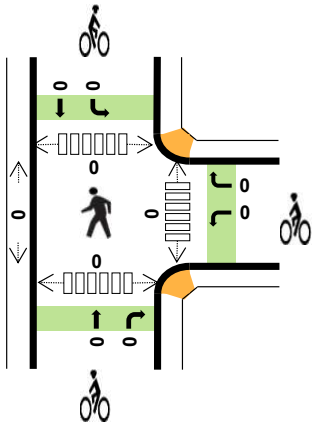
TJ Wethington
(720) 646-1008

Crowfoot Valley Rd
Pradera Pkwy

Date: 10/8/2025
Count Period: 7:00 AM to 9:00 AM
Peak Hour: 7:15 AM to 8:15 AM



	HV%	PHF
EB	--	--
WB	2%	0.78
NB	4%	0.86
SB	3%	0.91
TOTAL	3%	0.96



Peak Hour Count Summaries

Peak Hour Interval Start		n/a				Pradera Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
		Eastbound				Westbound				Northbound				Southbound					
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:15 AM		**0**	**0**	**0**	**0**	**0**	**44**	**0**	**8**	**0**	**0**	**120**	**17**	**0**	**5**	**98**	**0**	**292**	**0**
7:30 AM		**0**	**0**	**0**	**0**	**0**	**51**	**0**	**10**	**0**	**0**	**99**	**19**	**0**	**0**	**106**	**0**	**285**	**0**
7:45 AM		**0**	**0**	**0**	**0**	**0**	**38**	**0**	**3**	**0**	**0**	**95**	**24**	**0**	**10**	**109**	**0**	**279**	**0**
8:00 AM		**0**	**0**	**0**	**0**	**0**	**27**	**0**	**10**	**0**	**0**	**78**	**22**	**0**	**9**	**115**	**0**	**261**	**1,117**
Pk Hr	All	**0**	**0**	**0**	**0**	**0**	**160**	**0**	**31**	**0**	**0**	**392**	**82**	**0**	**24**	**428**	**0**	**1,117**	
	HV	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**1**	**0**	**0**	**18**	**1**	**0**	**1**	**11**	**0**	**35**	
	HV%	-	-	-	-	-	**2%**	-	**3%**	-	-	**5%**	**1%**	-	**4%**	**3%**	-	**3%**	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:15 AM	**0**	**0**	**2**	**3**	***5***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
7:30 AM	**0**	**3**	**3**	**4**	***10***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
7:45 AM	**0**	**1**	**7**	**1**	***9***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
8:00 AM	**0**	**0**	**7**	**4**	***11***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
Peak Hour	**0**	**4**	**19**	**12**	***35***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***

TJ Wethington
(720) 646-1008

Count Summaries - All Vehicles

Interval Start	n/a				Pradera Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	35	0	8	0	0	89	12	0	4	65	0	213	0
7:15 AM	**0**	**0**	**0**	**0**	**0**	**44**	**0**	**8**	**0**	**0**	**120**	**17**	**0**	**5**	**98**	**0**	**292**	**0**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**51**	**0**	**10**	**0**	**0**	**99**	**19**	**0**	**0**	**106**	**0**	**285**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**38**	**0**	**3**	**0**	**0**	**95**	**24**	**0**	**10**	**109**	**0**	**279**	**1,069**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**27**	**0**	**10**	**0**	**0**	**78**	**22**	**0**	**9**	**115**	**0**	**261**	**1,117**
8:15 AM	0	0	0	0	0	28	0	7	0	0	95	16	0	6	101	0	253	1,078
8:30 AM	0	0	0	0	0	29	0	13	0	0	95	21	0	11	109	0	278	1,071
8:45 AM	0	0	0	0	0	20	0	9	0	0	67	20	0	10	120	0	246	1,038
Count Total	0	0	0	0	0	272	0	68	0	0	738	151	0	55	823	0	2,107	
Pk Hr All	**0**	**0**	**0**	**0**	**0**	**160**	**0**	**31**	**0**	**0**	**392**	**82**	**0**	**24**	**428**	**0**	**1,117**	
Pk Hr HV	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**1**	**0**	**0**	**18**	**1**	**0**	**1**	**11**	**0**	**35**	
Pk Hr HV%	**-**	**-**	**-**	**-**	**-**	**2%**	**-**	**3%**	**-**	**-**	**5%**	**1%**	**-**	**4%**	**3%**	**-**	**3%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
7:00 AM	0	0	3	2	*5*	0	0	0	0	*0*	0	0	0	0	*0*
7:15 AM	**0**	**0**	**2**	**3**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**0**	**3**	**3**	**4**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**1**	**7**	**1**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**0**	**7**	**4**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	0	0	8	8	*16*	0	0	0	0	*0*	0	0	0	0	*0*
8:30 AM	0	0	5	9	*14*	0	0	0	0	*0*	0	0	0	0	*0*
8:45 AM	0	2	10	15	*27*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	6	45	46	*97*	0	0	0	0	*0*	0	0	0	0	*0*
Peak Hour	**0**	**4**	**19**	**12**	***35***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	**0**

TJ Wethington
(720) 646-1008

Count Summaries - Heavy Vehicles

Interval Start	n/a				Pradera Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	2	0	5	0
7:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**1**	**2**	**0**	**5**	**0**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**4**	**0**	**10**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**6**	**1**	**0**	**0**	**1**	**0**	**9**	**29**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**0**	**4**	**0**	**11**	**35**
8:15 AM	0	0	0	0	0	0	0	0	0	0	7	1	0	1	7	0	16	46
8:30 AM	0	0	0	0	0	0	0	0	0	0	4	1	0	0	9	0	14	50
8:45 AM	0	0	0	0	0	1	0	1	0	0	10	0	0	2	13	0	27	68
Count Total	0	0	0	0	0	4	0	2	0	0	42	3	0	4	42	0	97	
Pk Hr Heavy	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**1**	**0**	**0**	**18**	**1**	**0**	**1**	**11**	**0**	**35**	

Count Summaries - Bikes

Interval Start	n/a				Pradera Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:30 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
7:45 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:00 AM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Count Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

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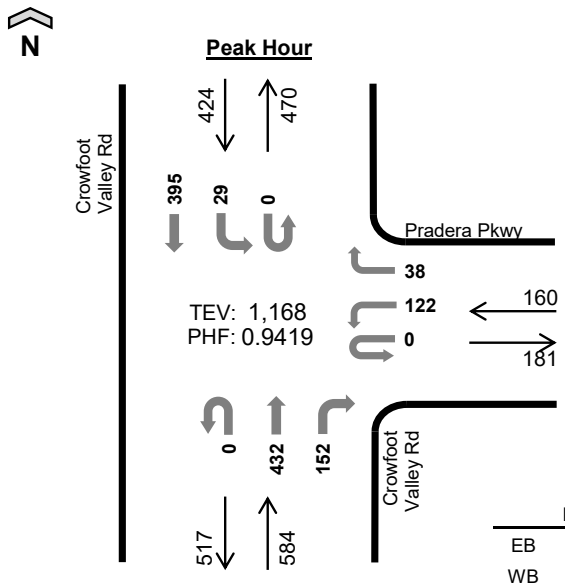
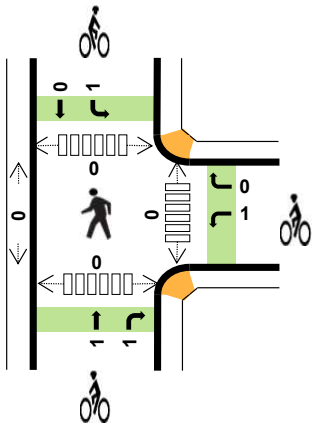
Crowfoot Valley Rd
Pradera Pkwy

Date: 10/8/2025
Count Period: 4:00 PM to 6:00 PM
Peak Hour: 4:30 PM to 5:30 PM





	HV%	PHF
EB	--	--
WB	0%	0.82
NB	1%	0.92
SB	1%	0.86
TOTAL	1%	0.94

Peak Hour Count Summaries

Peak Hour Interval Start		n/a				Pradera Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
		Eastbound				Westbound				Northbound				Southbound					
		UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:30 PM		**0**	**0**	**0**	**0**	**0**	**30**	**0**	**9**	**0**	**0**	**115**	**33**	**0**	**7**	**116**	**0**	**310**	**0**
4:45 PM		**0**	**0**	**0**	**0**	**0**	**23**	**0**	**4**	**0**	**0**	**95**	**31**	**0**	**6**	**97**	**0**	**256**	**0**
5:00 PM		**0**	**0**	**0**	**0**	**0**	**34**	**0**	**11**	**0**	**0**	**116**	**42**	**0**	**6**	**89**	**0**	**298**	**0**
5:15 PM		**0**	**0**	**0**	**0**	**0**	**35**	**0**	**14**	**0**	**0**	**106**	**46**	**0**	**10**	**93**	**0**	**304**	**1,168**
Pk Hr	All	**0**	**0**	**0**	**0**	**0**	**122**	**0**	**38**	**0**	**0**	**432**	**152**	**0**	**29**	**395**	**0**	**1,168**	
	HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**0**	**3**	**0**	**10**	
	HV%	-	-	-	-	-	**0%**	-	**0%**	-	-	**2%**	**0%**	-	**0%**	**1%**	-	**1%**	

Note: For complete count summary (all intervals), see following pages.
*** Heavy Vehicle Classifications include FHWA Classes 4-13.*
*** Count Summaries include heavy vehicles, but exclude bicycles in overall count.*

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:30 PM	**0**	**0**	**2**	**1**	***3***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
4:45 PM	**0**	**0**	**3**	**1**	***4***	**0**	**0**	**0**	**0**	***0***	**0**	**0**	**0**	**0**	***0***
5:00 PM	**0**	**0**	**1**	**1**	***2***	**0**	**1**	**0**	**0**	***1***	**0**	**0**	**0**	**0**	***0***
5:15 PM	**0**	**0**	**1**	**0**	***1***	**0**	**0**	**2**	**1**	***3***	**0**	**0**	**0**	**0**	***0***
Peak Hour	**0**	**0**	**7**	**3**	***10***	**0**	**1**	**2**	**1**	***4***	**0**	**0**	**0**	**0**	***0***

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Count Summaries - All Vehicles

Interval Start	n/a				Pradera Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	31	0	18	0	0	92	26	0	9	105	0	281	0
4:15 PM	0	0	0	0	0	22	0	10	0	0	102	29	0	7	113	0	283	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**30**	**0**	**9**	**0**	**0**	**115**	**33**	**0**	**7**	**116**	**0**	**310**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**23**	**0**	**4**	**0**	**0**	**95**	**31**	**0**	**6**	**97**	**0**	**256**	**1,130**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**34**	**0**	**11**	**0**	**0**	**116**	**42**	**0**	**6**	**89**	**0**	**298**	**1,147**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**35**	**0**	**14**	**0**	**0**	**106**	**46**	**0**	**10**	**93**	**0**	**304**	**1,168**
5:30 PM	0	0	0	0	0	31	0	3	0	0	108	44	0	5	88	0	279	1,137
5:45 PM	0	0	0	0	0	23	0	11	0	0	78	25	0	8	100	0	245	1,126
Count Total	0	0	0	0	0	229	0	80	0	0	812	276	0	58	801	0	2,256	
Pk Hr All	**0**	**0**	**0**	**0**	**0**	**122**	**0**	**38**	**0**	**0**	**432**	**152**	**0**	**29**	**395**	**0**	**1,168**	
Pk Hr HV	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**0**	**3**	**0**	**10**	
Pk Hr HV%	**-**	**-**	**-**	**-**	**-**	**0%**	**-**	**0%**	**-**	**-**	**2%**	**0%**	**-**	**0%**	**1%**	**-**	**1%**	

