

## Zone Map Change Staff Report

**Date:** February 19, 2025  
**To:** Douglas County Planning Commission  
**From:** Mike Pesicka, Principal Planner *MP*  
Curtis J. Weitkumat, AICP, Planning Manager *CW*  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*  
**Subject:** Three Pine Ridge Zone Map Change  
**Project File:** DR2024-004

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<b>Planning Commission Hearing:</b>	<b>March 3, 2025 @ 6:00 p.m.</b>
<b>Board of County Commissioners Hearing:</b>	<b>March 11, 2025 @ 2:30 p.m.</b>

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### **I. EXECUTIVE SUMMARY**

The request is for approval of a zone map change to rezone Lots 1, 2, and 3 of the Three Pine Ridge Subdivision from Suburban Residential (SR) zone district to the Agricultural One (A-1) zone district in accordance with the Douglas County Zoning Resolution (DCZR) Section 112, Zone Map Changes, under the procedure for “Rezoning of land, when requested by the landowner, to bring it into compliance with the Master Plan.”

The request consists of three lots totaling 66.9 acres, located approximately one-mile northwest of the Town of Larkspur, west of Sable Road, and a half mile east of S. Perry Park Road.

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Phoenix Larkspur, LLC  
2080 Sky View Lane  
Larkspur, CO 80118

#### **B. Applicant’s Representative**

Garry Lawrenz  
2080 Sky View Lane  
Larkspur, CO 80118

#### **C. Request**

The applicant requests approval of a zone map change consisting of three single-family residential lots in the Three Pine Ridge Subdivision.

#### **D. Process**

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

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

#### **E. Location**

The project area is located approximately one mile northwest of the Town of Larkspur, at the southwest corner of the intersection of Sable Road and Sinclair Boulevard. The property is surrounded by residential and agricultural properties, most of them are undeveloped. The attached vicinity map, zoning map, and aerial map highlight site location and existing conditions.

#### **F. Project Description**

This zone map change application is to rezone three lots in the Three Pine Ridge subdivision from SR to A-1 to bring the properties into compliance with the 2040 Douglas County Comprehensive Master Plan (CMP). The lots range in size from approximately 20 acres to 25 acres. The CMP supports large lot, low-intensity development in the West Plum Creek Subarea. If the zone map change request is approved, the A-1 zoning designation would prevent further subdivision into smaller lots.

### **III. CONTEXT**

#### **A. Background**

In 1971, the Board approved the Meribel Village Filing 1 subdivision, which created 502 half-acre lots that were zoned Suburban Residential. At the time the Meribel Village final plat was approved, the County did not require developers to enter into a Subdivision Improvement Agreement (SIA) to ensure that necessary public improvements (roads, water, sewer, and other improvements) were constructed. With no roads, water lines, or sewer lines in place, the small lots in Meribel Village will not be developed as currently platted and zoned.

Administrative replats approved in the Meribel Village subdivision have consolidated smaller lots into larger properties; including a replat approved in 2024 which combined 103 lots into 3 lots known as the Three Pine Ridge subdivision. All 3 properties are undeveloped.

#### **B. Adjacent Land Uses and Zoning**

The zone map change request is adjacent to larger agricultural-zoned properties that are developed with residential and agricultural activities. Due to the lack of infrastructure in Meribel Village, the Suburban Residential-zoned, half-acre lots remain undeveloped.

### Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One	Ranching and Residential
South	Agricultural One and Suburban Residential	Ranching and Vacant Land
East	Agricultural One, Suburban Residential, Large Rural Residential	Ranching, Residential, Vacant Land
West	Agricultural One	Ranching and Residential

#### IV. ZONE MAP CHANGE ELIGIBILITY

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

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

In this case, the rezoning was requested by the applicant and initiated by staff to bring the existing lots into greater conformance with the Zoning Resolution. The subject properties are within the West Plum Creek Subarea of the CMP which includes the following goals, objectives, and policies that support the zone map change request.

- Goal 3-1. Project and conserve the natural and rural character of the nonurban area.
- Policy 3-1B.1. Diminish the impact of development to existing agricultural operations by buffering them from incompatible land uses.
- Goal 3-2. Ensure land use and design is compatible with the natural and rural character of the nonurban area.
- Policy 3-2A.1. Design should be of a scale and character that complements the nonurban area.
- Goal 3-3. Maintain the unique rural character of the Chatfield Valley (nonurban area), Cherry Valley, High Plateau, Indian Creek, Northeast, West Plum Creek, and Pike National Forest and Foothills Subareas.
- Objective 3-3F. Ensure development in the West Plum Creek Subarea is consistent with this Plan.
- Policy 3-3F.1. Low-intensity rural development is supported in the West Plum Creek Subarea.

