

PLANNING COMMISSION REGULAR MEETING **MONDAY, JULY 7, 2025 AGENDA**

Monday, July 7, 2025

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:

https://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. Instructions for providing audio comments at the remote meeting are available at the webpage above.

1. Call to Order

- Pledge of Allegiance a.
- b. Roll Call
- c. Attorney Certification of the Agenda
- d. **Planning Commission Disclosures**

2. **Approval of Minutes**

Unofficial Minutes from June 16, 2025.

3706

3719

Unofficial Minutes from June 16, 2025 **Attachments:**

3. **Land Use Hearing Items**

a. 9876 Democrat Road - Location and Extent - Project File: LE2025-008.

Trevor Bedford, AICP, Senior Planner — Department of Community Development

Staff Report - LE2025-008 **Attachments:**

b. 9375 Cresthill Lane - Location and Extent - Project File: LE2025-007. Eric Pavlinek, Principal Planner — *Department of Community Development*

<u>3722</u>

Attachments: Staff Report - LE2025-007

4. Adjournment

**The Next Regular Meeting Will be Held on Monday, July 21, 2025 @ 6:00 p.m. **



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MEETING DATE: July 7, 2025

DESCRIPTION: Unofficial Minutes from June 16, 2025.

ATTACHMENTS:

Unofficial Minutes from June 16 2025



PLANNING COMMISSION REGULAR MEETING

MONDAY, JUNE 16, 2025

MINUTES

Monday, June 16, 2025

6:00 PM

Hearing Room

1. Call to Order

Commissioner Garbo presented virtual hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Len Abruzzo

Commissioner Calvin Downs

Commissioner C.J. Garbo

Commissioner Edward Rhodes

Commissioner Jim Smallwood

EXCUSED

Commissioner Stephen Allen

Commissioner Jack Gilmartin

Commissioner Michael McKesson

Alternate Matt Collitt

c. Attorney Certification of the Agenda

Arielle Denis, Assistant 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 2, 2025.

Commissioner Ed Rhodes moved that the Commission approve the Minutes from June 2, 2025.

RESULT: APPROVED
MOVER: Ed Rhodes
SECONDER: Jim Smallwood

AYES: Len Abruzzo, Calvin Downs, C. J. Garbo, Ed Rhodes, Jim Smallwood

3. Land Use Hearing Items

 Douglas County Zoning Resolution Amendments to Allow Accessory Dwelling Units -Project File: DR2024-001.

Marcco Higham, Planner - Department of Community Development - presented the proposed application.

Commissioner Garbo opened public comment.

Tom Bowles, Douglas County, CO - provided comment.

Katie Markman, Douglas County, CO - provided comment.

Clark Stepanovic, Douglas County, CO - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Ed Rhodes moved to recommend denial of the Zoning Resolution Amendments to Allow Accessory Dwelling Units - Project File: DR2024-001.

RESULT: APPROVED
MOVER: Ed Rhodes
SECONDER: Calvin Downs

AYES: Len Abruzzo, Calvin Downs, C. J. Garbo, Ed Rhodes, Jim Smallwood

NAYS: None.

b. Douglas County Zoning Resolution Amendments to Regulate Natural Medicine Facilities - Project File: DR2024-003.

Marcco Higham, Planner - Department of Community Development - presented the proposed application.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Ed Rhodes moved to recommend approval of the Zoning Resolution Amendments to Regulate Natural Medicine Facilities - Project File: DR2024-003.

RESULT: APPROVED MOVER: Ed Rhodes SECONDER: Len Abruzzo

AYES: Len Abruzzo, Calvin Downs, C. J. Garbo, Ed Rhodes, Jim Smallwood

4. Adjournment

The meeting was adjourned at 6:49 p.m.

Calvin Downs, Secretary

Samantha Hutchison, Recording Secretary

None

NAYS:



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MEETING DATE: July 7, 2025

STAFF PERSON

RESPONSIBLE: Trevor Bedford, AICP, Senior Planner

DESCRIPTION: 9876 Democrat Road - Location and Extent - Project File: LE2025-008.

SUMMARY: The request is for approval of a natural gas pipeline and gas regulator station,

aka Town Board Station, to upgrade natural gas services in Douglas County.

STAFF

ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the

Douglas County Zoning Resolution. The applicant has indicated that the project is necessary to upgrade gas service to the expanding population of Douglas County. Should the Planning Commission approve the Location and Extent request, the applicant will be required to receive approval of all

necessary permits prior to commencement of the project.

REVIEW:

Steven E Koster Approve 6/25/2025 Samantha Hutchison - FYI Notified - FYI 6/25/2025

ATTACHMENTS:

Staff Report - LE2025-008



Location and Extent Staff Report

Date: June 25, 2025

To: Douglas County Planning Commission

From: Trevor Bedford, AICP, Senior Planner $\mathcal{T}\mathcal{B}$

Jeanette Bare, AICP, Current Planning Manager

Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: 9876 Democrat Road – Location and Extent

Project File: LE2025-008

Planning Commission Hearing:

July 7, 2025 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Black Hills Energy (BHE) requests approval of a Location and Extent (L&E) for the Douglas County Expansion project, which will include installation a 0.05-acre gas regulator station (aka, Town Border Station) and 1.5-mile natural gas pipeline. The project is required to upgrade natural gas service in Douglas County for existing and new development. The gas pipeline generally follows Democrat Road between Flintwood Road and Sunridge Road. The project area is located primarily within the Northeast subarea with a portion of the pipeline through tracts in the Pinery Separated Urban Area of the 2040 Douglas County Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

Black Hills Energy 7060 Alegre St Fountain, Colorado 80817

B. Applicant's Representative

Kelly Krause Black Hills Energy 7060 Alegre St Fountain, Colorado 80817

C. Request

The applicant requests approval of a natural gas pipeline and gas regulator station, aka Town Board Station (TBS), to upgrade natural gas services in Douglas County.

D. Location

The pipeline begins approximately 300 feet north of the intersection of Flintwood Road and Democrat Road. It then generally follows Democrat Road and crosses to the south approximately 250 feet east of its intersection with Sunridge Road, ending at the new regulator station approximately 1,100 feet south of Democrat Road.

E. Project Description

BHE proposes a TBS and 1.5 mile long, six-inch diameter natural gas pipeline. The TBS will occupy approximately 0.05 acres and built within the Democrat Road right-of-way and easements on private property. The TBS will be constructed adjacent to an existing regulator station owned by Kinder Morgan. No structure is proposed, rather above ground improvements will consist of piping and related appurtenances. The TBS site will be fenced with and eight-foot wooden fence to match existing fencing at the adjacent regulator station.

The project will be constructed within the Democrat Road right-of-way and within existing and proposed easements on private property. The pipeline will be installed with horizontal directional drilling to minimize ground disturbance. Any disturbed ground will be restored to its existing state including revegetation with native seed mix. The construction staging area is located on a site in Elbert County, thus is not part of this L & E request.

Construction activities are expected to begin in August 2025 and will take approximately four months to complete. Work will occur between 7:00 a.m. and 5:30 p.m. to minimize impacts to abutting property owners with no need for project lighting. Noise impacts will fall within the limits allowed by the Douglas County Zoning Resolution and Colorado Revised Statutes. Any work equipment or open excavations will be enclosed in temporary fencing overnight. An increase in traffic of approximately 26 light trucks per day is expected during construction. Post construction, one monthly light-duty vehicle trip is expected for maintenance and inspections in the first year. After one year, this will reduce to approximately one to three trips per year.

III. CONTEXT

A. Background

BHE has stated that the project will upgrade natural gas services to Douglas County to serve the expanding population of Douglas County.

B. Adjacent Land Uses and Zoning

The following table reflects the zone districts and land uses surrounding the project.

Zoning and Land Use

	Zoning	Land Use
North	Agricultural One, Rural	Agricultural, Single-Family Residential
	Residential and Pinery	and Open Space and Drainage Tracts
	Planned Development	
South	Agricultural One and	Private gas regulator station,
	Large Rural Residential	Agricultural, Church and Vacant Land
East	Business and Rural	Hilltop Schoolhouse and Single-Family
	Residential	Residential
West	Pinery Planned Single-Family Residential and Op	
	Development	Space and Drainage Tracts

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The pipeline generally follows Democrat Road and will not impact any structures. The TBS site contains an existing access drive to the existing regulating station on site. The site gently slopes away from Democrat Road and is vegetated with Gambel Oak, pine, and grasses. The project will not require removal of any mature trees.

B. Access

Access will occur from Democrat Road and Flintwood Road. Construction materials will be staged off site on property in Elbert County.

C. Drainage and Erosion

The pipeline will be installed via horizontal directional drilling to minimize ground disturbance. Any disturbed areas for the TBS and pipeline will be returned to existing conditions. The applicant will implement measure to mitigate erosion during construction.

D. Floodplain

There is no mapped 100-year flood plain within the project area.

V. Provision of Services

A. Fire Protection

The western portion of the project is served by South Metro Fire Rescue (SMFR) and the eastern portion of the project is served by Franktown Fire Department (FFD). At the writing of this report, no response has been received from SMFR or FFD. Any necessary permits from SMFR or FFD will be required prior to construction.

B. Sheriff Services

Douglas County Sheriff's Office (DCSO) provides emergency services to the site. DCSO responded to the referral request with no comments or concerns at this time, and the

Office of Emergency Management responded with no comment. At the writing of this report, no response had been received from the DCSO E911.

C. Water and sanitation

This project does not have any water and sanitation demands.

D. Utilities

Area utility providers are AT&T, CenturyLink, Comcast, Xcel Energy, and CORE Electric. At the writing of this report, no comments from utility providers had been received.

E. Other Required Processes and Permits

In addition to the L & E approval, the following permits and other approvals may be required prior to commencement of construction:

- Any necessary permits from Douglas County Engineering including temporary access permits and right of way use permits
- South Metro Fire Rescue and Franktown Fire Department approval of any necessary permits
- Any necessary building permits
- Any approvals necessary for offsite staging area in Elbert County

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners on June 17, 2025. At the preparation of the staff report, one member of the public responded with a request for more information and indicated he has no issues with the project. Any responses received prior to the public hearing will be provided to the Planning Commission.