Interval Start	Heavy Vehicle Totals					Bicycles					Pedestrians (Crossing Leg)				
	EB	WB	NB	SB	Total	EB	WB	NB	SB	Total	E	W	N	S	Total
4:00 PM	0	3	2	1	*6*	0	0	0	1	*1*	0	0	0	0	*0*
4:15 PM	0	1	3	1	*5*	0	0	0	0	*0*	0	0	0	0	*0*
4:30 PM	**0**	**0**	**2**	**1**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**3**	**1**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
5:00 PM	**0**	**0**	**1**	**1**	**2**	**0**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**
5:15 PM	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**2**	**1**	**3**	**0**	**0**	**0**	**0**	**0**
5:30 PM	0	0	2	0	*2*	0	0	0	0	*0*	0	0	0	0	*0*
5:45 PM	0	0	1	1	*2*	0	0	0	0	*0*	0	0	0	0	*0*
Count Total	0	4	15	6	*25*	0	1	2	2	*5*	0	0	0	0	*0*
Peak Hour	**0**	**0**	**7**	**3**	***10***	**0**	**1**	**2**	**1**	***4***	**0**	**0**	**0**	**0**	**0**

Count Summaries - Heavy Vehicles

Interval Start	n/a				Pradera Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	3	0	0	0	0	2	0	0	0	1	0	6	0
4:15 PM	0	0	0	0	0	1	0	0	0	0	3	0	0	0	1	0	5	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**0**	**0**	**1**	**0**	**3**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**1**	**0**	**4**	**18**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**0**	**2**	**14**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**1**	**10**
5:30 PM	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	2	9
5:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2	7
Count Total	0	0	0	0	0	4	0	0	0	0	14	1	0	0	6	0	25	
Pk Hr Heavy	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**0**	**3**	**0**	**10**	

Count Summaries - Bikes

Interval Start	n/a				Pradera Pkwy				Crowfoot Valley Rd				Crowfoot Valley Rd				15-min Total	Rolling Hour Total
	Eastbound				Westbound				Northbound				Southbound					
	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT	UT	LT	TH	RT		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
4:45 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**
5:00 PM	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**
5:15 PM	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**1**	**0**	**0**	**3**	**4**
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Count Total	0	0	0	0	0	1	0	0	0	0	1	1	0	1	1	0	5	
Pk Hr Bike	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**1**	**0**	**0**	**4**	

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APPENDIX B – Douglas County Roadway Design and Construction Standards Excerpt

4.3.7 MINOR ARTERIAL

Minor Arterial routes permit rapid and relatively unimpeded traffic movement throughout the County. Arterial Roadways are designed to handle traffic volumes from and onto Collector and Arterial roads and State Highways. Minor Arterial has a minimum distance of ¼-mile between intersections.

Posted Speed Limit	> and/or = 40 MPH – Determined by Douglas County Engineering Division prior to Construction Plan Submittal
Design Speed Limit	55 MPH
Traffic Volumes	Maximum Design Volume is 15,000 vehicles per day.
Continuity	Two or more miles – generally connecting intercity/intracounty routes.
Right-of-Way	125’ Minimum
Traffic Control	Signage and pavement markings per MUTCD and Douglas County Signage and Striping Standards as amended.
Number of Travel Lanes	4
Type of Curb, Gutter and Walk	6” Vertical Curb with 10’ Detached Walk – Both Sides of Street.
Turnarounds	Not allowed
Knuckles	Not allowed
Eyebrows	Not allowed
Street Section	70’ flowline to flowline
Street Grades	2% to 6%
Minimum Centerline Curve Radii	1200’
Minimum Length of Tangents Between All Curves	100’
Curb Return Radii @ Arterial	50’
Curb Return Radii @ Collector	50’
Curb Return Radii @ Local	N/A
K-Value Crest	84
K-Value Sag	96
Minimum VCL Crest	70’
Minimum VCL Sag	60’
Maximum Int. Gradient	See figure 4-8

A. FUNCTION

Arterial routes permit relatively unimpeded traffic movement and are intended for use on routes where four moving lanes and one left-turn lane are required but where a major arterial cross section would not be warranted.

B. ACCESS CONDITIONS

Access from Collector and Arterial streets will be allowed. Residential access is not permitted. Direct access to other abutting property is not permitted unless no other access is reasonably available.

4.3.8 MAJOR ARTERIAL (4-LANE AND 6-LANE)

Major Arterials should be spaced approximately one-mile apart and should traverse an entire city and/or county. Major Arterial streets should not bisect neighborhoods but should act as boundaries between them. Arterial routes permit rapid and relatively unimpeded traffic movement throughout the County. Arterial Roadways are designed to handle traffics volumes from and onto collectors, arterial roads and State Highways. Major Arterials have a minimum distance of 1/4-mile between intersections.

Posted Speed Limit	> and/or = 40 MPH – Determined by Douglas County Engineering Division prior to Construction Plan Submittal
Design Speed Limit	60 MPH
Traffic Volumes	Design Volume is generally over 15,000 vehicles per day for 4 lane roadway and 35,000 vehicles per day for 6 lane roadway. (phasing of laneage requirements may be considered based on Traffic Impact Analysis)
Continuity	Several miles, generally connecting inter and intra county routes
Right-of-Way	140’ 4-Lane minimum 160’ 6-Lane minimum
Traffic Control	Signage and pavement markings per MUTCD and Douglas County Signage and Striping Standards as amended.
Number of Travel Lanes	4 or 6
Type of Curb, Gutter and Walk	6” barrier curb and gutter with 10’ detached sidewalk on both sides.
Turnarounds	Not allowed
Knuckles	Not allowed
Eyebrows	Not allowed
Street Section	82’ flowline to flowline – 4 lane. 106’ flowline to flowline – 6 lane.
Street Grades	2% to 6%
Minimum Centerline Curve Radii	1500’
Minimum Length of Tangents Between All Curves	100’
Curb Return Radii @ Arterial	50’
Curb Return Radii @ Collector	50’
Curb Return Radii @ Local	N/A
K-Value Crest	84
K-Value Sag	96
Minimum VCL Crest	110’
Minimum VCL Sag	90’
Maximum Int. Gradient	See Figure 4-8

A. FUNCTION

Major Arterial routes permit rapid and relatively unimpeded traffic movement throughout the County, connecting major land uses.

MEETING DATE: July 20, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Douglas County Zoning Resolution Amendment to Section 27, Site Improvement Plan - Project File: DR2026-002.

SUMMARY: The request is for approval of proposed changes to the Douglas County Zoning Resolution (DCZR), Section 27, Site Improvement Plan (SIP).

STAFF ASSESSMENT: After evaluating the proposed amendments, referral comments, staff report and public testimony, the Planning Commission may consider recommending approval of the amendment.

REVIEW:

Steven E Koster	Approve	7/9/2026
Samantha Hutchison - FYI	Notified - FYI	7/9/2026

ATTACHMENTS:

Cover Page
Staff Report - DR2026-002

MEETING DATE: July 20, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Douglas County Zoning Resolution Amendment to Section 27, Site Improvement Plan - Project File: DR2026-002.

SUMMARY: The request is for approval of proposed changes to the Douglas County Zoning Resolution (DCZR), Section 27, Site Improvement Plan (SIP).

STAFF ASSESSMENT: After evaluating the proposed amendments, referral comments, staff report and public testimony, the Planning Commission may consider recommending approval of the amendment.

ATTACHMENTS:

Staff Report - DR2026-002

DOUGLAS COUNTY
COLORADO

Zoning Resolution Amendment Staff Report

Date: July 8, 2026

To: Douglas County Planning Commission

From: Eric Pavlinek, Principal Planner EP
Lauren Pulver, Planning Manager LP
Brett Thomas, AICP, Planning Manager SK for BT
Steven E. Koster, AICP, Deputy Director of Community Development SK

Subject: **Douglas County Zoning Resolution Amendment to Section 27, Site Improvement Plan**

Project File: **DR2026-002**

Planning Commission Hearing:	**July 20, 2026 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**August 11, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of proposed changes to the Douglas County Zoning Resolution (DCZR), Section 27, Site Improvement Plan (SIP). The proposed amendments will remove the requirement for the submittal of a SIP application for single-family attached developments when sufficient engineering, building, and fire-related details are provided at the time of plat approval.

II. REQUEST

A. Request

Approval of amendments to DCZR Section 27.

B. Process

Zoning Resolution amendments are processed pursuant to Section 109 of the DCZR. Per Section 109.04, "The Planning Commission shall evaluate the proposed amendment, referral comments, staff report, and public testimony, and make a recommendation to the Board to approve, approve with modifications, table for further study, or deny the proposed amendment."

C. Project Description

The proposed zoning resolution amendment would simplify the development process for townhomes, duplexes, paired homes, and similar single-family attached residences where there is one lot per residence. The proposed amendments provide an option to eliminate the need for a Site Improvement Plan (SIP) when all engineering, building permitting, fire code, and other life-safety issues are addressed during the subdivision review process.

III. PUBLIC INPUT

Staff sent the proposed amendments to the County-wide contact list and referral agency list, which consists of approximately 500 recipients. All referral agency responses are attached. Most referral agencies responding to the request provided either a no comment or no objection response.

Two referral agencies expressed concern with the removal of the ability to provide referral comments on an SIP. Other agencies commented on how they would adjust to the change in process or suggested ways to improve the process. Substantive comments provided were as follows:

- The Arapahoe County Public Airport Authority objects to the proposed changes stating that the existing SIP process provides a structured and transparent mechanism for reviewing proposed development, including residential development, and that the proposed amendment would eliminate the SIP process. Its primary concern is that the proposed zoning changes could significantly alter the density and intensity of residential development beyond what may have been presented or agreed to during the prior land use processes.

- Highlands Ranch Community Association (HRCA) opposes the changes in their current form. HRCA was concerned that the changes would remove the established referral mechanism through which County-recognized HOA's receive formal notice and opportunity to comment.

- Public Works Engineering (Engineering) noted that the applicants would be required to submit a detailed grading plan to ensure that the grading around each structure is adequate. Other comments were provided regarding improvement agreements and interdepartmental notifications of related approvals between Planning, Engineering, and Building Divisions.

Under the proposed amendments, detailed information on the residential project will be available at the plat stage of review and agencies will continue to have the opportunity to comment at that time. Engineering, Planning, and Building Divisions will coordinate during the plat review process to ensure all applicable standards are met. Based on the comments from Xcel Energy recommending including dry utility easement standards as a provision of the plat, staff has revised the proposed Section 27 amendments to include this provision.

A public workshop was held on February 26, 2026 and no referral agencies or members of the public attended the workshop.

IV. PUBLIC NOTICE

Notice of the hearing before the Planning Commission and Board of County Commissioners was published in the Douglas County News Press on June 25, 2026.

V. STAFF ASSESSMENT

After evaluating the proposed amendments, referral comments, staff report and public testimony, the Planning Commission may consider recommending approval of the amendment.