**V. REFERRALS**

This zone map change was distributed to referral agencies. Douglas County Engineering, the County’s Addressing Analyst, Assessor, and Building Services indicated “no comment” in response to the request. The Town of Larkspur indicated no comment in response to the referral request. Larkspur Fire, Perry Park Architectural Control Committee, Perry Park East HOA, and Sage Port HOA did not respond to the request.

**VI. STAFF ASSESSMENT**

Staff has evaluated the zone map change request. By changing the zoning map to A-1, it brings the Three Pine Ridge subdivision into greater conformance with the West Plum Creek Subarea policies for nonurban levels of development. The policies support opportunities for ranching and farming activities and low-intensity residential development. In staff’s assessment, the request meets the eligibility criteria. After consideration, the Planning Commission may recommend approval of the zone map change to the Board of County Commissioners.

<b><u>ATTACHMENTS</u></b>	<b><u>PAGE</u></b>
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**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](mailto: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.*

<b>OFFICE USE ONLY</b>
PROJECT TITLE: _____
PROJECT NUMBER: _____

PROJECT TYPE: ZONE MAP CHANGE  
MARKETING NAME: Three Pine Ridge  
PRESUBMITTAL REVIEW PROJECT NUMBER: PS2023-115

PROJECT SITE:  
Address: \_\_\_\_\_  
State Parcel Number(s): 2607-183-13-003, 2607-183-13-002, 2607-183-13-001, 2607-183-03-003 and 2609-130-00-039  
Subdivision/Block#/Lot# (if platted): \_\_\_\_\_

PROPERTY OWNER(S):  
Name(s): Phoenix Larkspur, LLC  
Address: 2080 Sky View Lane  
Phone: 303-619-1364, 303-888-3262  
Email: garry.lawsenz@outlook.com, kbtazi@me.com

**AUTHORIZED REPRESENTATIVE:** (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)  
Name: Garry Lawrenz  
Address: 2080 Sky View Lane  
Phone: 303-619-1364  
Email: garry.lawsenz@outlook.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 Date

Phoenix Larkspur, LLC Zone Map Change Application per Section 112 Zoning Map Changes – Procedure: Rezoning of land, when requested by the landowner, to bring it into compliance with the Master Plan. (Amended 3/28/01)

Consistent with its stated goal and objectives, to vacate 98 half-acre suburban residential lots in Meribel Village and create three twenty-plus acre ranchettes; the Applicant, Phoenix Larkspur, LLC, is now requesting to have the three lots of the Three Pine Ridge development re-zoned from suburban residential to agricultural one.

In June 2024, the Applicant received unanimous approval from the Board of County Commissioners for a road vacation of certain unused rights-of-way in Meribel Village filling 1 and concurrent with that vacation the Applicant filled an administrative lot line vacation to combine multiple Suburban Residential (SR) zoned lots into 3 large lots. As referenced in the Road Vacation Staff Report (dated May 29, 2024 and included as part of that approval) a zone map change to rezone these 3 lots from SR to Agricultural One (A-1) is now requested to complete the stated goal; which also had the full support of the Planning Commission staff given its alignment with the Douglas County Comprehensive Master Plan (CMP).

Quoting from section 3 of the Douglas County CMP; “Residents of Douglas County value the “small town” feel and the quietness that the nonurban areas provide. Through Zoning and Subdivision Resolutions, the CMP provides a basis for preservation of the rural landscape, natural habitats, critical viewsheds, and community separators.” Objectives 3-1A and 3-1B specifically note “Preserve land that is characterized by ranching, farming, significant wildlife habitat, important biotic systems, or important scenic views, in perpetuity.” and “Support opportunities for owners of rural lands to continue ranching and farming.” As illustrated on map 9.1 (wildlife Resources) of the CMP, the Three Pine Ridge lots fall squarely within an area of the county designated as “High Habitat Value” and the “Overland Connection”. And within the West plum Creek Subarea, which encompasses the Three Pine Ridge lots, Low-intensity rural development is supported (Policy 3-3F.1) and new development in the Subarea at densities higher than one dwelling unit per 35 acres is not supported (Policy 3-3F.2).