Referral response requests were sent to required referral agencies on June 17, 2025. Referral responses are due at the conclusion of the referral period on July 1, 2025, or prior to the Planning Commission hearing. Agency responses that have been received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record.

BHE indicated that they have notified property owners regarding surveying and staking and will send additional notifications regarding the pipeline construction.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the *DCZR*. The applicant has indicated that the project is necessary to upgrade gas service to the expanding population of Douglas County.

If approved, the applicant will be required to obtain all necessary permits and approvals prior to commencement of construction.

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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. 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:	
PROJECT NUMBER:	
PROJECT TYPE: P	Proposed TBS and underground gas line expansion
MARKETING NAME:	Douglas County Expansion Project
PRESUBMITTAL RE	VIEW PROJECT NUMBER: PS2025-099
State Parcel N	ar Democrat Road Number(s): 234718000010 and several others lock#/Lot# (if platted):
PROPERTY OWNER Name(s): Five	R(S): Moore Partners, High Prairie Farms, Timber Development, and others (see attached)
Address: See	e Attached
Phone:	
Email:	
unless the owner is acti Name: Kelly	
Address: 706	0 Alegre St. Fountain, Colorado 80817
Phone: 719-	393-6677
Email: Kelly.h	Krause@blackhillscorp.com
	ledge, the information contained on this application is true and correct. I have received the eet regarding the <i>Preble's Meadow Jumping Mouse</i> .
Melly	Applicant Signature



www.douglas.co.us

PREBLE'S MEADOW JUMPING MOUSE

What is the Preble's Meadow Jumping Mouse?

The Preble's Meadow Jumping Mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's Meadow Jumping Mouse or its habitat.

Where does the mouse live?

The Preble's Meadow Jumping Mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainages, including tributaries and the mainstream reaches of East and West Plum Creek. However, any stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson, and Larimer counties and in parts of Wyoming.

What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

- 1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
- 2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and;
- 3. The application or discharge of agrichemicals or other pollutants and pesticides onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble's Meadow Jumping Mouse or its habitat should be directed to:

Field Office Supervisor USFWS Colorado ES Field Office (MS 65412) Denver Federal Center PO Box 25486 Denver, CO 80225-0486 303-236-4773 ColoradoES@fws.gov

Where to find more information on the Preble's Meadow Jumping Mouse.

More information can be found at the US Fish and Wildlife Service website at: https://ecos.fws.gov/ecp/species/4090

Any approval given by Douglas County does not obviate the need to comply with applicable federal, state, or local laws and/or regulations.



DOUGLAS COUNTY EXPANSION PROJECT LOCATION AND EXTENT APPLICATION

Douglas County, Colorado

KLEINFELDER PROJECT NO.: 26000397.001A/DEN25R183045 REVISION 00

PREPARED FOR:

Black Hills Energy Colorado Gas, Inc 7060 Alegre St., Fountain, CO 80817

PREPARED BY:

Kleinfelder, Inc. 707 17th Street, Suite 3000 Denver, Colorado 80202

AUTHOR:

Sophie Hinnen Kleinfelder, Inc.

REVIEWED BY:

Karen Simpson Kleinfelder, Inc.

KE Simpson

11 JUNE 2025

DOUGLAS COUNTY EXPANSION PROJECT LOCATION AND EXTENT PERMIT

CONTACT INFORMATION			
Name	Phone	Email	
Karen Simpson	+1 (303) 297.5725	ksimpson@kleinfelder.com	

REVISION RECORD					
Rev	Description	Date	Revised	Reviewed	Approved
0	Draft for Review	06/09/2025	S. Hinnen	K. Simpson	

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Acronyms and Abbreviations

BHE Black Hills Energy Colorado Gas

CM Control Measure

ESCP Erosion and Sediment Control Plan

GESC Grading, Erosion, and Sediment Control Plan

HDD Horizontal Directional Drilling

Master Plan Douglas County 2040 Comprehensive Master Plan

Project Douglas County Expansion Project

ROW Right-of-Way

TBS Town Border Station

1.0 Introduction

Black Hills Energy Colorado Gas (BHE) requests Douglas County's approval for the Douglas County Expansion Project (Project) which entails the construction of 1.5 miles new steel natural gas pipeline via horizontal directional drilling (HDD) and a 0.05-acre Town Border Station (TBS) directly adjacent to an existing Regulating Station owned by CIG/Kinder Morgan in Douglas County, Colorado (Figure 1). The Project is required to upgrade natural gas service in Douglas County. The entire pipeline will in Douglas County. Kleinfelder has prepared this application on behalf of BHE. This application contains the information needed for a Location and Extent approval for the project, pursuant to Section 32 of the Douglas County Zoning Regulation.

2.0 Applicant

The Applicant for this Location and Extent approval is:

Kelly Krause Black Hills Energy Colorado Gas 7060 Alegre St. Fountain, Colorado 80817 (719) 393-6677 Kelly.Krause@blackhillscorp.com

The Applicant's representative is:

Karen Simpson Kleinfelder, Inc. 707 17th Street, Suite 3000 Denver, Colorado 80202 (303) 297-5725 KSimpson@kleinfelder.com

3.0 Project Purpose and Description

The purpose of the Project is to upgrade gas service to the expanding population of Douglas County.

The Project proposes to install a six-inch-diameter new steel natural gas pipeline along Democrat Road, from southeast Heritage Oak Drive towards N. Flintwood Road. A small above-ground TBS will be installed as well in the western portion of the Project route to connect to an existing CIG/Kinder Morgan station. The entire Project will be in recently acquired easements on private lands in Douglas County and will be installed via HDD. The pipeline will be installed at a minimum depth of cover of 48 inches; beneath Democrat Road and Flintwood Road the pipeline will be installed at a maximum depth of approximately 12 to 14 feet below existing grade. The land disturbance for the entire Project will be less than one acre and the construction equipment will be staged on already disturbed, privately owned lands located approximately 0.6 miles northeast of the Project area in Elbert County. Disturbed areas will be returned to approximate prior condition, including re-vegetation with a native seed mix where applicable.

Installation of the pipeline is anticipated to begin in August of 2025 and take approximately four months to complete.

The proposed pipeline is located west of Flintwood Road and along Democrat Road (Appendix A). The approximate geographical location of the Project is centered at decimal degree coordinates 39.445547°, -104.69645°. The Project is in Sections 16, 17, and 18, Township 7 South, and Range 65 West in Douglas County. The average elevation of the Project is approximately 6,450 feet above mean sea level. The total Project distance is approximately 1.5 miles.

4.0 Existing Conditions

The proposed Project is located within privately owned lands in Douglas County; these lands are owned by multiple entities and are currently used as rangeland/undeveloped. The entirety of the project will be installed via HDD techniques. Surrounding land use consists of suburban residential and undeveloped rangeland properties. Much of the vegetation in the Survey Area (sandy to loamy soils, Rocky Mountain Range and Forest NRCS ecological range) consists of gambel oak, pines, grasses (wild rye and smooth brome), curlycup gumweed, and fringed puccoon. Portions of the Project area have been mowed. Construction activities will not require the removal of mature, large trees. No buildings or structures currently exist on the property.

5.0 Impacts and Mitigation

Installing the proposed natural gas pipeline has the potential to temporarily impact adjacent landowners and the public during construction through changes in traffic and temporary construction noise. With the exception of the 0.05-acre area for the TBS, no permanent impacts are anticipated as the pipeline will be installed underground. Construction impacts will include temporary surface disturbance at the start and end of the HDD area. Areas of temporary disturbance will be restored to approximate pre-construction contours and temporarily impacted vegetated areas will be re-seeded with an approved native seed mix and mulched upon the completion of construction.

Although no construction is occurring on any homeowners' property, BHE is sending notification to homeowners bordering the pipeline ROW to advise them of the impending pipeline construction. This notice will include BHE contact information should they have any questions or concerns. BHE notified landowners along Democrat Road at the end of 2024 that survey and staking would be taking place in 2025.

Work will occur from 7:00AM to 5:30PM and as such no project lighting will be required. In the evening, all working equipment and open excavation locations will be enclosed in temporary orange safety fencing that is moved along with the pipeline work areas as installation progresses.

5.1 TRAFFIC IMPACTS AND MITIGATION

Existing roads (Democrat Road and Flintwood Road) will be used to access the Project site during construction. Minor traffic impacts may occur from construction vehicles commuting to and from the site, working within the ROW, and coordinating delivery of materials. Traffic count data is not available for Democrat Road or Flintwood Road. Construction materials will be staged on private lands in Elbert County, approximately 0.6 miles northeast of the Project site. It is anticipated that the project will require up to 26 light-duty vehicle trips to the site per day while construction is taking place (over approximately four months, beginning in August 2025), which would be a minor increase in traffic on Democrat Road and Flintwood Road. Construction equipment within the ROW would include excavators, dozers, trenchers, drilling equipment, and light-duty trucks.

The pipeline installations under Democrat Road and Flintwood Road are anticipated to be completed in one day and will require lane closures, controlled by flaggers, while workers track the drill head along the roadway as the bore progresses. No residential driveways will be inaccessible at any time during construction and parking is anticipated to be on the shoulder of the west bound lane of Democrat Road or in the Douglas County ROW just north of Democrat Road. Traffic control measures, including use of signage and flaggers will be used as necessary for safety and to minimize delays.

Once construction is complete, one monthly light-duty vehicle trip is expected to monitor progress of site reclamation for approximately 12 months. Once reclamation is complete, very few (1-3 per year) light-duty vehicle trips to the project site are expected to be required for routine maintenance inspections.