ATTACHMENTS **PAGE**

Referral Agency Response Report 4
Referral Agency Response Letters 12
DCZR Section 27 Redlines 38

Project Name: Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27

Project File #: DR2026-002

Date Sent: 02/09/2026 **Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Arapahoe County Engineering Services Division	02/11/2026	Received: No comment (verbatim).	No response required.
Arapahoe County Public Airport Authority-Centennial	02/11/2026	**Summary of attached response letter:** The Arapahoe County Public Airport Authority respectfully objects to the proposed changes since the existing SIP process provides a structured and transparent mechanism for reviewing proposed development, including residential development and that the proposed amendment would eliminate the SIP process. Its primary concern is that the proposed zoning changes could significantly alter the density and intensity of residential development beyond what may have been presented or agreed to during prior land use processes.	The plat which establishes the lots for the proposed attached single family residential use will continue to be subject to the referral agency review process. Density and intensity of the use are determined at the plat stage of review. The Airport will have an opportunity to comment on the plat and identify issues of concern to the airport. All provisions of the CARA overlay district are applicable to the plat. The plat application provides sufficient engineering, fire, and building-related details for referral agencies to comment on the residential use. If the required details provided in proposed Section 2702.02 are not available at the time of platting, an SIP application would subsequently be required.
Arapahoe County PWD/ Planning	02/09/2026	Received: No comment (verbatim).	No response required.
Castle Rock Fire and Rescue Department	02/10/2026	Received: No comment (verbatim).	No response required.
CDPHE - All Referrals	02/25/2026	Received: No comment (verbatim).	No response required.

Project Name: Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27

Project File #: DR2026-002

Date Sent: 02/09/2026 **Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	02/09/2026	**Verbatim response:** The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for DR2026-002, Zoning Resolution Amendment - Section 27 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.	No response required.
City of Centennial	02/17/2026	Received: No comment (verbatim).	No response required.
Colorado Department of Transportation	02/10/2026	Received: No comment (verbatim).	No response required.
Colorado Division of Water Resources	02/2102026	Received: No comment (verbatim).	No response required.
Colorado Geological Survey	03/02/2026	Received: No comment (verbatim).	No response required.
Colorado Parks and Wildlife	02/21/2026	Received: No concerns with this development as it pertains to any wildlife issues. (verbatim).	No response required.
CORE Electric Cooperative	03/10/2026	Received: No comment (verbatim).	No response required.
Douglas County Addressing Analyst	02/12/2026	Received: No comment (verbatim).	No response required.

Project Name: Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27

Project File #: DR2026-002

Date Sent: 02/09/2026 **Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Douglas County Assessor	02/09/2026	Received: please be aware of the following comments: None (verbatim).	No response required.
Douglas County Building Services	02/09/2026	Received: No comment (verbatim).	No response required.
Douglas County Conservation District	03/03/2026	Received: No comment (verbatim).	No response required.
Douglas County Department of Community Services	02/11/2026	Received: No comment (verbatim).	No response required.
Douglas County Engineering Services	04/01/2026	**Summary of attached response letter:** Public Works Engineering noted that applicants would be required to submit a detailed grading plan to ensure that the grading around each structure is adequate. Engineering will work with each builder to complete any required improvements agreements if a builder proposes additional private storm sewer drainage needed for a project. Engineering will need to coordinate with Planning and Building Divisions on a process to notify Building that the detailed area grading plan and related GESC Permit have been issued by Engineering.	As required for all plats, improvements agreements and other engineering approvals must be accomplished prior to plat approval. For plats proposing single family attached dwellings, additional engineering, building, and fire-related plans are required to forego the SIP process in accordance with proposed Section 2702.02. At the time of building permit application for these projects, staff from the Planning, Engineering and Building Divisions will coordinate to ensure all applicable standards are being met.
Douglas County Health Department	03/11/2026	Received: No comment (verbatim).	No response required..
Douglas County Historic Preservation	03/11/2026	Received: No comment (verbatim).	No response required.
Douglas County Office of Emergency Management	02/23/2026	Received: No comment (verbatim).	No response required.
Douglas County Public Works Operations	02/24/2026	Received: No comment (verbatim).	No response required.

Project Name: Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27

Project File #: DR2026-002

Date Sent: 02/09/2026 **Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Douglas County School District RE 1	03/11/2026	**Summary of attached response letter:** The Douglas County School District has no objection to the proposed changes as long as school fees and land dedications have been met through the subdivision process.	Required school fees will be paid at the time of plat recordation if applicant is not planning to go through the SIP process.
El Paso County Planning and Community Development Department	02/24/2026	Received: No comment (verbatim).	No response required.
Franktown FD	03/04/2026	Received: No comment (verbatim).	No response required.

Project Name: Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27

Project File #: DR2026-002

Date Sent: 02/09/2026 **Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Highlands Ranch Community Association	03/02/2026	The Highlands Ranch Community Association (HRCA) appreciate the opportunity to review and opine on the proposed amendments to streamline review of single-family attached residential developments. The HRCA respectfully opposes DR2026-002 in its current form. The proposed elimination of the Site Improvement Plan requirement for single-family attached development removes the established referral mechanism through which County-recognized HOAs receive formal notice and opportunity to comment. Within a master-planned community operating under a comprehensive Planned Development framework and recorded Community Declaration, this procedural safeguard has historically supported coordinated and orderly development. HRCA urges the County to preserve a mandatory referral and comment mechanism equivalent to the existing SIP process for single-family attached projects. This request is procedural in nature and is not intended to restrict housing type, but to preserve structured coordination within Highlands Ranch. (verbatim)	The plat which establishes the lots for the proposed attached single family residential use will continue to be subject to the referral agency review process. Nothing in these regulatory amendments is intended to eliminate required design review as established per private covenants. Rather, the changes are intended to eliminate duplicative County review processes for one, specific type of residential use category - attached single family (duplex and townhome) projects. Staff will continue to direct applicants to HRCA for design review prior to submittal of any building permit application. HRCA's referral comments on the plat could further emphasize its design review requirements as well.
Highlands Ranch Metro District	02/17/2026	Received: No comment (verbatim).	No response required.
Highlands Ranch Water and Sanitation District	02/17/2026	Received: No comment (verbatim).	No response required.
Jefferson County Planning and Zoning	02/10/2026	Received: No comment (verbatim).	No response required.

Project Name: Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27

Project File #: DR2026-002

Date Sent: 02/09/2026 **Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Lincoln Park Metropolitan District/Stonegate North Villages Metropolitan District	03/11/2026	On behalf of the District, we have no comments. Please change district name from Lincoln Park Metropolitan District to Stonegate North Villages Metropolitan District. Thank you! (verbatim).	The District name was updated.
Littleton	02/13/2026	Received: No comment (verbatim).	No response required.
Louviers Conservation Partnership	02/24/2026	Received: No comment (verbatim).	No response required.
Meridian DCC, Meridian Village Metro District, Meridian Metro Districts	03/11/2026	The Meridian Design Control Committee will review per the PD Amendments. The Meridian Metro District will coordinate with the Meridian DCC regarding open space requirement needs to satisfy the District's Reg. 84 permit. (verbatim)	Projects in Meridian are not currently subject to the Section 27, Site Improvement Plan process. These amendments do not change the unique site plan review process as established in the Meridian PD.
Mile High Flood District	02/24/2026	Received: No comment (verbatim).	No response required.
Misty Pines HOA	02/23/2026	Received: No comment (verbatim).	No response required.
Mountain View Electric Association	03/11/2026	MVEA has no objection to the Amendments. (verbatim).	No response required.
Parker Water & Sanitation District	02/09/2026	Received: No comment (verbatim).	No response required.
Perry Park Metropolitan District	02/18/2026	Received: No comment (verbatim).	No response required.
Plum Creek Water Reclamation Authority	02/13/2026	Received: No comment (verbatim	No response required.

Project Name: Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27

Project File #: DR2026-002

Date Sent: 02/09/2026 **Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
RTD - Planning & Development Dept	03/09/2026	Project Name: Douglas County Zoning Resolution Amendment - Section 27 - DR2026-002 - 1st Submittal Department Comments Bus Operations: No exceptions Bus Stop Program: No exceptions Commuter Rail: No exceptions Construction Management: No exceptions Engineering: No exceptions Light Rail: No exceptions Real Property: No exceptions Service Development: No exceptions Transit Oriented Development: No exceptions Utilities: No exceptions This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property. (verbatim).	No response required.
South Metro Fire Rescue	02/17/2026	South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed regulation change. (verbatim).	No response required.
Southeast Metro Stormwater Authority	02/09/2026	Received: No comment (verbatim).	No response required.
Teller County Community Development Services	02/09/2026	Received: No comment (verbatim).	No response required.
The Pinery HOA	03/11/2026	Received: No comment (verbatim).	No response required.
Town of Castle Rock	02/26/2026	Received: No comment (verbatim).	No response required.
Town of Larkspur	02/13/2026	Received: No comment (verbatim).	No response required.
Town of Parker Development Review	02/20/2026	Received: No comment (verbatim).	No response required.

Project Name: Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27

Project File #: DR2026-002

Date Sent: 02/09/2026 **Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Town of Parker Public Works	02/20/2026	Received: No comment (verbatim).	No response required.
West Douglas County FD	03/02/2026	Received: No comment (verbatim).	No response required.
Xcel Energy-Right of Way & Permits	03/03/2026	**Summary of attached response letter:** Xcel Energy recommended that dry utility easement standards be added as a provision of the plat and related construction documents, plans, and permits.	The plat which establishes the lots for the proposed attached single family residential use will continue to be subject to the referral agency review process. Utility easements are specifically reviewed and defined at the time of platting. Utility provider comments inform the location and dimension of easements required for each specific project.

From:	Joseph Boateng
To:	Eric Pavlinek
Subject:	DOUGLAS REF / DR2026-002 / ZONING AMD TO ELIMINATE CERTAIN SITE IMPROVEMENT PLAN REQUIREMENTS
Date:	Wednesday, February 11, 2026 11:06:30 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Eric,

Engineering services division does not have any comment.

Joseph Boateng, PE

Engineer III

Arapahoe County Public Works & Development

6924 S Lima St, Centennial, CO 80112-3853

Direct: 7208746575 | Main: 720-874-6500

jboateng@arapahoegov.com http://www.arapahoegov.com

CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

February 11, 2026

Eric Pavlinek
Douglas County Community Development Department
100 Third St.
Castle Rock, CO 80104

Re: DR2026-002 – Douglas County Zoning Resolution Amendment – Section 27

Dear Mr. Pavlinek,

Thank you for the opportunity to review and comment on the proposed code changes. The Arapahoe County Public Airport Authority has carefully reviewed the draft materials and must respectfully object to the proposed zoning resolution amendments as currently written.

Centennial Airport is a critical regional transportation asset and economic driver, and land use decisions in the surrounding area, particularly within the Centennial Airport Review Area (CARA), have long term implications for airport operations, safety, and compatibility. The existing Site Improvement Plan (SIP) process provides a structured and transparent mechanism for reviewing proposed development, including residential uses, and allows the Airport Authority the opportunity to evaluate and comment on potential impacts such as noise exposure, aircraft overflight activity, and height restrictions.

Our primary concern is that the proposed zoning changes could significantly alter the density and intensity of residential development beyond what may have originally been contemplated or presented during prior planning processes. Increased residential density within CARA raises several important airport related concerns.

Higher density residential development in proximity to the airport increases the number of residents exposed to aircraft noise and frequent overflights.

For these reasons, the Airport Authority believes it is essential to maintain a robust and airport coordinated review process for residential development within CARA. Any changes that streamline or reduce oversight or substantially increase residential density should be carefully reconsidered to ensure they do not undermine the safety, operational integrity, and economic contribution of Centennial Airport.

Please feel free to call me if you have any questions.

Sincerely,

Zachary Gabehart
Senior Planner - Noise & Environmental

From:	Terri Maulik
To:	Eric Pavlinek
Cc:	Referrals
Subject:	FW: AC CASE NO. O26-022 RE: DOUGLAS REF / DR2026-002 / ZONING AMD TO ELIMINATE CERTAIN SITE IMPROVEMENT PLAN REQUIREMENTS
Date:	Monday, February 9, 2026 12:59:16 PM
Attachments:	image001.png image002.png image004.png image005.png
Importance:	High

Caution: This email originated outside the organization. Be cautious with links and attachments.