For the numerous nonurban land use objectives stated in section 3 of the Douglas County CMP, some of which are noted in preceding paragraph and consistent with the neighboring community, Phoenix Larkspur, LLC respectfully requests that its application for a Zone Map Change from Suburban Residential (SR) to Agricultural One (A1) be approved for lots and related properties R0624207, R0624208, R0624209, R0354019 and R0354021 of its Three Pine Ridge development.

Respectfully,

Kamil Tazi

Garry Lawrenz

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

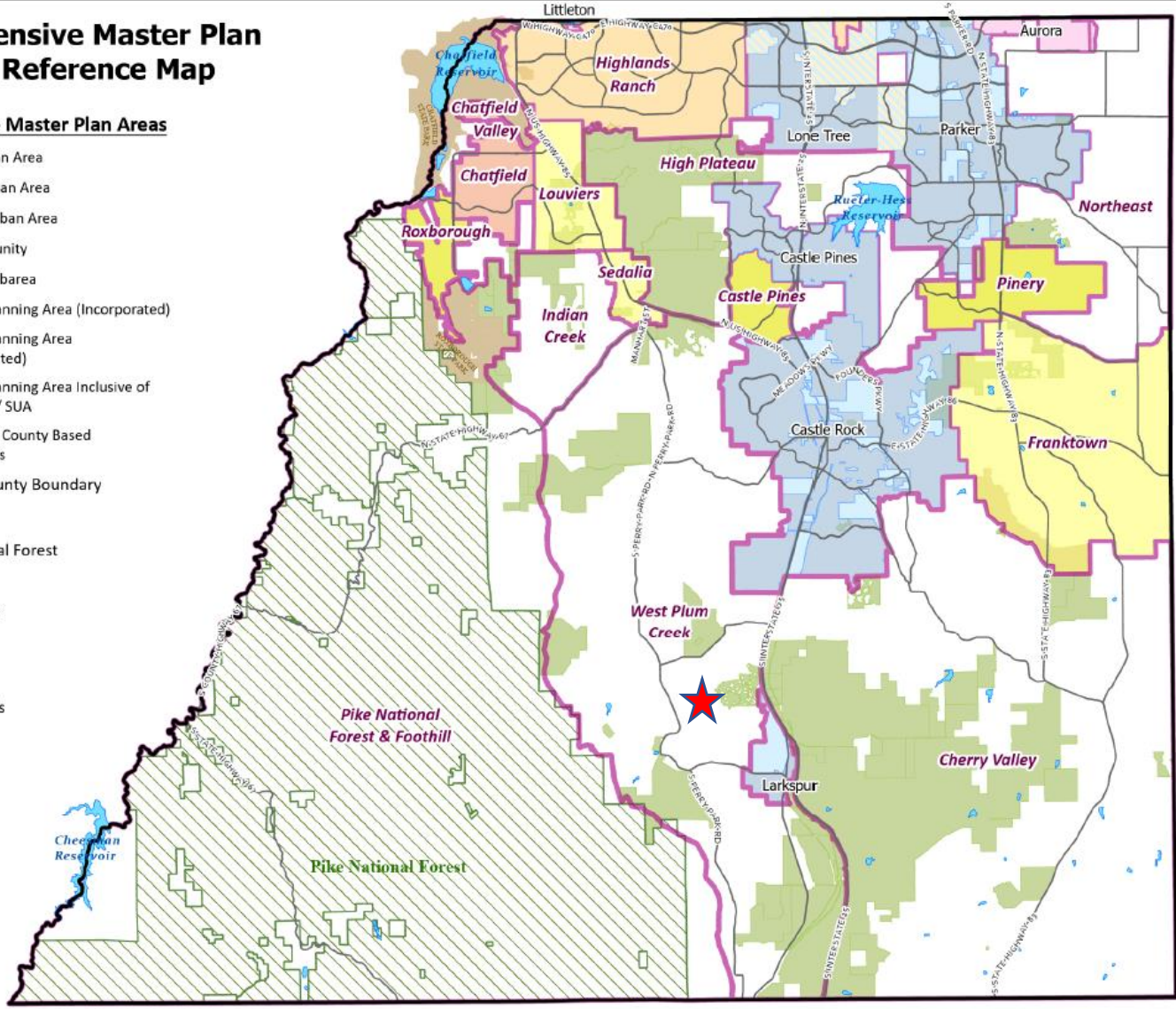
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads








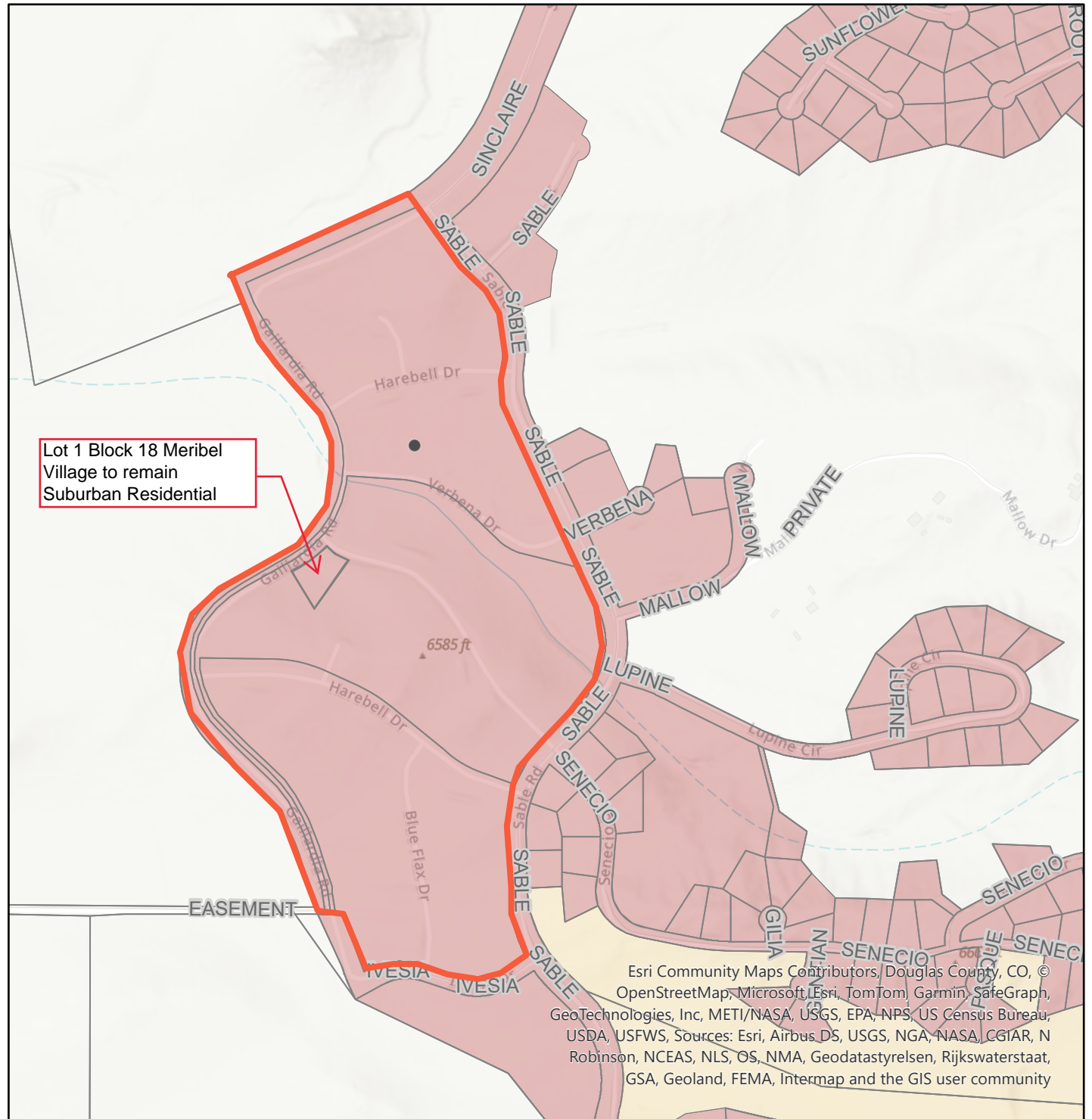
# Zoning Map DR2024-004

## DR2024-004 Zoning Map



### LEGEND

-  Roads
-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  LRR - LARGE RURAL RESIDENTIAL
-  SR - SUBURBAN RESIDENTIAL



Lot 1 Block 18 Meribel  
Village to remain  
Suburban Residential

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OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,  
USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N  
Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat,  
GSA, Geoland, FEMA, Intermap and the GIS user community