5.2 NOISE IMPACTS AND MITIGATION

Construction equipment may increase noise levels in the immediate vicinity of the project while work is underway. Noise levels will return to pre-construction conditions after work is complete; therefore, no long-term adverse noise impacts are expected as a result of the project. Work will occur during the daytime only and is anticipated to fall within the maximum permissible noise

levels for construction projects stated in the Colorado noise statute (C.R.S. Article 12 §25-12-103) and Douglas County Zoning Resolution (§17A, 1703A.03). Due to the minor and short-term nature of this work, no noise mitigation is planned.

5.3 DRAINAGE IMPACTS AND MITIGATION

Construction of the project would temporarily change ground contours near the HDD bore pits. Bore pits will be backfilled immediately after the pipeline installation and contours returned to pre-existing conditions. Disturbed soils within the work area have the potential to be subject to erosion and sediment could be transported offsite during rain events; however, implementation of appropriate construction measures would mitigate this potential. No perennial streams or major drainageways are located within or adjacent to the project area, therefore negligible impacts are anticipated on local waterways. The project is not expected to increase discharges to municipal storm drains.

6.0 Other Permits and Approvals

No other permits or approvals are required for the project.

7.0 Compliance with Douglas County Comprehensive Master Plan

The Douglas County 2035 Comprehensive Master Plan (Master Plan), adopted in 2014, establishes goals, objectives, and policies to guide land use and growth throughout the County (Douglas County 2024). This Project complies with the Master Plan and is consistent with the following goals, objectives, and policies:

- Goal 2-9: Ensure development occurs concurrently with essential services and infrastructure.
 - Objective 2-9A: Encourage urban development in areas with existing and planned capacity in services and infrastructure.
 - Policy 2-9A. 1: Evaluate the capacity of existing services and facilities to support growth.

This Project will expand the capacity and reach of natural gas service, thereby supporting growth in areas of planned development in Douglas County.

- Goal 5-1: Ensure the provision of adequate community resources in an efficient and costeffective manner.
 - Objective 5-1B: Maintain a development pattern of contiguous and logical extensions of community resources and infrastructure.
 - Policy 5-1B.1: Encourage new development to be contiguous to existing development and infrastructure.

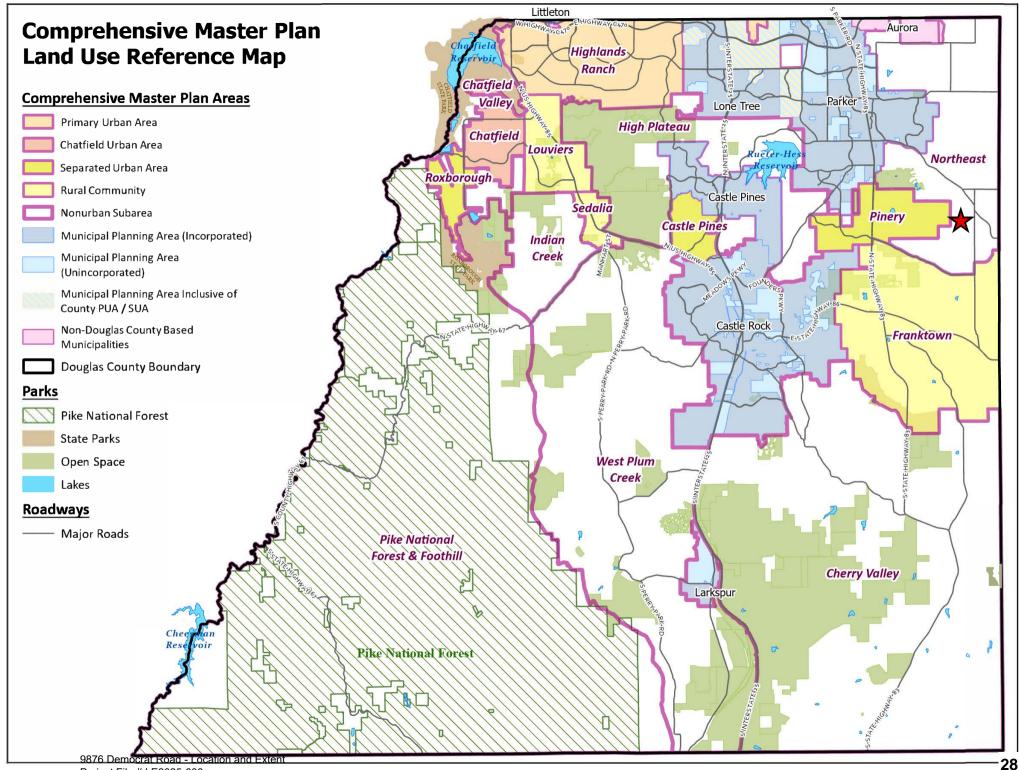
This Project will be installed in a recently acquired easement that mostly parallels Democrat Road.

- Goal 5-5: Maintain high-quality standards in planning for utility sites.
 - o Objective 5-4A: Minimize impacts to the surrounding area.
 - Policy 5-4A.1: Apply design standards to ensure compatibility.
 - Policy 5-4A.2: Recognize the technological, operational, maintenance, and safety constraints of these uses while balancing community desires to mitigate impacts to the natural and built environment.

The Project will have minor, temporary impacts on the natural and built environment, however, the pipeline will be installed underground, and the area will be restored. The Project has been designed to avoid and minimize impacts by directionally boring below aboveground infrastructure (Democrat Road and Flintwood Road), backfilling bore pits as soon as practicable, and reseeding/stabilizing disturbed areas. BHE follows stringent design and safety standards in the construction and operation of its pipelines and conducts long-term maintenance and inspections of its pipelines per its Pipeline Integrity Management Program.

8.0 References

Douglas County. 2024. "Douglas County 2040 Comprehensive Master Plan." Douglas County Department of Community Development, Planning Services Division. Douglas County, Colorado. https://www.douglas.co.us/planning/master-plans/comprehensive-master-plan/. Accessed on May 27, 2025.



9876 Democrat Road

LE2025-008 Zoning Map



LEGEND

— Roads

Major Roads

Parcels - PARCELS

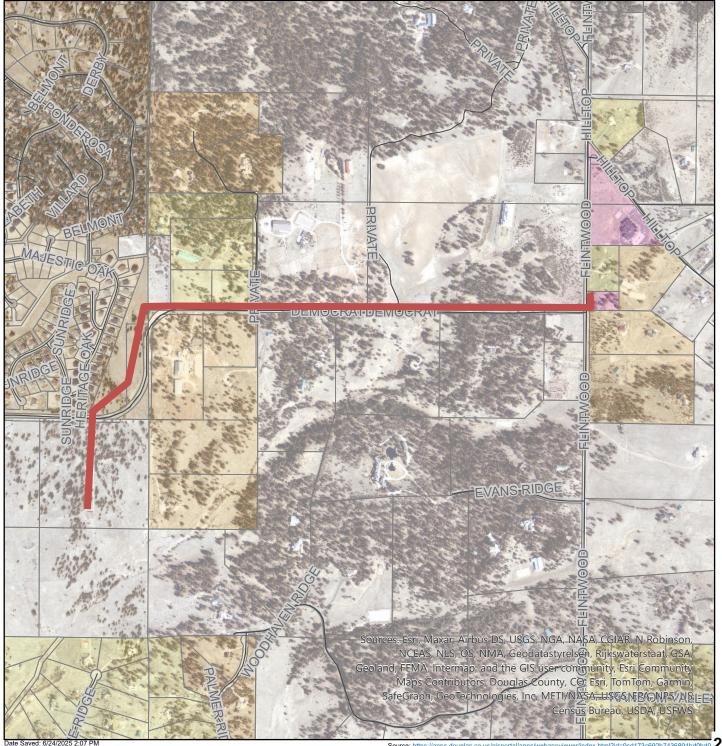
A1 - AGRICULTURAL ONE

LRR - LARGE RURAL RESIDENTIAL

RR - RURAL RESIDENTIAL

B - BUSINESS

PD - PLANNED DEVELOPMENT



9876 Democrat Road - Location and Extent Date Sar Project File # ME 8026-008 UNTY
Pranning Commission Staff Report A Page 22 of 46

9876 Democrat Road

LE2025-008 Aerial Map



LEGEND

— Roads

Major Roads

Parcels - PARCELS



9876 Democrat Road - Location and Extent Date Saved:

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Referral Agency Response Report

Project Name: 9876 Democrat Road

Project File #: LE2025-008 **Date Sent:** 06/17/2025

Date Due: 07/01/2025

Agency	Date Received	Agency Response	Response Resolution
AT&T Long Distance - ROW		Awaiting Referral Response	
Addressing Analyst	06/17/2025	The proposed address for this facility is 9876 DEMOCRAT ROAD. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	Information forwarded to applicant
Assessor		Awaiting Referral Response	
Black Hills Energy		Awaiting Referral Response	
Building Services		Awaiting Referral Response	
CenturyLink		Awaiting Referral Response	

Referral Agency Response Report

Project Name: 9876 Democrat Road Project File #: LE2025-008

Date Sent: 06/17/2025

Date Due: 07/01/2025

Cherry Creek Basin	06/18/2025	The Cherry Creek Basin Water	Information forwarded to
Water Quality	30, 10, 2023	Quality Authority (Authority)	applicant
Authority		acknowledges notification from	
,		Douglas County that the proposed	
		development plans for LE2025-008,	
		9876 Democrat Road have been or	
		will be reviewed by Douglas County	
		for compliance with the applicable	
		Regulation 72 construction and post-	
		construction requirements. Based on	
		the Authority's current policy, the	
		Authority will no longer routinely	
		conduct a technical review and	
		instead the Authority will defer to	
		Douglas County's review and	
		ultimate determination that the	
		proposed development plans comply	
		with Regulation 72. If a technical	
		review of the proposed development	
		plan is needed, please contact	
		LandUseReferral@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.	
Colorado Division of		Awaiting Referral Response	
Water Resources			
Comcast		Awaiting Referral Response	
CORE Electric		Awaiting Referral Response	
Cooperative			
Elbert County		Awaiting Referral Response	
Community &			
Development			
Services Engineering Services		Awaiting Referral Response	
Evans Ranch		Awaiting Referral Response	
Association		Awarting Referral Response	
Franktown Citizens		Awaiting Referral Response	
Coalition II Inc			
Franktown FD		Awaiting Referral Response	
High Prairie Farms		Awaiting Referral Response	
Metro District			
Hills At Bayou Gulch		Awaiting Referral Response	
A & E Comm. (F002)			