Eric,

Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

ARAPAHOE COUNTY

Terri Maulik (she/her/hers)
Planning Technician
Planning Division
Department of Public Works and Development
6924 S Lima St., Centennial, CO 80112
O: 720-874-6840
tmaulik@arapahoegov.com
www.arapahoeco.gov

From: Terri Maulik <TMaulik@arapahoegov.com>
Sent: Monday, February 9, 2026 10:41 AM
To: Joseph Boateng <JBoateng@arapahoegov.com>; Ava Pecherzewski <APecherzewski@arapahoegov.com>; Eva Maines <EMaines@arapahoegov.com>; James Katzer <JKatzer@arapahoegov.com>; Michelle Dwyer <MDwyer@arapahoegov.com>; Referrals <Referrals@arapahoegov.com>; Roger Harvey <RHarvey@arapahoegov.com>; Ryan Seacrist <RSeacrist@arapahoegov.com>
Subject: AC CASE NO. O26-022 RE: DOUGLAS REF / DR2026-002 / ZONING AMD TO ELIMINATE CERTAIN SITE IMPROVEMENT PLAN REQUIREMENTS

Importance: High

LOCATION: COUNTY-WIDE IMPACTS
DUE: MARCH 11TH

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, February 9, 2026 9:42 AM
To: Referrals <referrals@arapahoegov.com>
Subject: Douglas County eReferral (DR2026-002) 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

DR2026-002

Douglas County Zoning Resolution Amendment - Section 27

Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

This referral will close on, Wednesday, March 11, 2026.

If you have any questions, please contact me.

Sincerely,

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

From: Alayna Moore
To: Eric Pavlinek
Subject: RE: Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Tuesday, February 10, 2026 8:28:44 AM
Attachments: image001.png
image002.png
image004.png

> **Caution:** This email originated outside the organization. Be cautious with links and attachments.

Hello,
CRFD has no comments or concerns with this amendment.
Thank you

Respectfully,

Alayna Moore, CFM, FA
Fire Prevention Officer

Form Center • Request a Construction Inspection or Reinspect (crgov.com)

Life Safety Division
Castle Rock Fire and Rescue Department
300 Perry Street
Castle Rock, CO 80104
303.663.3120 Office
e-mail FPO@crgov.com

An internationally accredited Fire/Rescue agency since 2012

This email and any files transmitted with it may contain PRIVILEGED or CONFIDENTIAL information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing, or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments, and notify the sender by reply email or contact the sender at the number listed.

If you are unable to access any portion of this email or attachments due to a disability as defined under Colorado House Bill 21-1110 , we are here to help. Please call us at 303-663-

4440, email the Town's accessibility team or submit an accommodation request form.

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, February 9, 2026 9:42 AM
To: Alayna Moore <AMoore@crgov.com>
Subject: Douglas County eReferral (DR2026-002) 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

DR2026-002

Douglas County Zoning Resolution Amendment - Section 27

Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

This referral will close on, Wednesday, March 11, 2026.

If you have any questions, please contact me.

Sincerely,

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

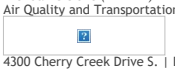
From: Cicione - CDPHE, Brendan
To: Eric Pavlinek
Subject: Re: Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Wednesday, February 25, 2026 1:33:48 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Eric,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

Thanks,
Brendan Cicione *(he/him)*
Air Quality and Transportation Planner



4300 Cherry Creek Drive S. | Denver, CO 80246-1530 brendan.cicione@state.co.us | https://cdphe.colorado.gov/

On Thu, Feb 19, 2026 at 10:23 AM Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us> wrote:

> Good Morning.
> Please review the email below and provide comments by 3/9.
>
> Thank you.
>
> ---------- Forwarded message ---------
> From: <epavlinek@douglas.co.us>
> Date: Mon, Feb 9, 2026 at 9:44 AM
> Subject: Douglas County eReferral (DR2026-002) Is Ready For Review
> To: <cdphe_localreferral@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!Ym6bphqdNBpYZguJ1YDb1OOLLZW92lWllpFHwiWNm03RkPqaE8t62NxwncHKPFnBV0stpcXhv6VvkLougG0GGfPIG-I5NXb8GQ$
>
> DR2026-002
>
> Douglas County Zoning Resolution Amendment - Section 27
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>
> This referral will close on, Wednesday, March 11, 2026.
>
> If you have any questions, please contact me.
>
> Sincerely,
>
> Eric Pavlinek
> Planning Services
> 100 Third Street
> Castle Rock, CO 80104
> 303-660-7460 (main)
>
> --
> cdphe_localreferral@state.co.us | colorado.gov/cdphe

From: Varner - CDOT, Jessica
To: Eric Pavlinek
Cc: Steven Loeffler - CDOT; Joseph Tripple - CDOT
Subject: Case Number:DR2026-002
Date: Tuesday, February 10, 2026 7:59:17 AM

> **Caution:** This email originated outside the organization. Be cautious with links and attachments.

Hi Eric,

I have reviewed the referral for the Douglas County Zoning Resolution (Zoning Resolution) Section 27, and have no comment.

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1

P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

From: Loeffler - CDOT, Steven
To: Eric Pavlinek
Cc: Joseph Tripple - CDOT; Jessica Varner - CDOT
Subject: Re: Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Tuesday, February 10, 2026 8:36:44 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Eric,

I have reviewed the proposed amendments to Section 27 of the Zoning Resolution and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1

P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Mon, Feb 9, 2026 at 9:44 AM <epavlinek@douglas.co.us> wrote:

> 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!dvFnR7PemZvOuN6DYYRvx0r_mbAhZ8Qgm61ckYXv-0TXJF6AePzJ1lbhiFdwRTKFlmMxbwXdM1f_P3EJfu11sxBT_AJ5iQ$
>
> DR2026-002
>
> Douglas County Zoning Resolution Amendment - Section 27
>
> Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.
>
> This referral will close on, Wednesday, March 11, 2026.
>
> If you have any questions, please contact me.
>
> Sincerely,
>
> Eric Pavlinek
> Planning Services
> 100 Third Street
> Castle Rock, CO 80104
> 303-660-7460 (main)

From: Vargas-Johnson - DNR, Javier
To: Eric Pavlinek
Subject: DR2026-002
Date: Tuesday, February 10, 2026 8:04:13 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Mr. Pavlinek,

The Colorado Division of Water Resources does not have any comments regarding the proposed update to the Douglas County Zoning Resolution (Zoning Resolution) Section 27, project file number DR2026-002.

Sincerely,

Javier Vargas-Johnson, P.E.
Chief of Water Supply, Designated Basins

P 303-866-3581 x8265
1313 Sherman Street, Room 821, Denver, CO 80203
javier.vargasjohnson@state.co.us | https://dwr.colorado.gov/

From: Olson - DNR, Justin
To: Eric Pavlinek
Cc: Matt Martinez; Melanie Kaknes; Westbrook, Casey; Katie Doyle - DNR; Dodd - DNR, Sean; Wayne Soong - DNR
Subject: Re: Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Saturday, February 21, 2026 10:38:42 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Good morning Mr. Pavlinek,

Thank you for including Colorado Parks and Wildlife in the referral request process for the development proposal in Douglas County for the project listed above. We have reviewed the documents and referral request and wanted to inform you that we have no concerns with this development as it pertains to any wildlife issues. If you have any further questions or need more information, do not hesitate to let us know. Thank you for your time.

Justin Olson
District Wildlife Manager
Littleton District - Area 5

P 303.291.7131 | F 303.291.7114
6060 Broadway, Denver, CO 80216
justin.olson@state.co.us | cpw.state.co.us

On Mon, Feb 9, 2026 at 9:44 AM <epavlinek@douglas.co.us> wrote:

> 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!ZrmdNc4pmbATQwMf-MVjDuWvrhKzC9GYkcce6ShhT7Oa8roYqjTarXeUCPRqBzoPwOPipL__pyNzPEABsJ4Lkh-ET-Y$
>
> DR2026-002
>
> Douglas County Zoning Resolution Amendment - Section 27
>
> Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.
>
> This referral will close on, Wednesday, March 11, 2026.
>
> If you have any questions, please contact me.
>
> Sincerely,
>
> Eric Pavlinek
> Planning Services
> 100 Third Street
> Castle Rock, CO 80104
> 303-660-7460 (main)

From: Jennifer Eby
To: Eric Pavlinek
Subject: Re: Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Wednesday, February 11, 2026 7:24:28 AM

Thanks Eric,

I have no comments on this.

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone
Get Outlook for Android

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, February 9, 2026 9:42:22 AM
To: Jennifer Eby <JEby@douglas.co.us>
Subject: Douglas County eReferral (DR2026-002) 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

DR2026-002

Douglas County Zoning Resolution Amendment - Section 27

Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

This referral will close on, Wednesday, March 11, 2026.

If you have any questions, please contact me.

Sincerely,

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

From: Bradley Jackson
To: Eric Pavlinek
Subject: DR2026-002, Single Family SIP Process
Date: Wednesday, April 1, 2026 1:59:34 PM

Eric,

Here are engineering's notes regarding the new single family SIP process.

1. Engineering will require the builders to submit a detailed area grading plan to assure that the grading around each unit/building to ensure there is adequate drainage around each building.

2. Engineering will work with each builder to complete an Improvements agreement if the builder proposes additional private storm drainage outside what was constructed at the time of the original subdivision construction.

3. Engineering will need to coordinate with Planning and Building to figure out the best way to notify building that the detailed area grading plan and associated GESC Permit have been issued by Engineering. Previously Planning would notify building once the SIP was approved.

Please let me know if you have any questions.

Thanks,

Brad Jackson, P.E. | Development Review Supervisor
Douglas County Department of Public Works
Engineering Services
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490 **Cell** | 303-916-7675
Email | bjackson@douglas.co.us

Douglas County School District
Learn Today, Lead Tomorrow
620 Wilcox Street
Castle Rock, Colorado 80104

March 11, 2026

Eric Pavlinek
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)
epavlinek@douglas.co.us

RE: Douglas County Zoning Resolution Amendment – Section 27 (DR2026-002)

Mr. Pavlinek,

Thank you for the opportunity to respond to the above referenced Application. It is Douglas County School District's ("School District") understanding that Douglas County is proposing regulations to the site improvement plan review requirements for single-family dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process.

Douglas County subdivision resolution Article 10 requires that payment of cash-in-lieu fees as well as school land dedication occur at the time of final plat and prior to plat recordation. With this in mind, DCSD has no objection to the removal of site plan review requirements for single family residential developments granted school fees and land dedications requirements have been met through the subdivision process.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2l@dcsdk12.org
303.387.0417

February 24, 2026

To: Douglas County Planning

County File: OAR 265 Douglas County Zoning Resolution Amendment - Section 27 DR2026-002

Planning Division

Planning has no comments

Reviewed by:

Joe Letke

Planner

JoeLetke@elpasoco.com

Department of Public Works Division

Engineering Division

EPC Development Services has no comments.

Reviewed by:

Charlene Durham, PE

charlenedurham@elpasoco.com

Stormwater Division

Stormwater comments pending at: https://epcdevplanreview.com/Public/ProjectComments/212135

Reviewed by:

Glenn Reese

Engineer - Stormwater

719.339.5053

GlennReese@elpasoco.com

HIGHLANDS RANCH
Metro District

February 17, 2026

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third Street
Castle Rock, CO 80104

Project name: Zoning Resolution Amendment - Section 27

Project File: DR2026-002

Review Date: March 11, 2026

Project Summary: Proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

The District appreciated the opportunity to review and comment on the proposed project. District staff have reviewed the proposed application for its impacts on our facilities and offer no comments.

