

Staff Report Addendum

Date: September 19, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development
CC: Eric Pavlinek, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Twin Oaks Road and Clarkes Circle Road Vacations**
Project File: **SB2025-026**

Planning Commission Hearing:	August 18, 2025 @ 6:00 p.m.
Board of County Commissioners Hearing (Continued):	September 9, 2025 @ 2:30 p.m.
Board of County Commissioners Hearing:	September 23, 2025 @ 2:30 p.m.

Additional public comment was received after completion of the staff report and is included as an attachment.

From: [Glen Tuscan Triple Protection Autocare](#)
To: [Eric Pavlinek](#)
Subject: Objection To Project # DV 2025-300
Date: Monday, September 8, 2025 2:09:51 PM
Attachments: [image001.png](#)

Honorable Douglas County Commissioners,

As a landowner in Douglas County, I find it necessary to formally object to the proposed gate placements by the Twin Mesa Metro District on both Twin Oaks Road and Clarkes Circle.

I am the owner of Lots #58, #59, and #60, held under Tuscan Farm LLC. These parcels are not part of the Twin Oaks HOA nor the Twin Mesa Metro District. While my current intention is to utilize this land for agricultural purposes, it is my responsibility to protect the long-term value of my family's real estate investment.

The proposed gates present multiple concerns that could negatively impact the value and usability of our land. As currently designed, both gates allow for the possibility of traffic circumventing them—potentially using my property as an unintended access route to the nearby Westside Development, including the new commercial establishments such as Costco. This risk increases the likelihood of unwanted traffic cutting through our land, especially if or when the gates malfunction or are otherwise inoperable.

Moreover, Clarkes Circle has been designated by the County as an Emergency Vehicle Access Road. If traffic accesses Clarkes Circle under the current open-ended gate configuration, there is a significant risk that drivers will use our property—specifically Lot #60—as a bypass route. This would result in irreversible damage to the land and compromise its usability and value.

Additionally, the proposed gate placement on Twin Oaks Road—designated as the main entry point to the district—will likely cause vehicle stacking near our approved driveway access. If the gate allows only one vehicle through at a time, this will create a serious disruption to our ability to access our property safely and efficiently.

To be clear, I do not oppose the district's desire to gate off access to its neighborhood.

However, I respectfully request that the Commissioners reconsider the **placement** of these gates. Specifically, I ask that they be relocated to the boundary lines separating Tuscan Farm and the Twin Mesa Metro District. This adjustment would eliminate the risk of open-ended access and prevent traffic from stacking up at our driveway.

The district has publicly stated that its intent is to reduce “cut-through” traffic to commercial destinations like Costco. Unfortunately, the current gate placements will not effectively meet that goal—and may in fact make matters worse by shifting the problem onto adjacent properties like mine.

If the district's concern is the cost already incurred for surveying the current design, I am willing to cover the cost of a new survey to ensure proper gate placement at the boundary lines between Twin Oaks Road, Clarkes Circle, and Tuscan Farm.

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

Sincerely,



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