Referral Agency Response Report

Project Name: 9876 Democrat Road

Project File #: LE2025-008 **Date Sent:** 06/17/2025

Date Due: 07/01/2025

	I	T 6 1-	T
Hills At Bayou Gulch		Awaiting Referral Response	
HOA (F001)			
Mile High Flood		Awaiting Referral Response	
District			
Office of Emergency	06/17/2025	No Comment	No response necessary
Management			
Pinery Water and		Awaiting Referral Response	
Wastewater District			
Sheriff's Office	06/17/2025	Deputy Jeff Pelle reviewed this	No response necessary
		regarding security with Crime	
		Prevention Through Environmental	
		Design (CEPTD) concepts in mind. No	
		comments or concerns at this time	
		for this request from DCSO.	
Sheriff's Office E911		Awaiting Referral Response	
South Metro Fire	06/24/2025	South Metro Fire Rescue (SMFR) has	No response necessary
Rescue		reviewed the provided documents	
		and has no objection to the proposed	
		Location and Extent.	
Sterling Tree Farm		Awaiting Referral Response	
HOA			
The Pinery HOA		Awaiting Referral Response	
Town of Parker		Awaiting Referral Response	
Development Review			
Town of Parker		Awaiting Referral Response	
Public Works			
Xcel Energy-Right of		Awaiting Referral Response	
Way & Permits			

SOUTH METRO FIRE RESCUEFIRE MARSHAL'S OFFICE



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

Project Name: 9876 Democrat Road – Location and Extent

Project File #: **LE2025-008**S Metro Review # REFSI25-00113

Review date: June 24, 2025

Plan reviewer: Aaron Miller

720.989.2246

aaron.miller@southmetro.org

Project Summary: Black Hills Energy requests approval of a Location and Extent (L&E) for the construction

of a natural gas pipeline along Democrat Road and above ground station. The station is located adjacent to an existing station approximately 1,100 feet south of Democrat Road.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building

Code with amendments as adopted by Douglas County.

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

Trevor Bedford

From: Jack Shankles <jwshankles@msn.com>
Sent: Tuesday, June 24, 2025 2:04 PM

To: Trevor Bedford

Subject: Re: Project File# LE2025-008 Name: 9876 Democrat Road

Thank you for your quick response and information.

That is what we suspected, but really wanted get clarification from an individual more informed.

Again, thank you and we have no issues from what we have seen thus far.

Have a great day.

Jack

From: Trevor Bedford <tbedford@douglas.co.us>

Sent: Tuesday, June 24, 2025 12:07 PM **To:** Jack Shankles < jwshankles@msn.com>

Subject: RE: Project File# LE2025-008 Name: 9876 Democrat Road

Mr. Shankles,

I am not aware of any developments along the pipeline path. The closest potential development I am aware of is 9511 Democrat Road (9.25 acre parcel west of your subdivision) which was rezoned in 2023. We have not had any follow up on a potential subdivision since it was rezoned though. I do not see any recent projects or presubmittal meetings east of your subdivision on Democrat Road. My understanding is that this pipeline is to increase capacity for the county generally rather than for a specific development.

Thank you,

From: Jack Shankles <jwshankles@msn.com> Sent: Tuesday, June 24, 2025 10:49 AM

To: Trevor Bedford <tbedford@douglas.co.us>

Subject: Project File# LE2025-008 Name: 9876 Democrat Road

Mr. Bedford,

We received your Courtesy Notification regarding the above project, and we appreciate the notice.

I have read through the material and reviewed the maps, and it will literally be installed approximately 250 - 300 feet east of our home (Heritage Oak Dr).

Truthfully, we don't believe we have an issue with the proposed installation.

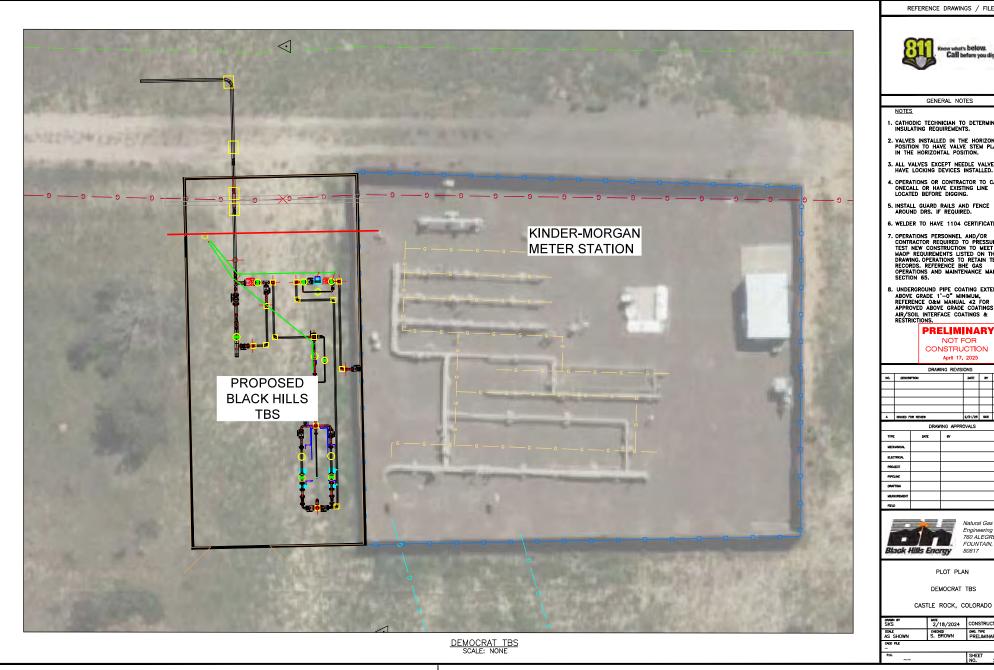
What has prompted my email is the comments regarding future development in section 7.0.

-- In specific, what development, if any, is being considered/proposed along the pathway of this project. As I am sure you already know, we already have a major gas line going North-South literally right behind our property line in the South Pinery area maybe 150 feet east of Heritage Oak Dr itself.

This could impact my thoughts on the issue so just wanted to get a better understanding of the current proposal and potentially future thoughts.

Regards,

Jack Shankles 5670 Heritage Oak Dr Parker, Co 80134 (719) 440-4828



REFERENCE DRAWINGS / FILES



GENERAL NOTES

- 1. CATHODIC TECHNICIAN TO DETERMINE INSULATING REQUIREMENTS.
- 2. VALVES INSTALLED IN THE HORIZONTAL POSITION TO HAVE VALVE STEM PLACED IN THE HORIZONTAL POSITION.
- 3. ALL VALVES EXCEPT NEEDLE VALVES TO HAVE LOCKING DEVICES INSTALLED.
- 4. OPERATIONS OR CONTRACTOR TO CALL ONECALL OR HAVE EXISTING LINE LOCATED BEFORE DIGGING.
- 6. WELDER TO HAVE 1104 CERTIFICATION.
- 7. OPERATIONS PERSONNEL AND/OR CONTRACTOR REQUIRED TO PRESSURE TEST NEW CONSTRUCTION TO MEET MADONE COURSEMENT LISTED ON THE PRESCORDS. REFERENCE BHE GAS OPERATIONS AND MAINTENANCE MANUAL SECTION 65.
- 8. UNDERGROUND PIPE COATING EXTENDS ABOVE GRADE 1'-0" MINIMUM, REFERENCE ORM MANUAL 42 FOR APPROVED ABOVE GRADE COATINGS & AIR/SOIL INTERFACE COATINGS & RESTRICTIONS.

PRELIMINARY NOT FOR CONSTRUCTION April 17, 2025

A	ISSUED F	OR REMEN		2/21/25	SKS	56	58
		DRAW	ING APPR	OVALS			
TYPE	E	DATE	BY				
MEC	HANCAL						
Đ.EI	CTRECAL						
PRO	NECT						
PIPE	LINE						
DRA	FTING						
MEA	SUREMENT						