February 17, 2026

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third Street
Castle Rock, CO 80104

Project name: Douglas County Zoning Resolution Amendment - Section 27

Project File #:DR2026-002

Review Date: March 11, 2026

Project Summary: Proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

The District appreciated the opportunity to review and comment on the proposed project. District staff has reviewed the proposed application for its impacts on our facilities and offers no comments.

From: Lindsey Wire
To: Eric Pavlinek; Referrals
Subject: Re: DR2026-002
Date: Tuesday, February 10, 2026 2:41:54 PM
Attachments: Outlook-Jefferson .png

> **Caution:** This email originated outside the organization. Be cautious with links and attachments.

Hello,

Thank you for the referral.

There are no comments from Jefferson County Planning and Zoning.

-Lindsey

Lindsey Wire (she/her)
Engineering Supervisor
Planning & Zoning
o 303-271-8717
lwire@jeffco.us | planning.jeffco.us

JEFFERSON COUNTY COLORADO
Planning and Zoning

Help us shape the future of Jefferson County by visiting the Together Jeffco website!
https://togetherjeffco.com

From: Eric Pavlinek <epavlinek@douglas.co.us>
Sent: Monday, February 9, 2026 9:46 AM
To: Referrals <Referrals@co.jefferson.co.us>
Subject: --{EXTERNAL}-- DR2026-002

Date: **February 9, 2026**

To: Interested Parties

From: Eric Pavlinek

RE: **Douglas County Zoning Resolution Amendment – Section 27, DR2026-002**

Request for Review:

Please review the following proposed update to the Douglas County Zoning Resolution (Zoning Resolution) Section 27 and forward any comments to me by **March 11, 2026**. The full text of this update can be obtained by contacting this office, or by accessing the Douglas County website at www.douglas.us/PRO [apps.douglas.co.us] and entering the project file number DR2026-002 in the search tool.

Synopsis of Regulation Change:

Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

Amendment Process

Douglas County staff will conduct a public workshop on Thursday, February 26, 2026, at 5:30 p.m. in the first-floor conference rooms (Phillip S. Miller Building, 1st Floor, 100 Third Street, Castle Rock). Please contact Eric Pavlinek (epavlinek@douglas.co.us or 303-814-4377) if you plan to attend the public workshop or if you have any questions.

Once comments from this referral process have been received, a work session will be scheduled with the Board of County Commissioners to review the comments.

Final consideration of the proposed regulations will occur at a public hearing with the Board, following a Planning Commission recommendation. Future hearings date(s) may be obtained by calling 303-660-7460 or by accessing the project information at www.douglas.us/PRO [apps.douglas.co.us].

February 13, 2026

Eric Pavlinek
303-814-4377
email: epavlinek@douglas.co.us

RE: Douglas County Zoning Resolution Amendment – Section 27, DR2026-002

Eric,

This letter comes in response to your request for a review for:

Douglas County Zoning Resolution Amendment – Section 27, DR2026-002

City of Littleton planning staff have reviewed the above referral request and have **no comments**.

Thank you,

Rachel Vigil

Community Development

Planner I

rvigil@littletonco.gov

303.795.3721

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:	10014027

February 24, 2026

To: Douglas County

Via email

Subject: MHFD Review Comments

Re: Douglas County Zoning Resolution Amendment- Section 27 (Partner Case No. DR2026-002)

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 an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

We have no comments to the referenced project and do not need to see future submittals.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds, P.E.
Project Manager, Mile High Flood District
lhinds@mhfd.org

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Eric Pavlinek, 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:	Douglas County Zoning Resolution Amendment – Section 27
Project File #:	**DR2026-002**
S Metro Review #	REFOTH26-00045
Review date:	February 17, 2026
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.
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 regulation change.

From: Daniel Swallow
To: Eric Pavlinek
Subject: RE: [EXTERNAL] Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Monday, February 9, 2026 9:50:52 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Eric,

Teller County has no comments regarding this amendment.

Dan Swallow, MBA
Teller County Government
Community Development Director
800 Research Drive
Woodland Park, Colorado
swallowd@tellercounty.gov
(719)686-5406

-----Original Message-----
From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, February 9, 2026 9:42 AM
To: Daniel Swallow <Swallowd@tellercounty.gov>
Subject: [EXTERNAL] Douglas County eReferral (DR2026-002) Is Ready For Review

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

DR2026-002

Douglas County Zoning Resolution Amendment - Section 27

Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

This referral will close on, Wednesday, March 11, 2026.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek
Planning Services
100 Third Street

Homeowners Association, Inc.
A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, CO 80134
303-841-8572

March 11, 2026

Eric Pavlinek
Principal Planning Services

RE: DR2025-002

The Pinery Homeowners' Association appreciates the opportunity to review the proposed amendments to streamline review of single-family attached residential developments.

We have no comments regarding this amendment.

Respectfully,

Sonia Eyre
Board President
The Pinery Homeowners' Association

Xcel Energy℠
PUBLIC SERVICE COMPANY

Right of Way & Permits

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

March 3, 2026

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

Attn: Eric Pavlinek

Re: Douglas County Zoning Resolution Amendment - Section 27
Case # DR2026-002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned amendment and have the following comment (in red).

2702.01 An SIP shall be required for any use or change in use for which a Site Improvement Plan, Site Development Plan, or similar site approval is required pursuant to the applicable zone district or Planned Development (PD). Such uses include, but are not limited to, multifamily dwellings; single-family attached dwellings; mobile home parks; business, commercial, or industrial development; a Major Utility Facility; a Service Utility Facility; or similar uses contained within a PD.

2702.02 An SIP shall not be required for development of single-family attached dwellings that are subject to a subdivision plat when the provisions of the plat and related construction documents, plans, and permits are sufficient to encompass all applicable:

- Parking standards.
- Roadway design and construction standards.
- Grading, erosion, and sediment control standards.
- Stormwater management standards.
- Building codes.
- Fire codes.
- **Dry utility easements standards (coordinate with the applicable utility provider).**

Formatted: List Paragraph, Justified, Indent: Left: 1.06", First line: 0.06", Bulleted + Level: 1 + Aligned at: 0.75" + Indent at: 1"

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy

SECTION 27 SITE IMPROVEMENT PLAN

Section Contents

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2701 Intent *(Amended 04/13/10)*

The Site Improvement Plan (SIP) process is required to ensure development will be consistent with the Comprehensive Master Plan, Subdivision Resolution, and Zoning Resolution, and all applicable federal, State, and local standards.

The process encourages sustainable design through water conservation, passive energy benefits through appropriate site design, and supports multimodal transportation options and the use of alternative energy sources, when appropriate.

2702 Applicability *(Amended 8/12/14)*

2702.01 An SIP shall be required for any use or change in use for which a Site Improvement Plan, Site Development Plan, or similar site approval is required pursuant to the applicable zone district or Planned Development (PD). Such uses include, but are not limited to, multifamily dwellings; single-family attached dwellings; mobile home parks; business, commercial, or industrial development; a Major Utility Facility; a Service Utility Facility; or similar uses contained within a PD.

2702.02 An SIP shall not be required for development of single-family attached dwellings that are subject to a subdivision plat when the provisions of the plat and related construction documents, plans, and permits are sufficient to encompass all applicable standards. Depending on the scope of the plat review documentation, additional information may be requested prior to building permit issuance to address the following:

- Parking standards.
- Roadway design and construction standards.
- Grading, erosion, and sediment control standards.
- Stormwater management standards.
- Building codes.
- Fire codes.
- Utility easement standards

2702.03 Building Permits shall not be issued for any development that does not have an approved SIP or is not in conformance with the approved SIP.

2702.04 Uses and structures legally established prior to February 1, 1994, shall be considered compliant with the requirements for a SIP.

2702.05 Personal Wireless Communication Sites: SIPs specific to personal wireless communication sites shall be subject to the Personal Wireless

Communication Facility Design Standards section herein. The format and required process will be detailed at the required presubmittal meeting.

2702.06 Meridian: Review of proposed improvements within the boundaries of the Meridian International Business Center PD shall follow the specified requirements and procedures of the Meridian International Business Center PD.

2702.07 Major Electrical or Natural Gas Facilities: The final action on a SIP for the location, construction, or improvement of major electrical or natural gas facilities must occur within ninety (90) days after the submittal date, unless the provider and the County reach agreement on an amended time period *(§29-20-108, C.R.S.).* Major electrical or natural gas facilities include:

- Electrical generating facilities
- Substations used for switching, regulating, transforming, or otherwise modifying the characteristics of electricity
- Transmission lines operated at or above a voltage of 69,000 volts
- Structures and equipment associated with such electrical generating facilities, substations, or transmission lines
- Structures and equipment utilized for the local distribution of natural gas service such as compressors, gas mains, and gas laterals

2703 Approval Standards *(Amended 12/07/10)*

2703.01 The SIP shall be consistent with the following:

- Douglas County Comprehensive Master Plan
- Douglas County Subdivision Resolution
- Douglas County Zoning Resolution
- Planned Development, as applicable
- Douglas County Roadway Design & Construction Standards Manual
- Douglas County Storm Drainage Design & Technical Criteria Manual
- Douglas County Grading, Erosion and Sediment Control (GESC) Manual

2703.02 All required easements shall be submitted for review prior to approval of the SIP.

2703.03 All SIPs and any revisions or modifications shall comply with this Resolution.

2703.04 Use and development of the site shall conform to the approved SIP.

2703.05 The Requirements for Release of Certificate of Occupancy (CO) or Requirements for Release of Final Inspections form, as applicable, shall be executed and submitted to the staff planner.

2703.06 A Site Improvement Plan Improvements Agreement (SIPIA) shall be required to identify the costs of improvements necessary to implement the SIP.

2703.07 When a SIP is proposed for an unplatted parcel of land determined to be legal by Douglas County, the applicant shall demonstrate that the parcel has a sufficient water supply in terms of quantity, quality, and dependability in conformance with the applicable standards set forth in Section 1804A and Section 2705.09, herein.

2704 Process *(Amended 12/07/10)*

2704.01 Prior to submittal of the SIP, a presubmittal meeting shall be required with staff to discuss the procedures and submittal requirements.

2704.02 Within fifteen (15) calendar days of the date that the application is date-stamped and accepted, staff shall review the application and notify the applicant if the plan contents are complete for review by staff and other agencies, and therefore ready to begin the referral process.

2704.03 Once the submittal is determined complete, staff shall notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff shall identify in the written notice which referral agencies are regulatory agencies and which referral agencies are advisory agencies. Referrals shall be sent to all County recognized HOAs within one (1) mile of the SIP site, unless the project is in the Nonurban Area, per the Comprehensive Master Plan, where referrals shall be sent to all recognized HOAs within a two (2) mile radius. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution of referral packets is preferred. Otherwise, referral packets shall be provided to the staff planner by the applicant in unsealed manila envelopes, without postage and a return address, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies. The following shall be included in the packets:

- Copy of the completed land use application form
- Project narrative (*Section 2705.08*)
- Site plan (*Section 2707*)
- Landscape plan (*Section 2708*)
- Grading and drainage plan (*Section 2709*)
- Building elevations (*Section 2710*)
- Lighting plan (*Section 2711*)
- Other reports, studies, and fees as required *(Amended 4/13/2021)*

2704.04 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. In Nonurban Areas, staff shall send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein. *(Amended 4/13/2021)*

2704.05 If the referral agencies elect to comment, they shall comment within 21 calendar days of the date the referral packets were mailed or electronically distributed, unless the applicant grants, in writing, an extension of no more than 30 calendar days. After the 21 calendar days, if no extension is granted, any referral agency comments received will be accepted for informational purposes only and provided to the applicant. *(Amended 11/12/13)*

2704.05.1 The staff planner may reduce the referral period upon concurrence by Engineering Services. In the event the referral period is reduced, it is the applicant's responsibility to obtain comments from the agencies within the reduced time frame.