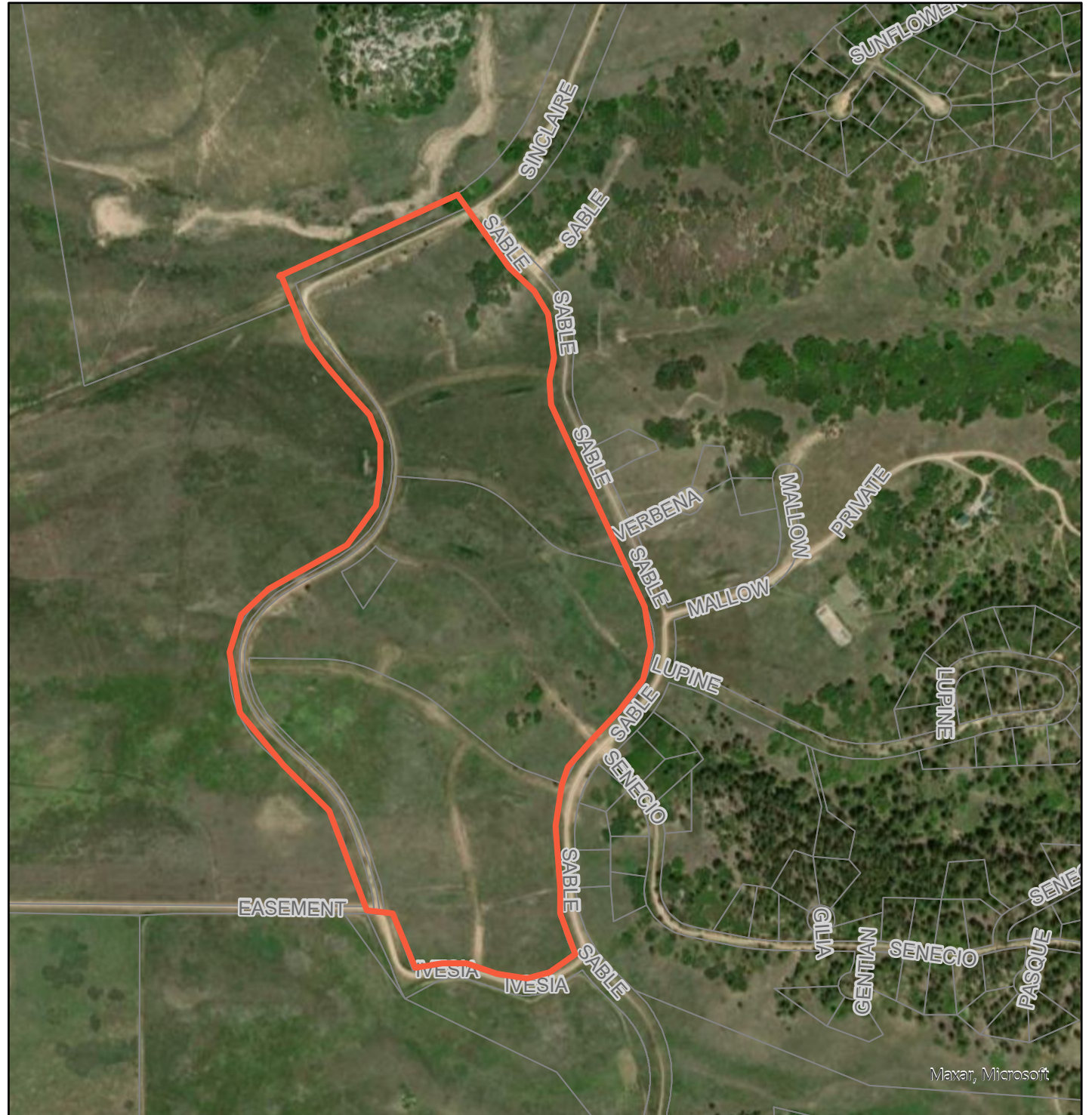
# Aerial Map DR2024-004

DR2024-004  
Aerial Map



## LEGEND

-  Roads
-  Parcels - PARCELS
-  Project Site



Maxar, Microsoft

**Referral Agency Response Report****Project Name:** Three Pine Ridge**Project File #:** DR2024-004**Date Sent:** 01/10/2025**Date Due:** 01/31/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	01/10/2025	No Comment.	No Response Required.
Assessor	01/21/2025	Received: please be aware of the following comments: none	No Response Required.
Building Services	01/10/2025	No Comment.	No Response Required.
Engineering Services	01/10/2025	Received: The Engineering review fee (\$300.00) will need to be paid prior to our approval of this proposed zone map change.	The applicant will pay the \$300 Engineering Review fee prior to the BCC hearing.
Larkspur FD		No Response Received.	No Response Required.
Perry Park ACC		No Response Received.	No Response Required.
Perry Park East HOA		No Response Received.	No Response Required.
Sage Port HOA		No Response Received.	No Response Required.
Town of Larkspur	01/10/2025	No Comment.	No Response Required.