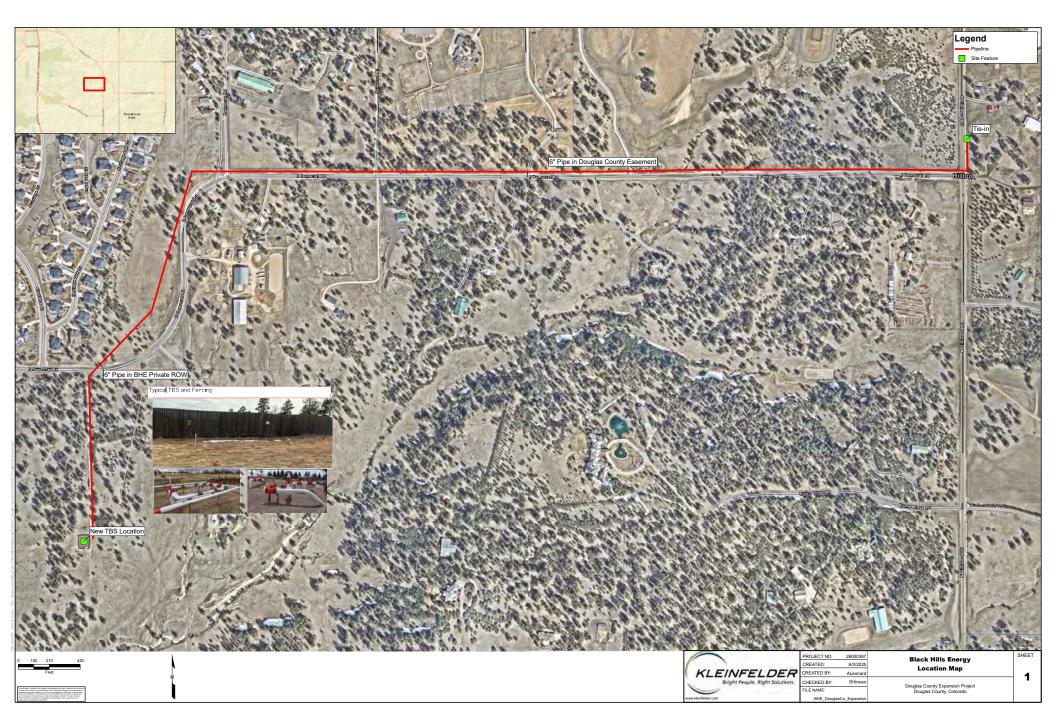


Engineering Design 760 ALEGRE DR. FOUNTAIN, CO 80817

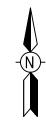
PLOT PLAN

DEMOCRAT TBS

2/18/2024 CONSTRUCTION 2025 PRELIMINARY S. BROWN

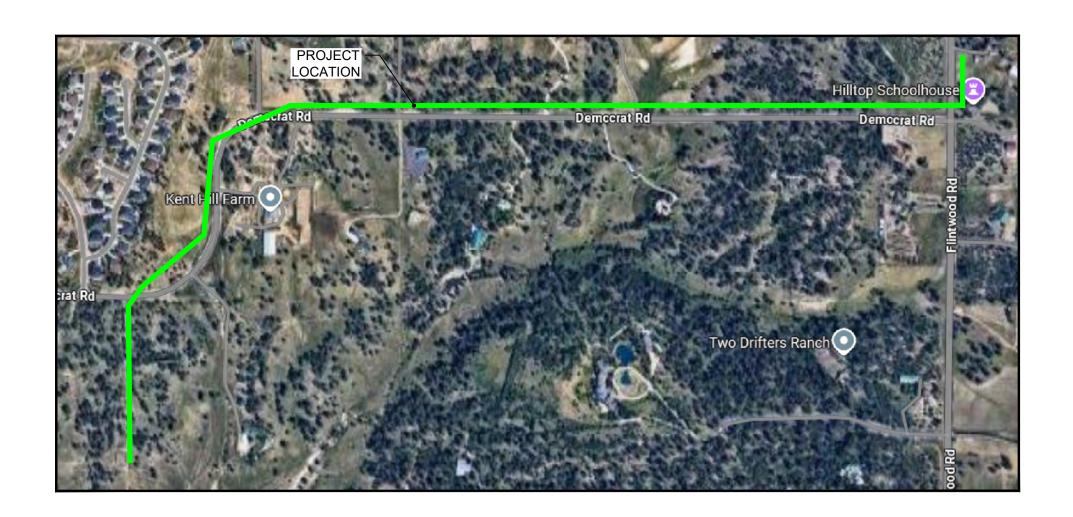


INDEPENDENCE EXPANSION **6" STEEL PIPELINE** DOUGLAS COUNTY, COLORADO JULY 2025 **ALIGNMENT SHEETS**



	SHEET INDEX
SHEET	TITLE
1	COVERSHEET
2	ALIGNMENT 0+00 TO 9+51
3	ALIGNMENT 9+51 TO 17+38
4	ALIGNMENT 17+38 TO 24+13
5	ALIGNMENT 24+13 TO 29+94
6	ALIGNMENT 29+94 TO 42+57
7	ALIGNMENT 42+57 TO 50+87
8	ALIGNMENT 50+87 TO 59+93
9	ALIGNMENT 59+93 TO 72+57
10	ALIGNMENT 72+57 TO 78+37
11	ALIGNMENT 78+37 TO 80+24
_	CATHODIC COUPON TEST STATION (TYPICAL)

ENGINEER: BLACK HILLS ENERGY SEAN BROWN



VICINITY MAP NOT TO SCALE

	BILL OF MATERIALS	REVISIONS						
		NO.	DESCRIPTION	DATE	BY	CK.	APPR'V'D	
l H		A	ISSUED FOR BID	5/5/25	SKS	SB	SB	1
ιL							\Box	ĺ
							\Box	-
							\Box	2025 d
╽┢	9876 Democrat Road - Location and Extent							DWG. TYPE PRELIM.
l	Project File # LE2025-008			ı			<u> </u>	
1 1	Planning Commission Staff Report - Page 32 of 46			,			, , , , , , , , , , , , , , , , , , ,	1

Black Hills Ene	EN 760 FO
5 CONSTRUCTION	WO:

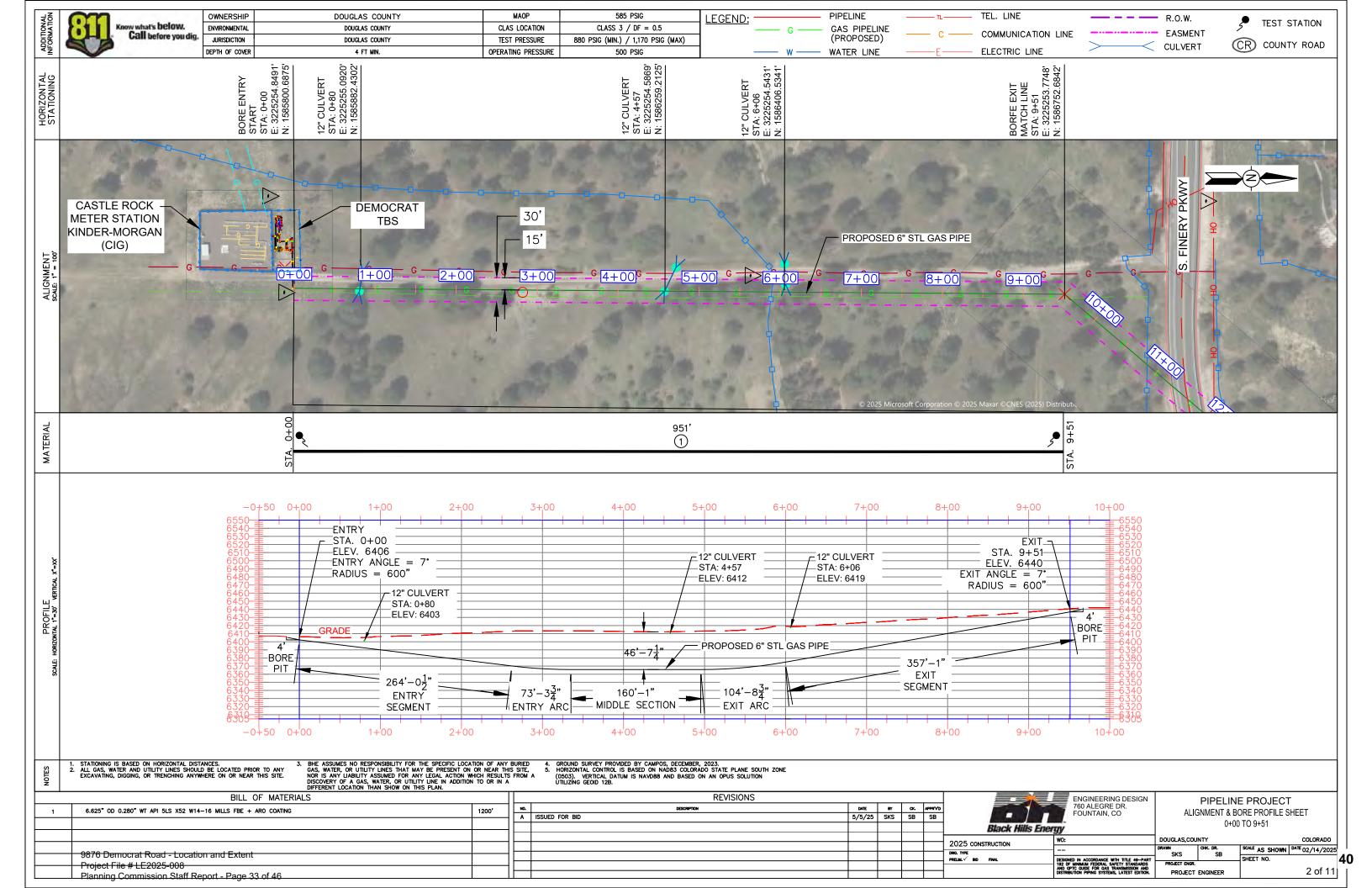
NGINEERING DESIGN 60 ALEGRE DR. OUNTAIN, CO