2704.05.2 Additional referral periods may be required based upon the extent of design changes initiated through the initial referral period. The length of each additional referral period shall be determined by the staff planner.

2704.05.3 All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall address the comments of all regulatory agencies received within the 21 calendar day referral period, or as extended by the applicant, by identifying in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide a written response to timely comments of any and all advisory agencies. *(Amended 11/12/13)*

2704.06 Subsequent to the referral period(s), the applicant shall submit the revised SIP to satisfactorily address the issues raised during the referral period(s). The resubmittal shall include:

- Revised plan set
- A written response to County and agency referral comments
- Updated reports and studies, as necessary
- Draft SIPIA and related exhibits, as required *(template available from Engineering Services)*

2704.06.1 Within ten (10) calendar days of receipt by staff of the revised SIP plan set and the applicant's written response to the referral comments, the staff planner shall contact the applicant, in writing, as to the status of its resubmittal.

If the resubmittal meets approval standards, the SIP shall be considered for approval or approval with conditions, and the staff planner shall request a final plan set.

If the resubmittal does not meet approval standards, staff shall provide written comments, detailing the deficiencies. External agencies may be contacted for additional comment, and its concerns may be included in the written comments. Additional time to receive external agency comments may be necessary.

2704.06.2 Based on compliance with the approval standards, the SIP shall be considered for approval, approval with conditions, denial, or closure.

2704.07 The final plan set shall consist of one (1) rolled set with original, notarized signatures. The Requirements for Release of CO or Requirements for Release of Final Inspections form, as applicable, shall be executed and submitted to the staff planner prior to SIP approval. The SIPIA shall be fully executed by the owner and County prior to SIP approval. A SIP shall be approved by the Director (or designee) based on staff recommendations.

2704.08 If the SIP is denied, written findings shall be provided by staff to the applicant within seven (7) calendar days of the denial.

2704.09 The final status of a SIP shall be set forth via the Notice of Action - Final Status using the following process:

2704.09.1 The date considered to be the final action on the SIP shall be the date on the Notice of Action - Final Status.

2704.09.2 Should a discrepancy exist between the dates on the SIP and Notice of Action - Final Status, the date of the Notice of Action - Final Status shall control.

2704.09.3 The Notice of Action - Final Status shall be mailed to the applicant, all landowners who received courtesy notices, and any homeowner's associations (HOAs) that received a referral, as described herein. The Notice of Action - Final Status shall be mailed via first class mail, within three (3) calendar days of final determination.

2704.10 A Notice of Action - Final Status of a SIP may be appealed to the Board of Adjustment. An appeal shall be submitted in writing to the Director within thirty (30) calendar days from the date on the Notice of Action - Final Status.

2704.10.1 Upon failure to request an appeal, the decision is final.

2704.10.2 If a SIP is denied, any new SIP shall require submittal of a new application and processing fee.

2704.11 SIPs that are inactive due to the applicant's failure to submit requested materials for a period of four (4) months shall be closed, and the resubmittal of a new application and fees shall be required.

2704.11.1 After three (3) months of inactivity, staff shall notify the applicant in writing that the application shall be closed within thirty (30) calendar days. If the applicant fails to submit all of the required materials within the thirty (30) calendar days, staff shall notify the applicant, in writing, that the SIP application is closed.

2704.11.2 The Director may grant time extensions to the inactive period of a SIP, not to exceed a total of twelve (12) months, upon written request by the applicant, prior to closure of the SIP.

2704.12 The SIP shall be effective for a period of three (3) years from the date of approval. The initial building permit shall not be issued for a SIP after the end of its effective period, unless an extension is granted, as follows: *(Amended 4/28/15)*

2704.12.1 The Director may grant time extensions to the effective period of a SIP, not to exceed a total of three (3) years from the end of the initial effective period, upon written request by the applicant. To be eligible for an extension, the applicant shall submit the request no later than six (6) months after the end of the effective period. *(Amended 4/28/15)*

2704.12.2 The Director may include conditions with the time extension as necessary to ensure the SIP remains in compliance with approval standards. Site construction drawings that have expired shall be re-approved by Engineering Services. *(Amended 4/28/15)*

2704.13 Where a SIP brings an existing use into compliance with applicable regulations, or is designed to correct a Notice of Violation, all improvements shall be completed within six (6) months of the Notice of Action - Final Status, unless otherwise agreed to in writing by the owner and the County.

2705 Submittal Requirements *(Amended 12/07/10)*

The applicant shall be required to submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

2705.01 A completed SIP submittal checklist.

2705.02 A completed land use application form.

2705.03 Proof of ownership consisting of a current title insurance policy or title commitment no more than thirty (30) calendar days old from the date of the application, or other documentation acceptable to staff.

2705.04 A notarized letter of authorization from the landowner permitting a representative to process the application, unless the landowner and applicant are the same.

2705.05 A boundary survey of the site certified by a professional land surveyor, if the land is unplatted.

2705.06 Planning and Engineering Services fees. Building Services fees are collected when construction plans are submitted to Building Services.

2705.07 A narrative description of the project, addressing the following:

2705.07.1 Name and address of the landowner, the developer or representative, and the person or firm preparing the SIP, if different than the owner.

2705.07.2 The subdivision name, filing number, (planning area number when located in a Planned Development), and lot and block number; or street address and section, township, range if not in a subdivision.

2705.07.3 Zoning of the site and the zoning and current uses of adjacent land.

2705.07.4 Source of water and sanitation facilities. If the water source has irrigation limitations, describe the manner in which landscape irrigation is to be accomplished. If irrigation water is from an offsite source, provide the following:

- Name, address, and phone number of water provider
- Source of water
- Contractual details (i.e. delivery frequency, length of contract)

2705.07.5 Describe overall impacts of the proposed development to adjacent land.

2705.07.6 Describe how the development complies with the Comprehensive Master Plan and intent of this section.

2705.07.7 Describe the proposed development schedule and phases of development for all proposed construction.

2705.08 The applicant shall demonstrate conformance with Section 18A, Water Supply Overly District, herein, when the proposed SIP is located on an unplatted parcel of land determined to be legal by Douglas County. *(Amended 3/26/24)*

2705.08.1 An SIP which has no water demand except as may be temporarily necessary to establish required landscaping, shall not be required to demonstrate compliance with Section 18A, Water Supply Overlay District, herein. *(Amended 3/26/24)*

2705.08.2 An SIP located on a conforming parcel within the A-1 or LRR zone district, which has a water demand not to exceed three (3) acre-feet per year to be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for the use proposed, shall not be required to demonstrate compliance Section 18A, Water Supply Overly District, herein. Water demands shall be estimated in accordance with the minimum Water Demand Standards defined in Section 18A. *(Amended 3/26/24)*

2705.09 Two (2) copies of the SIP plan set, to include the following:

- Site plan (*Section 2707*)
- Landscape plan (*Section 2708*)
- Grading and drainage plan (*Section 2709*)
- Building elevations (*Section 2710*)
- Lighting plan (*Section 2711*)

Copies of the following development reports, unless waived by Engineering Services:

- Engineered site construction drawings – two (2) copies
- Traffic study
- Phase III Drainage Report and plan
- GESC report and plan
- Utility drawing(s)
- For unplatted land, a boundary survey of the site certified by a professional land surveyor
- Offsite improvement plans, as required

2705.10 A colors and materials sample sheet with color photos of each material, the manufacturer's name, product number, and specifications.

2705.11 Detailed technical studies may be required, based upon the scale and impact of the project. These studies may include, but are not limited to, the following: soil, traffic, drainage, water, noise, wildlife, environmental, lighting, shadow, photo-simulations, or a material sample board. The County may require that an independent outside consultant be retained, at the applicant's expense, to perform such studies or review such studies when performed by the applicant.

2705.12 All or portions of the required SIP elements may be waived by the Director if it is determined that the use will occupy an existing structure or will not otherwise require significant public or private improvements. *(Amended 4/28/15)*

2706 General Plan Requirements *(Amended 12/07/10)*

The SIP shall be a detailed and accurate depiction of the proposed built environment. The final engineered site and architectural drawings shall be consistent with the SIP. The following information shall be required, unless otherwise noted, on all plans (except the engineered site construction and utility plans). All plans shall be prepared to generally accepted professional standards.

2706.01 Provide the name and legal description of the proposed development, site acreage, and project file number. The business name does not appear in the title. The name of the proposed SIP is based upon the legal description when subdivided or the street address as follows: *(Amended 4/28/15)*

Subdivided land:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
5 acres
Site Improvement Plan – SP2010-002

Within a PD:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
Planning Area 63 – 5 acres
Site Improvement Plan – SP2010-002

When unplatted:

(STREET ADDRESS – Address available from County Addressing Specialist)
NW¼ Section 11, Township 8 South, Range 67 West
5 acres
Site Improvement Plan – SP2010-002

2706.02 Utilize a sheet size of 24”x36”. Provide an information block which includes the date of preparation and revision(s); a north arrow; the scale used, including a graphic scale; sheet title, i.e., site plan, landscape plan, grading and drainage plan; business name; and preparer’s name, address, and phone number.

2706.03 Provide a composite plan showing the entire project area, including a key sheet diagram, when more than one (1) sheet is required to delineate the project area.

2706.04 Include the individual sheet number and total number of sheets, i.e., 1 of 3. For plans containing multiple sheets, include a sheet index.

2706.05 For the purpose of scanning, provide a margin line of at least 0.5” drawn completely around the sheet.

2706.06 For subdivided land, label all boundary lines with bearings, distances, and curve data as shown on the final plat.

2706.07 For unsubdivided land, label all boundary lines with bearings, distances, and curve data as shown on the certified boundary survey prepared by, or under the supervision of, a registered Professional Land Surveyor licensed with the State of Colorado. Include a written metes and bounds legal description of the site’s boundary.

2706.08 Provide either a corporate/limited liability corporation (LLC) or individual approval certificate on the first sheet of the plan set. *(Amended 4/28/15)*

Corporate / Limited Liability Corporation Approval Certificate:

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS COUNTY REGULATIONS.

_____
Engineering Services Date

_____
Planning Services Date

- Failure to obtain a building permit within three (3) years after the date of SIP approval, as noted on the Notice of Action – Final Status, shall cause the unbuilt portion of this SIP to be null and void, unless an extension was granted.
- Acceptance of site construction drawings by Douglas County Engineering Services shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself and its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved SIP and the Douglas County Zoning Resolution.

(print corporation/LLC name)

By: ___(Signature)_____
Title: _____
Date: _____

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ___ day of _____, 20___, by _____ as _____ and _____ as _____ of _____, a _____ corporation/LLC.

My commission expires: _____

Witness my hand and official seal.

_____
Notary public

Individual Approval Certificate:

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS COUNTY REGULATIONS.

_____
Engineering Services Date

_____
Planning Services Date

- Failure to obtain a building permit within three (3) years after the date of SIP approval, as noted on the Notice of Final Action – Final Status, shall cause the unbuilt portion of this SIP to be null and void, unless an extension was granted.

- Acceptance of site construction drawings by Douglas County Engineering Services shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree(s) on behalf of himself/herself (themselves), their heirs and assigns to develop and maintain the property described hereon in accordance with this approved SIP and in compliance with the Douglas County Zoning Resolution.

(signature of owner(s))

Acknowledged before me this ___ day of _____, 20___, by _____.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

2706.09 For multiple sheet plans, provide the following abbreviated approval certificate on all subsequent sheets of the plan set:

Approval Certificate

Engineering	_____ Initials/Date
Planning	_____ Initials/Date
Owner	_____ Initials/Date
Lessee *(if applicable)*	_____ Initials/Date

2706.10 Locate, dimension, and indicate the use of all easements (existing and proposed) on or adjacent to the site. Include the reception number for all existing easements.

2706.11 Do not show existing or proposed utility lines on the site plan. Provide an engineered utility drawing, separate from the SIP plan set, to Engineering Services, utility providers, and the special district or water and sanitation district, as applicable.

2706.12 Indicate and dimension the location of all individual septic disposal system leach fields (existing and proposed), and indicate a replacement field location.

2706.13 Place the following statement on the SIP for all development within the Centennial Airport Review Area:

> Owner waives, remises, and releases any right or cause of action it may now have or which it may have in the future against the County of Douglas, its officers, employees, and agents related to or resulting from the passage of aircraft in the airspace above the property that is the subject of this Site Improvement Plan.

2706.14 For sites located within the Runway Safety Zone or Fan Safety Zone, as defined in this Resolution, an avigation easement in a form established by the Board, signed by the landowner, and recorded in the Office of the County Clerk and Recorder, as well as a note on the SIP indicating the book and page of the recorded easement, shall be required.

2706.15 Delineate all drainageways affecting the site and any 100-year floodplain on or adjacent to the site.

2706.16 For a SIP that is designed in detail for the first phase only, with additional phases shown conceptually:

- Show phase lines
- Add the following note to each sheet of the SIP in proximity to each approval certificate:

> For all future phases, the applicant shall submit a revised Site Improvement Plan of the phase for which a permit is requested. The revised SIP shall be approved prior to issuance of a building permit.

2707 Site Plan *(Amended 04/13/10)*

The site plan shall be prepared as follows:

2707.01 Prepare the SIP at a scale that allows maximum clarity of the proposal.

2707.02 Include a legible vicinity map at an appropriate scale.

2707.03 Provide a site data chart on the SIP based on the following example:

ITEM	SQUARE FOOTAGE	% OF GROSS SITE*
Gross Site Area	20,000	100
• Building Footprint	8,000	40
• Parking and Roads (including planted interior parking islands)	800	4
HARDSCAPE TOTAL	8,800	44
• Planted Area (If applicable, include parking lot islands used	4,000	20
	6,200	31

for stormwater detention and water quality ponds) • Existing Vegetation • Trails and Walks • Porous Pavement LANDSCAPE TOTAL	1,000 0 11,200	5 0 56
ITEM	**DESCRIPTION**	
Building Size: 2 stories	16,000 sq. ft. TOTAL	
Parking: • Required • Provided	 64 spaces (1/250 sq. ft.) 67 spaces	

* **NOTE:** When a portion of a site's natural vegetation is proposed as landscape area, as permitted herein, these totals may not add up to 100 percent.

2707.04 Label and show dimensions of all existing and proposed structures. Delineate existing buildings in detail. Show setback lines, points of ingress and egress, the building's dimensions from lot lines, and indicate any structures to be removed.

2707.05 Identify all adjoining land uses and zoning.

2707.06 Show the location of all trash enclosures. Trash enclosures are encouraged to be integrated into the mechanical or service area of structures. Locate trash enclosures away from site entries and roadways. Screen and buffer trash areas. Provide a dimensioned elevation drawing of the proposed enclosure specifying materials and colors.

2707.07 Locate and dimension all required off-street parking and loading areas, identify all required handicap spaces, and note the total number of parking spaces provided per row of parking, in accordance with the Planned Development or Parking Standards section.

2707.08 Locate and dimension all public and private streets, walks and trails, rights-of-way, curb cuts, and points of access on, or adjacent to, the proposed site. Label surface materials and location of traffic directional arrows, signage, and markings.

2707.09 Show the location and dimensions of all existing and proposed signs, if known. Signs and their locations shown on the SIP are not approved by the SIP review process. Final approval of signs and their location require the issuance of a sign permit, in accordance with the Sign Standards section herein.

2707.10 Show location of all fire hydrants. If none exist on site, note the distance and direction of the closest hydrant adjacent to the site within 500'.

2707.11 When necessary to ensure consistency with SIP approval standards, notes may be added to the exhibit which establish operational limits applicable to the proposed use. *(Amended 4/28/15)*

2708 Landscape Plan *(Amended 12/07/10)*

A sustainable landscape plan is a component of a complete SIP application. The intent is to conserve water, reduce runoff, enhance water quality, buffer development from adjoining sites or streets, and ensure compatibility with adjacent development. Landscape enhances the site by moderating temperature and humidity, and mitigating noise and wind.

2708.01 Landscape Materials and Irrigation

Environment-appropriate, water-conserving plant materials are required, except as permitted herein, to conserve natural, cultural, and fiscal resources. Efficient irrigation of landscape materials promotes growth and plant health, resulting in the appropriate use of water resources, enhancement of the built environment, and reduced maintenance costs.

2708.01.1 The minimum area to be landscaped with live plant material shall be fifteen (15) percent of the gross site area, unless offsite landscaping is supported; the site is located within a Planned Development wherein additional landscaping has been provided; or the Director waives the requirement due to compatible land uses, severe site constraints, or other extraordinary circumstance. For SIP applications pursuant to a Use by Special Review, the gross site area may be determined to be the permit area.

(1) A landscape buffer shall be required when adjacent to residential uses, and shall count toward a maximum fifty (50) percent of the minimum fifteen (15) percent landscape requirement.

(2) Based on adjacent uses, views, and potential impacts, a landscape buffer shall be required between the following:

- Residential use and adjacent nonresidential parking
- Parking facility located adjacent to a street
- Outside storage and adjacent uses

Options for buffering may include all or some of the following:

- Layered vegetation with a four (4') foot effective height or greater

- Berms and plantings with a four (4') foot effective height or greater
- Solid fences or decorative walls
- Deciduous and coniferous trees and large shrubs
- Combinations of these options

(3) Restoration, conservation, and preservation of undeveloped portions of a site with natural vegetation that provides buffering, screening, or valuable wildlife habitat or movement corridors shall count towards the minimum fifteen (15) percent landscape requirement.

(4) Based upon the scale and impact of a project, additional landscape materials may be required in the public right-of-way. A license agreement with Douglas County may be required to allow the owner to install and maintain the landscaping within the public right-of-way.

2708.01.2 High-water-use plants, as defined by the Colorado Nursery and Greenhouse Association, are discouraged but may be a maximum of 1.5 percent of the gross site area. For multifamily projects, a maximum of five (5) percent of the gross site area may include high-water-use plants to accommodate recreational areas. Areas of high-water-use plants shall be depicted on the landscape plan with a callout to identify the square footage of each high-water-use planted area.

2708.01.3 The required quantity and size of plant materials shall be based upon the proposed use, design, adjacent uses, and overall impact and scale of the project.

2708.01.4 Where screening is required, it shall be provided through the use of fences, walls, hedges, berms, or a combination thereof. *(Amended 3/26/24)*

2708.01.5 The following shall be the acceptable minimum plant size:

PLANT TYPE	MINIMUM SIZE
Deciduous • Canopy Tree • Ornamental Tree	 2.0" minimum caliper [1, 2] 1.5" caliper [1]
Coniferous Tree	6' minimum height [2]
Shrubs	5 gallon container Minimum 24" height at installation Multiple canes for deciduous shrubs
Vines	1 gallon container
Groundcover	5 gallon if horizontal shrubs (maturity less than 24") 1 gallon if perennials

	Space to provide 80% ground coverage in 2-3 yrs.
Mulch	Minimum 4" depth for all plant groupings and trees [3]

[1] Measure caliper using Diameter at Breast Height (DBH).
[2] Larger sizes may be required where buffering or compatibility issues exist, in accordance with Section 2708.01.1(4) herein.
[3] Impermeable sheet plastic shall not be permitted under mulched areas.

2708.01.6 Sources of irrigation water and types of irrigation shall be noted on the landscape plan. Automatic irrigation systems shall be required unless the only water available is from an offsite source. In the event the site is served by a well that prohibits outdoor usage, hand watering may be required. The applicant shall be required to obtain an offsite water source and provide acceptable documentation of such source (i.e., pre-paid weekly contract).

2708.02 Landscape Plan Requirements

Prior to the issuance of a CO or certificate of final inspection, the onsite landscaping shall be consistent with the approved SIP. The landscape plan shall be prepared as follows:

2708.02.1 Identify planted areas by name, size, and quantity of material to be used. Identify and describe hardscape materials.

2708.02.2 Depict plant materials at approximately three-fourths mature size.

2708.02.3 Identify walkways, pedestrian-oriented areas, and landscape elements such as fences, walls, border edge treatments, signs, bike racks, trash enclosures, street furniture, and recreational facilities, as applicable.

2708.02.4 Depict the location of all pole-mounted, wall-mounted, and ground-mounted light fixtures.

2708.02.5 Show the contour lines depicting final grades as solid lines (screening acceptable).

2708.02.6 Label all streets, rights-of-way, and points of access on or adjacent to the proposed site.

2708.02.7 Show sight distance triangles at all intersections in accordance with the Douglas County Roadway Design and Construction Standards.

2708.02.7.1 Any landscaping within the County right-of-way shall comply with the Douglas County Roadway Design and Construction Standards and the Douglas County Storm Drainage Design and Technical Criteria Manual.

2708.02.7.2 Trench drains are required for irrigated landscaping along public streets, in accordance with the Douglas County Roadway Design and Construction Standards.

2708.02.8 Screen transformers, ground-mounted HVAC units, utility pedestals, and similar features, and place the following note on the landscape plan:

> If any transformers, ground-mounted HVAC units, utility pedestals, and similar features are not shown on the SIP, additional landscaping and screening may be required based upon field conditions during the site inspection prior to issuance of the certificate of occupancy, or final inspection, as applicable.

2708.02.9 Provide a landscape legend similar to the example below:

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HIGH-WATER-USE
WC	6	Catalpa Erubescens	Western Catalpa	2.5” caliper	No
BS	7	Pinus Ponderosa	Ponderosa Pine	8’ height	No
AWS	10	Spirea bumalda	Anthony Waterer	5 gallon	No
	300 ft^2	---	Pole Peeling Mulch	4” depth	NA
NOTE: In the event of a discrepancy between the plan graphic and the landscape legend, the plant material quantity as determined by the plan graphic shall take precedence.					

2708.02.10 Place the following maintenance statement on the plan:

> Landscaping shall be planted and maintained by the owner, successor, and/or assigns. Should any plant material die, it shall be replaced with similar plant material within one planting season.

2708.03 Parking Lot Islands

2708.03.1 All parking areas in excess of forty (40) spaces shall contain landscape islands typically located interior to the perimeter of the parking area. The ratio of required parking lot islands shall be as follows:

Number of Parking Spaces	Ratio of Parking Lot Islands
40 – 120	1 per 20 parking spaces
120 – 500	1 per 15 parking spaces
500+	1 per 10 parking spaces

2708.03.2 Each parking lot island shall be a minimum two (2) parking spaces in size and contain some combination of trees, shrubs, and

groundcover. High-water-use plants are prohibited in parking lot islands.