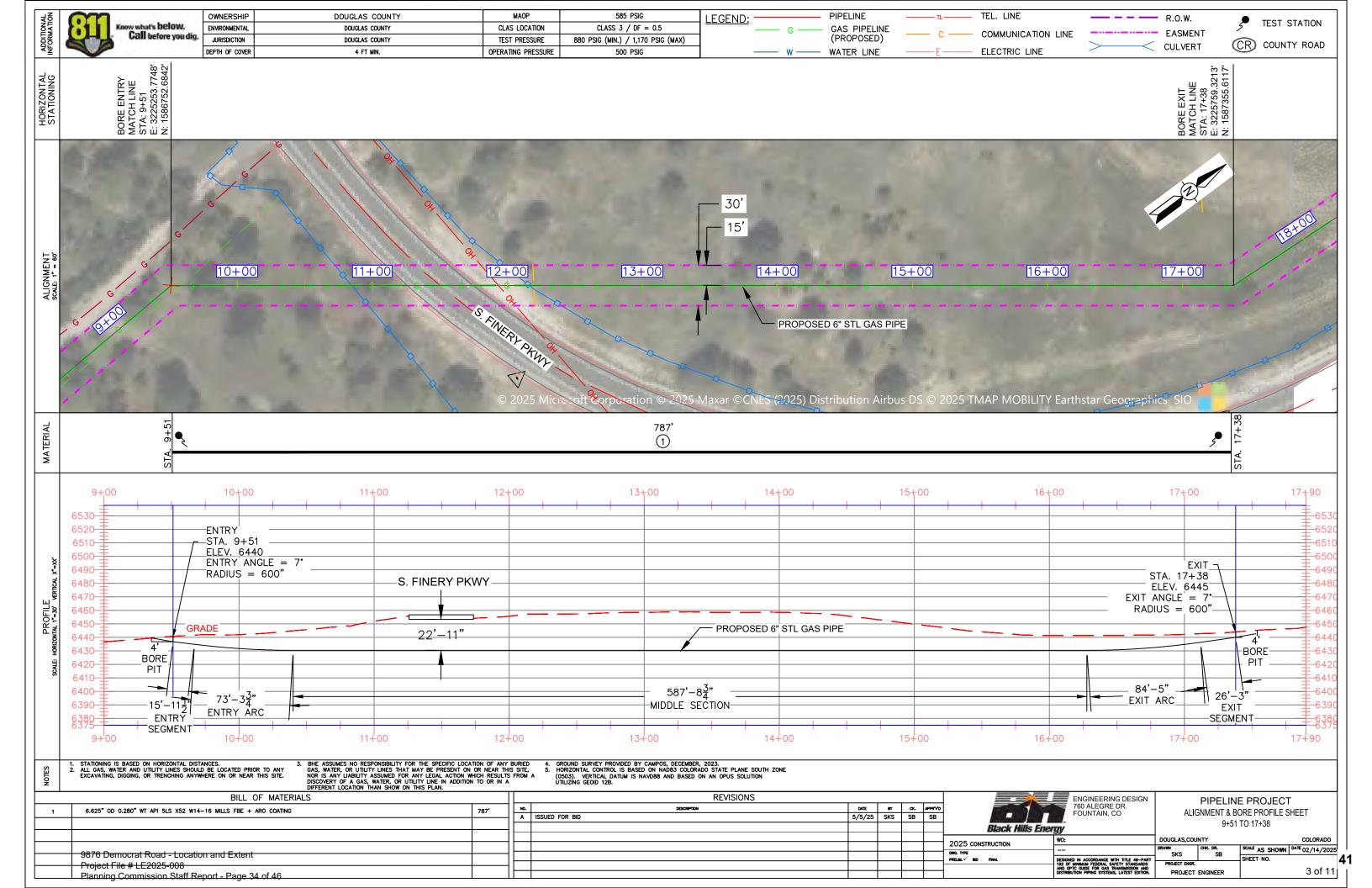
INDEPENDENCE EXPANSION COVER SHEET / ALIGNMENT 0+00 TO 80+24 / BORE PROFILE

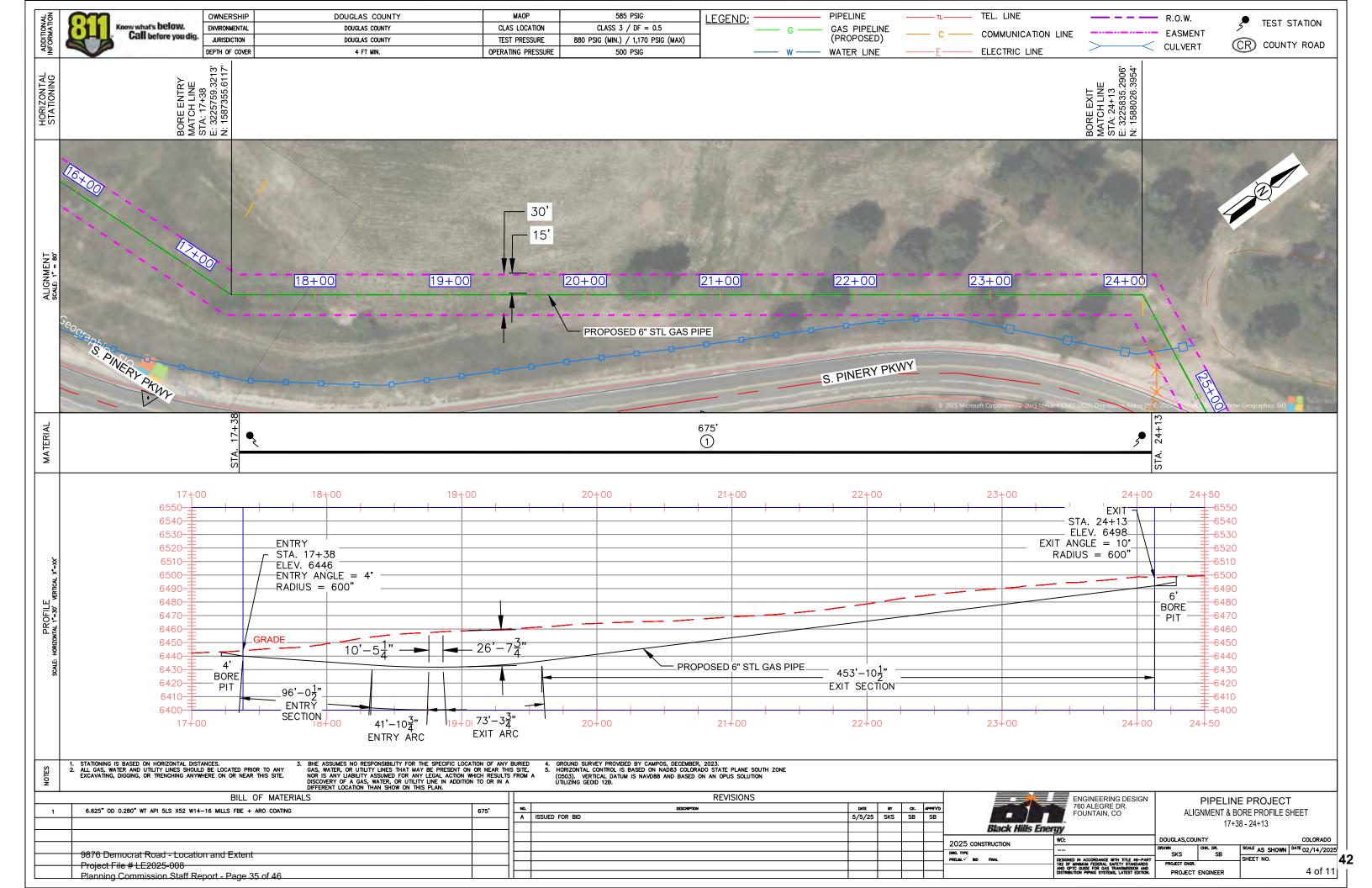
PROJECT ENGINEER

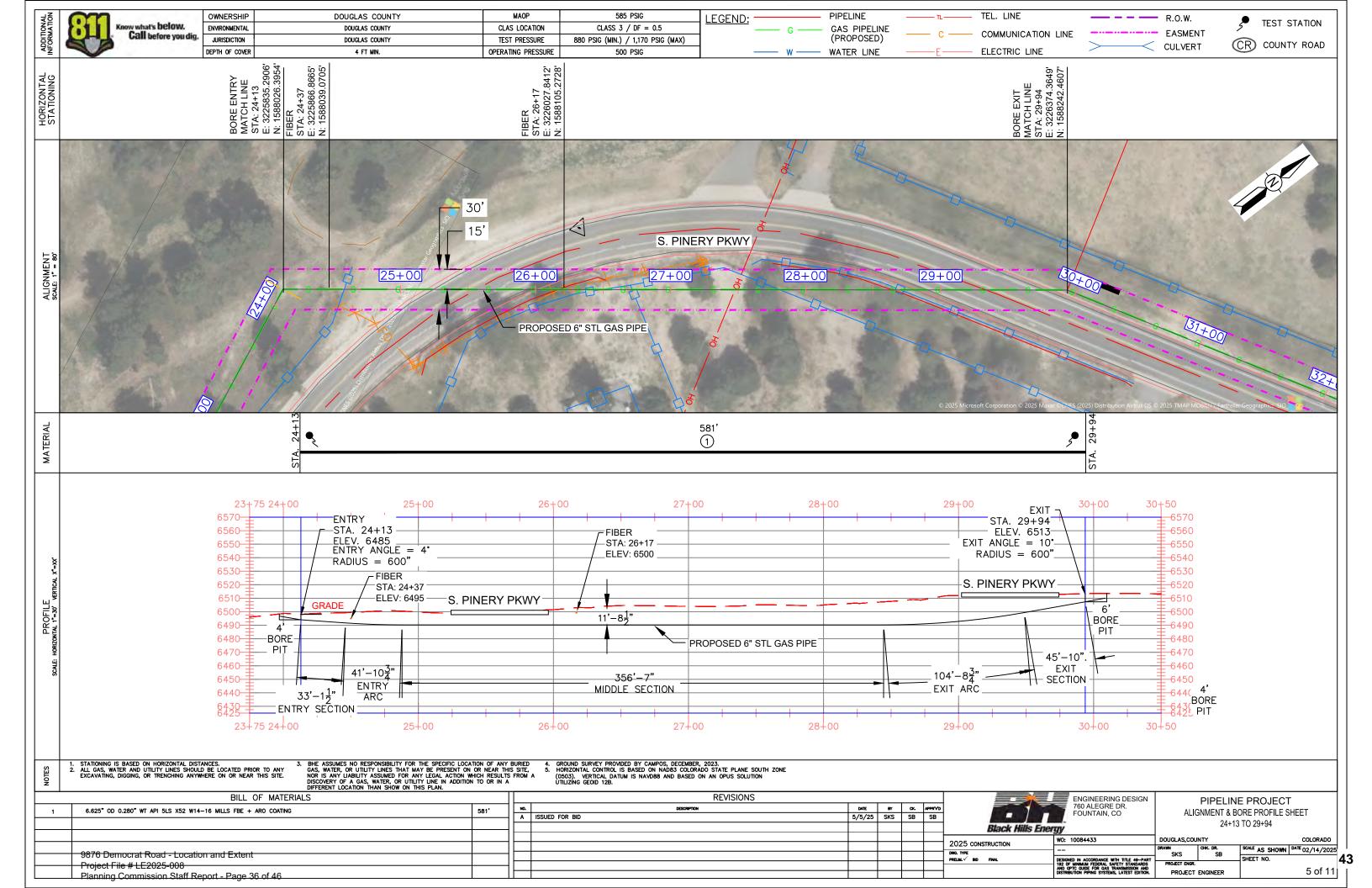
STATE
SCALE AS SHOWN DATE 02/14/2025

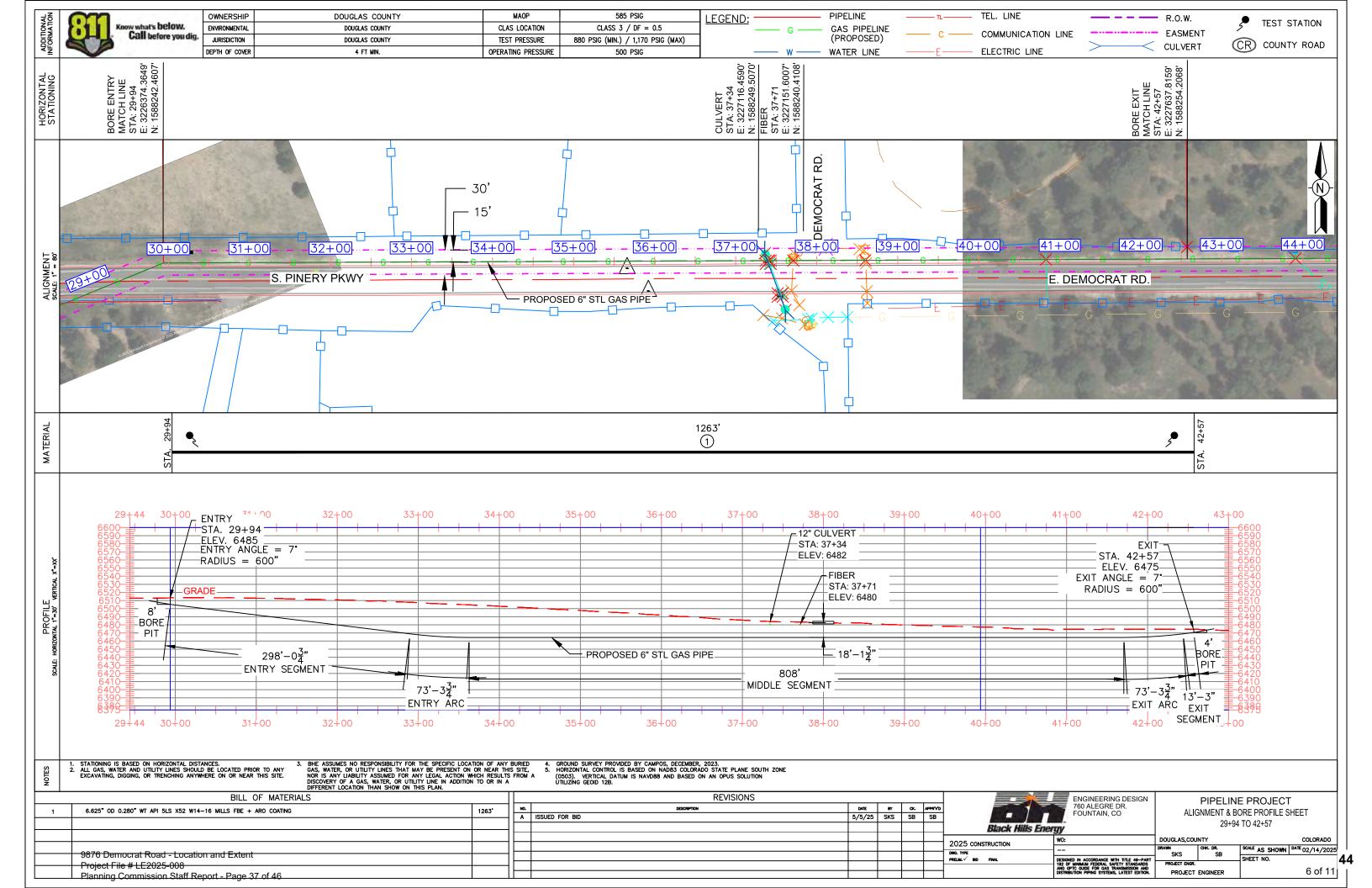
1 of 11