2708.03.3 Islands may be aggregated to meet site specific needs for screening, buffering, water conservation, or water quality. The required islands need not be physically located at each interval noted (i.e., 20, 15, or 10 spaces). Generally, all required islands shall be located internal to the parking area.

2709 Grading and Drainage Plan *(Amended 04/13/10)*

The grading and drainage plan shall be prepared at the same scale as the landscape plan. Please note that this plan is separate and distinct from the GESC plan required by Engineering Services. The grading and drainage plan shall be prepared as follows:

2709.01 Label proposed and existing buildings, structures, fences, walls, walks, trails, parking and loading areas, and streets. Proposed retaining walls shall be no greater than four (4') feet in height, unless necessary due to site specific constraints. Walls in excess of four (4') feet in height, as measured from the bottom of the foundation, require a structural design and building permit. If multiple parallel retaining walls are proposed, a minimum five (5) feet wide horizontal separation should be required between the faces of adjacent walls. Design this separation to accommodate plants that will buffer the vertical planes of the walls. *(Amended 3/26/24)*

2709.02 Retaining walls in excess of thirty (30") inches in height (as measured from the lowest ground surface adjacent to the wall) used in conjunction with detention areas or ponds, or located adjacent to a pedestrian access or walking surface, shall require permanent barriers, consistent with building code height requirements, for the purpose of protecting the public from potential hazards.

2709.03 Development sites are required to balance earthwork quantities onsite in accordance with the GESC Manual.

2709.04 Show existing contour lines as dashed lines (screening acceptable), and proposed contour lines as solid lines. The contour interval shall be no more than two (2') feet unless otherwise approved by the staff planner.

2709.04.1 Distinguish existing grades greater than a 4:1 slope (25 percent).

2709.04.2 Proposed grades shall be no steeper than a 3:1 slope (33.3 percent).

2709.05 Label low and high points.

2709.06 Show flow direction arrows.

2709.07 Show and label the required drainage easements with detention, water quality facilities, and storm sewer infrastructure.

2709.08 Label the top of wall and bottom of wall elevations at twenty (20') foot intervals along all retaining walls.

2710 Building Elevations *(Amended 12/07/10)*

The building elevations shall be prepared as follows:

2710.01 Prepare elevations at a scale that allows for maximum clarity of the proposal.

2710.02 Label and dimension all building features.

2710.03 Label all building materials and finishes with the manufacturers' colors and numbers to correspond with the colors and materials sample sheet.

2710.04 Identify the location of all wall-mounted light fixtures.

2710.05 When applicable, depict the roof plane, behind the wall, as dashed lines.

2710.06 When applicable, depict all ground-, wall-, and roof-mounted mechanical equipment, HVAC, emergency generators, and other accessories (including satellite TV, electronic data dishes and antennae) behind the wall, as dashed lines. All ground-, wall-, and roof-mounted mechanical equipment, HVAC, emergency generators, and other accessories shall be screened. The screening of rooftop equipment shall not be required to exceed the maximum elevation of the rooftop equipment.

Provide the following note on elevation sheets:

> The building elevations shown and approved hereon are intended to demonstrate how all HVAC shall be screened according to Douglas County Zoning Resolution requirements. It is the applicant's responsibility to ensure that screening occurs in the field as demonstrated by these plans, regardless of curb requirements, mechanical plan changes, or other circumstances. Failure to provide screening may result in delay of final inspections and/or issuance of a certificate of occupancy.

2711 Lighting Plan *(Amended 04/13/10)*

All fixtures and lamping shall be consistent with the requirements of the Lighting Standards section herein. The following lighting information is required to be included on the lighting plan, unless the applicant clearly provides the information on another sheet of the SIP plan set:

2711.01 Provide a luminaire schedule similar to the following example:

LUMINAIRE SCHEDULE						
QTY	**Lamp Type**	**Mounting Height**	**Lumens**	**LLF**	**Color**	**Description**
10	21W CF	10’	1650	1.00	Bronze	Visa Lighting OW1342 1FS21
5	400W MH	24’	36000	1.00	Bronze	Visionaire American Series AME-2 T5400 M 6 BOA
4	150W MH	12’	13000	1.00	Dk Bronze	Gardco 101WT 150MH Quad BRP

*** NOTE:** A Light Loss Factor (LLF) of 1.0 shall be utilized.

2711.02 Include a copy of the manufacturers catalog sheet, product number and Illuminating Engineering Society of North America type description.

2711.03 Include the following note on the plan set:

> Prior to issuance of a certificate of occupancy or conducting final inspections, Douglas County shall conduct an evening site visit to ensure illumination levels generated by the lighting: meet all County criteria as well as those indicated on the approved Site Improvement Plan; do not create disability glare on adjacent properties; and that all fixtures are full cutoff as defined by the Illuminating Engineering Society of North America. In the event lighting levels do not meet these criteria, remedial action may include re-lamping with lower wattage bulbs, relocating fixtures, shielding fixtures, removing fixtures, or replacing fixtures. It shall be the responsibility of the applicant to ensure all site lighting complies with Lighting Standards section of the Douglas County Zoning Resolution prior to requesting issuance of a certificate of occupancy and/or final inspections.

2712 Post Approval SIP Procedures and Requirements *(Amended 04/13/10)*

2712.01 Prior to the issuance of a CO, the applicant shall submit as-built plans to Engineering Services for any required detention pond and water quality facilities, as well as an Engineer’s certification stating that the detention pond and water quality facilities have been constructed in accordance with the approved drainage report and plan.

After approval of the SIP and issuance of a building permit, a CO may be issued if the construction of all buildings is completed and all parking, drainage improvements, and landscaping elements are installed in accordance with the approved SIP, as determined by a site inspection performed by County staff. Submit final easement documents to Engineering Services for acceptance prior to issuance of a CO. The applicant shall perform the tasks required by the Requirements for Release of CO prior to scheduling any final site inspections.

2712.01.1 Occupancy of the site shall not be permitted until the site is clean, safe, and free of all construction debris, as determined by Douglas County.

2712.01.2 If adverse weather immediately preceding the CO request prevents the installation of parking, drainage, or landscaping elements, a temporary certificate of occupancy (TCO) may be issued (for nonresidential projects) after the applicant provides an irrevocable letter of credit, or other acceptable security as allowed by the SIPIA. Bonds are not acceptable.

(1) The security shall be equal to 115 percent of the cost of the unfinished work, in accordance with the cost estimates contained in the SIPIA, and shall be submitted prior to the issuance of a TCO. The security shall be held by Douglas County and released, as set forth in the SIPIA, when the work is deemed complete by Douglas County.
(2) When a TCO is issued, based on security as provided for herein, prior to the completion of all site improvements, the time for the completion of site improvements shall not exceed six (6) months.
(3) Failure by the applicant to complete the work or to request a time extension shall result in a forfeiture of the security and shall cause Douglas County to initiate the construction of such improvements, as detailed in the SIPIA. The Director may grant a one time extension of not more than six (6) months upon receipt of a written request accompanied by an extension of the financial security.

2712.02 When a CO is not required, the following shall apply regarding approvals and security:

2712.02.1 When a building addition or modification is proposed, all building improvements and all site improvements such as drainage, parking, landscaping, and lighting shall be fully completed prior to final building inspections. The applicant shall perform the tasks required by the Requirements for Release of Final Inspections form prior to scheduling any final site inspections.

2712.02.2 If the scale, impact, or phasing of the proposed development warrants, a letter of credit equal to 115 percent of the estimated cost of improvements may be required at the time of SIP approval to ensure the required improvements are completed.

2712.02.3 The security shall be held by Douglas County and released, as set forth in the SIPIA, when all site improvements identified on the SIP, are deemed completed by Douglas County.

2713 Revision to an Approved SIP *(Amended 12/07/10)*

Proposed changes to an approved SIP shall be reviewed for scale and impact to determine whether the changes will be processed as a revision or modification to an approved SIP.

2713.01 Applicability

A revision shall be for the purpose of additional review and referral based on the scale and impacts of the proposed changes. In general, a revision impacts grading, drainage, parking, access, building footprint, or landscaping. These impacts typically require the entire site be brought into conformance with the current Zoning Resolution.

2713.02 Approval Standards

Approval of a revision to an approved SIP shall be in accordance with Section 2703 and applicable provisions contained herein.

2713.03 Process

A revision shall follow the full SIP process as described herein, however, the referral period for a revision shall be twenty-one (21) calendar days.

2713.04 Submittal Requirements

The applicant shall be required to submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

- Completed land use application and fee
- New plan sets, as necessary, to depict the proposed revision
- Development reports in accordance with Section 2705.10
- Detailed technical studies in accordance with Section 2705.12, if applicable
- Current title commitment or insurance policy *(Section 2705.03)*
- Notarized letter of authorization from the property owner, if applicable *(Section 2705.04)*
- A written narrative explanation of the revision *(Section 2705.08)*
- Letter from HOA and architectural control committee, if applicable

2713.05 The legal description for a revision to the SIP shall be consistent with the originally approved SIP, except as otherwise provided for below. *(Amended 4/28/15)*

For Revisions:

SPRUCE SUMMIT, Filing No. 3, Lot 14 – **1st Revision**
NW¼ Section 11, Township 8 South, Range 67 West

5 acres
SP2010-002 **(Revision to SP2003-049)**

For Revision on Lot with Amended Legal Description:

SPRUCE SUMMIT, Filing No. 3, **1st Amendment,** Lot 14**-A – 1st Revision**
NW¼ Section 11, Township 8 South, Range 67 West
5 acres
SP2010-002 **(Revision to SP2003-049)**

2714 Modification to an Approved SIP *(Amended 12/07/10)*

Proposed changes to an approved SIP shall be reviewed for scale and impact to determine whether the changes will be processed as a revision or modification to an approved SIP.

2714.01 Applicability

A modification shall be for the purpose of minor changes to the approved SIP. In general, a modification shall not increase the building footprint, impervious surface, or affect fire access.

2714.02 Approval Standards

Approval of a modification to an approved SIP shall be in accordance with Section 2703 and applicable provisions contained herein.

2714.03 Process

2714.03.1 Prior to submittal of a modification to an approved SIP, a presubmittal meeting shall be required with staff to discuss the procedures and submittal requirements.

2714.03.2 Staff shall have up to seven (7) calendar days from the date that the application is date-stamped and accepted, for internal review of a modification.

If the submittal meets approval standards, the modification will be considered for approval, and the staff planner shall prepare a Modification Affidavit for approval.

If the submittal does not meet approval standards, staff shall provide the applicant with written comments, detailing the deficiencies.

2714.03.3 Based on compliance with the approval standards, the modification will be considered for approval, approval with conditions, denial, or closure.

2714.03.4 In place of the final plan set, the applicant may provide a legible redlined copy of the approved SIP, detailing the modification. The Requirements for Release of Final Inspections form, as applicable, shall be executed and submitted to the staff planner prior to approval of a modification. A Modification Affidavit shall be approved by the Director (or designee) based on staff recommendations. The proposed changes may require Building permits.

2714.03.5 If the SIP is denied, written findings shall be provided by staff to the applicant within seven (7) calendar days of the denial.

2714.04 Submittal Requirements

The applicant shall be required to submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

- Completed land use application and fee
- A redlined copy of the approved SIP, and other exhibits as necessary, to depict the proposed modification
- Notarized letter of authorization from the property owner, if applicable (*Section 2705.04*)
- A brief written narrative explanation of the modification
- Letter from HOA and architectural control committee, if applicable.