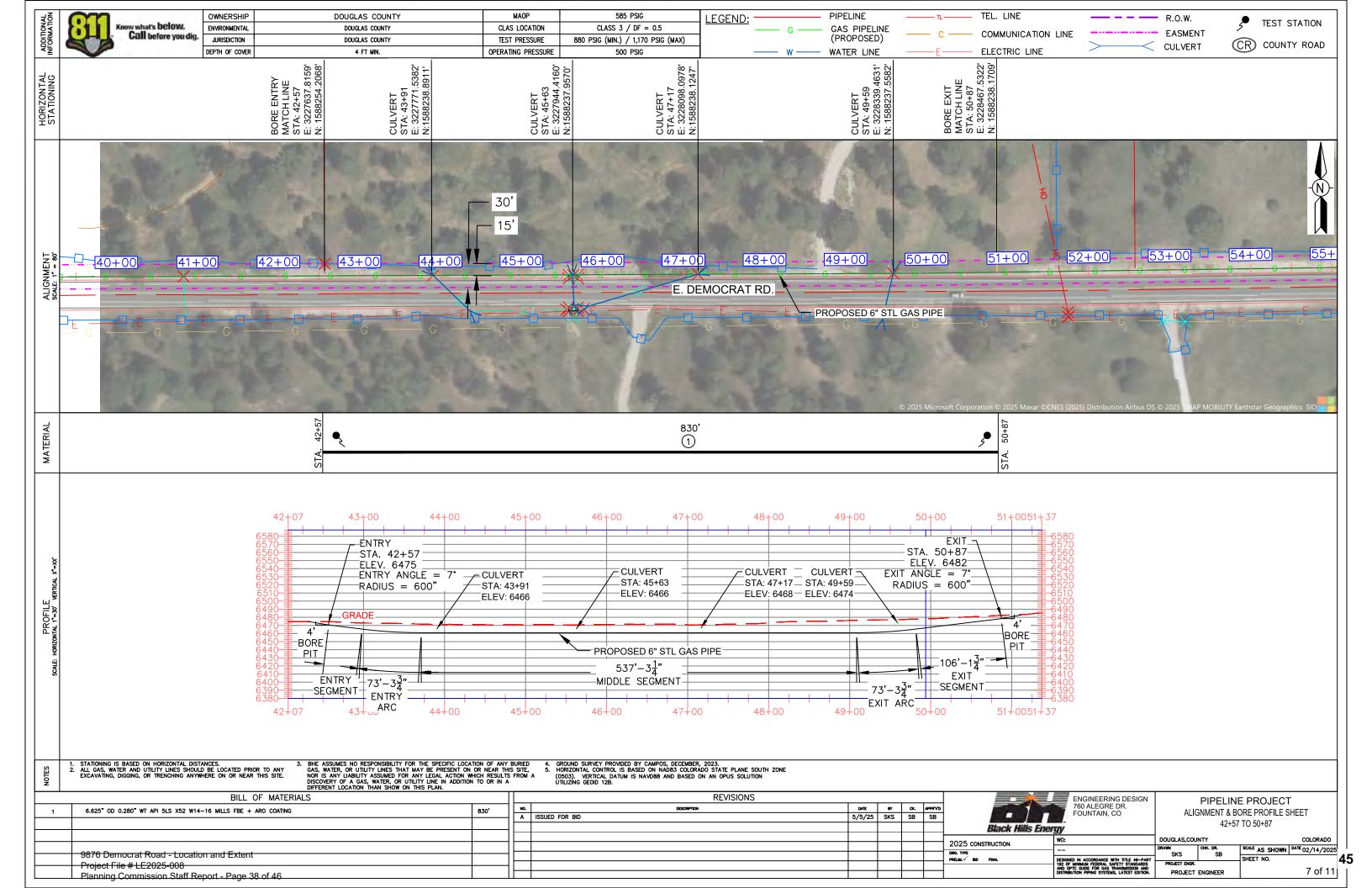


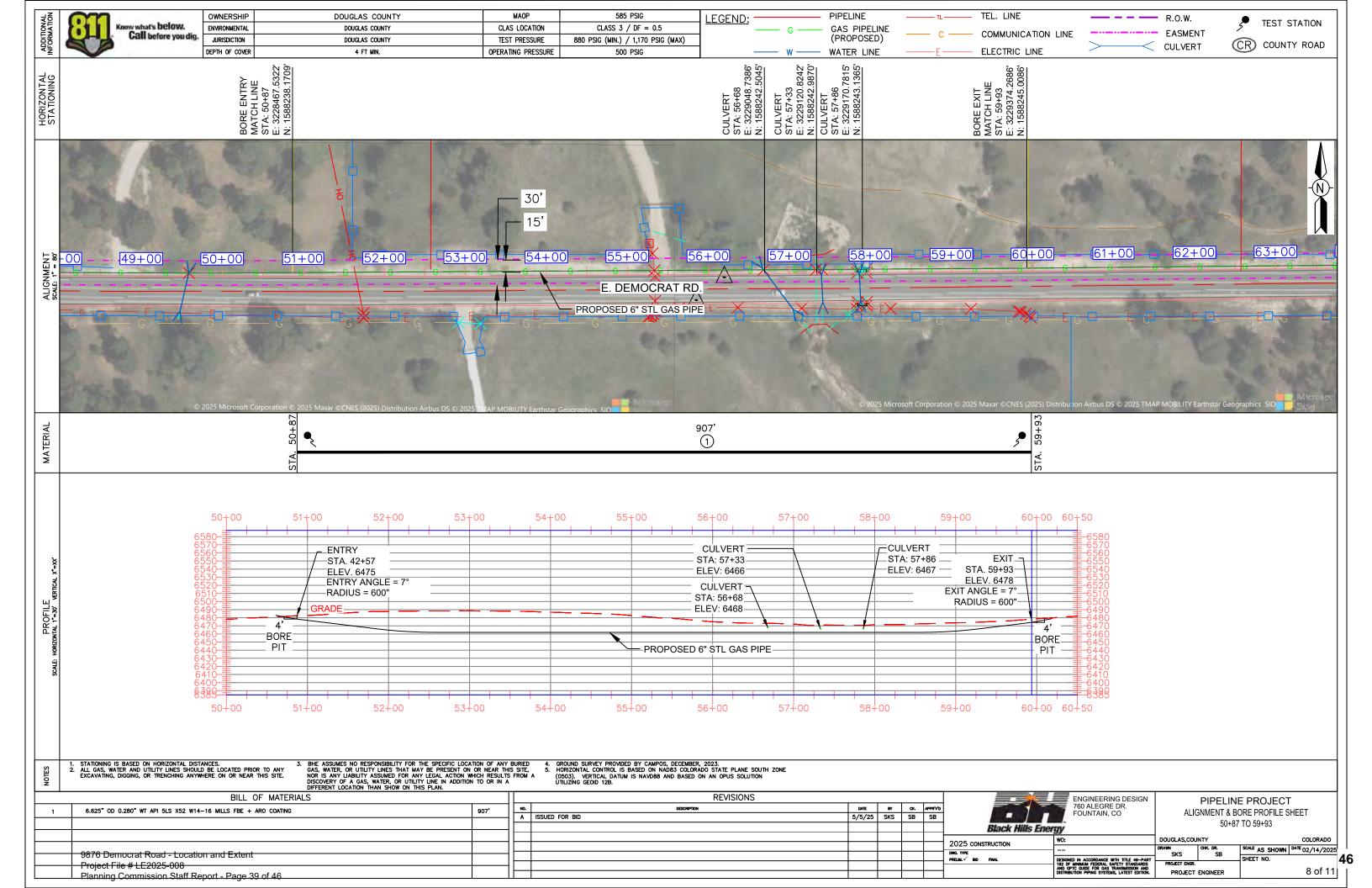


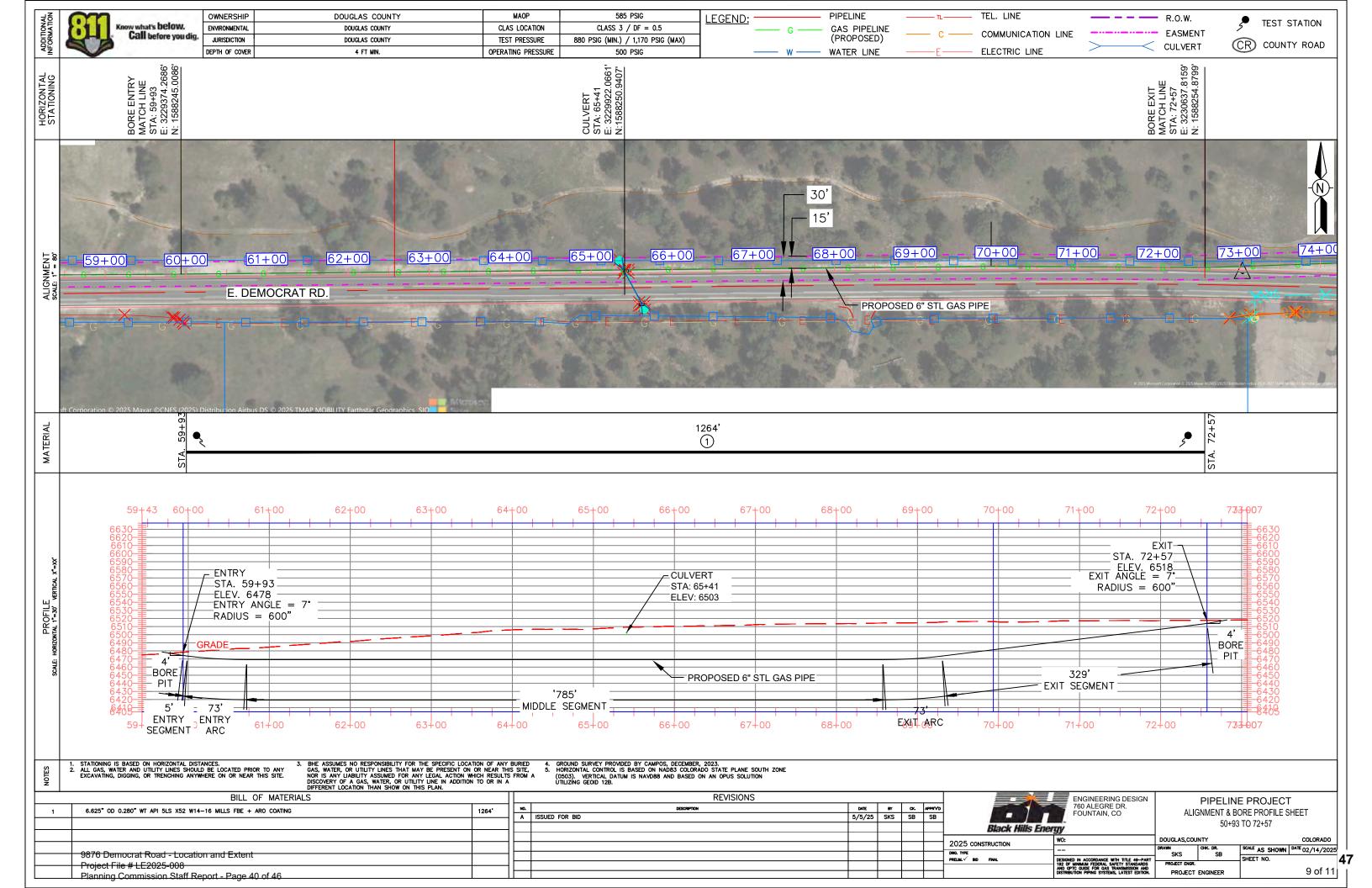


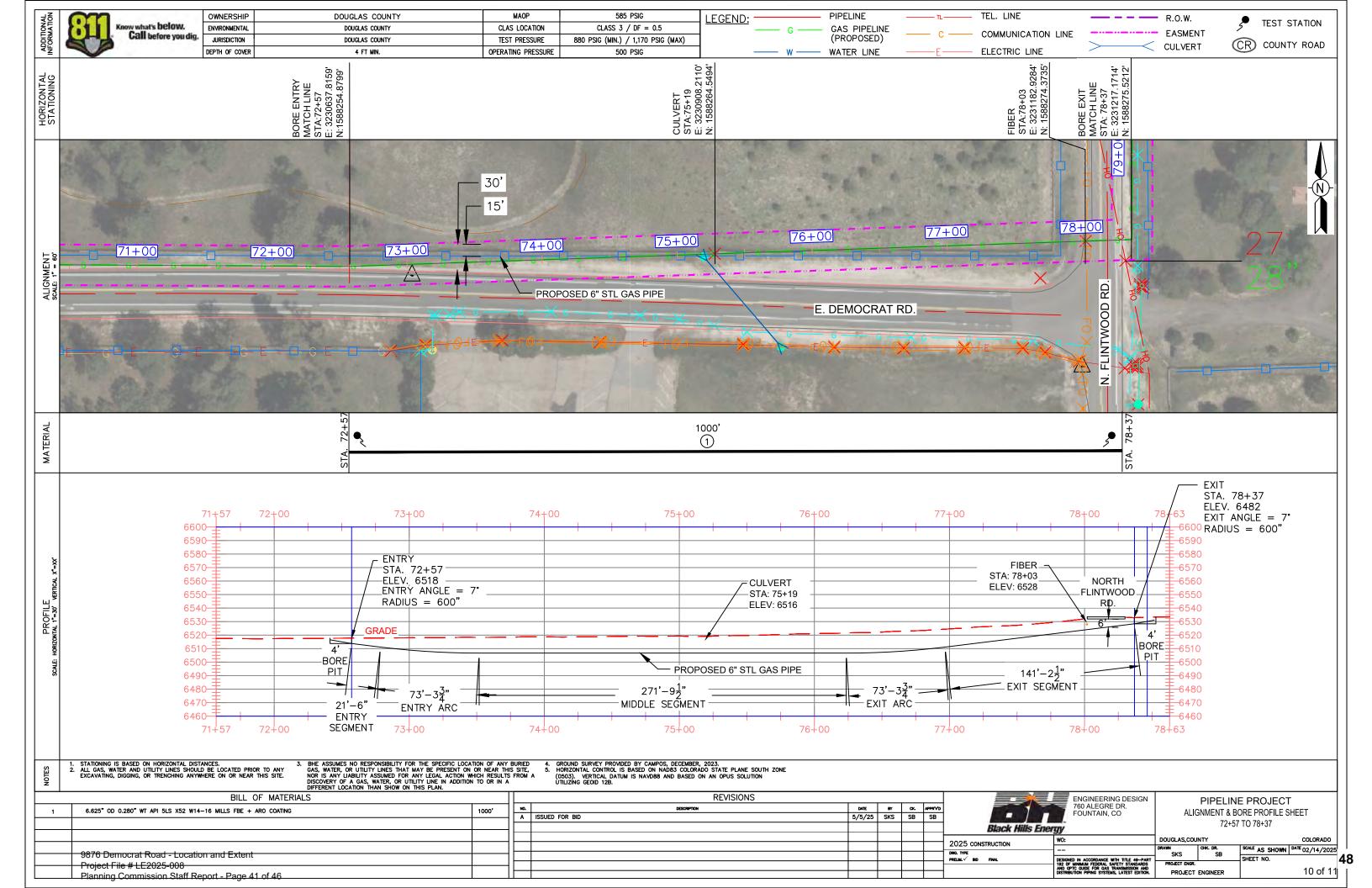


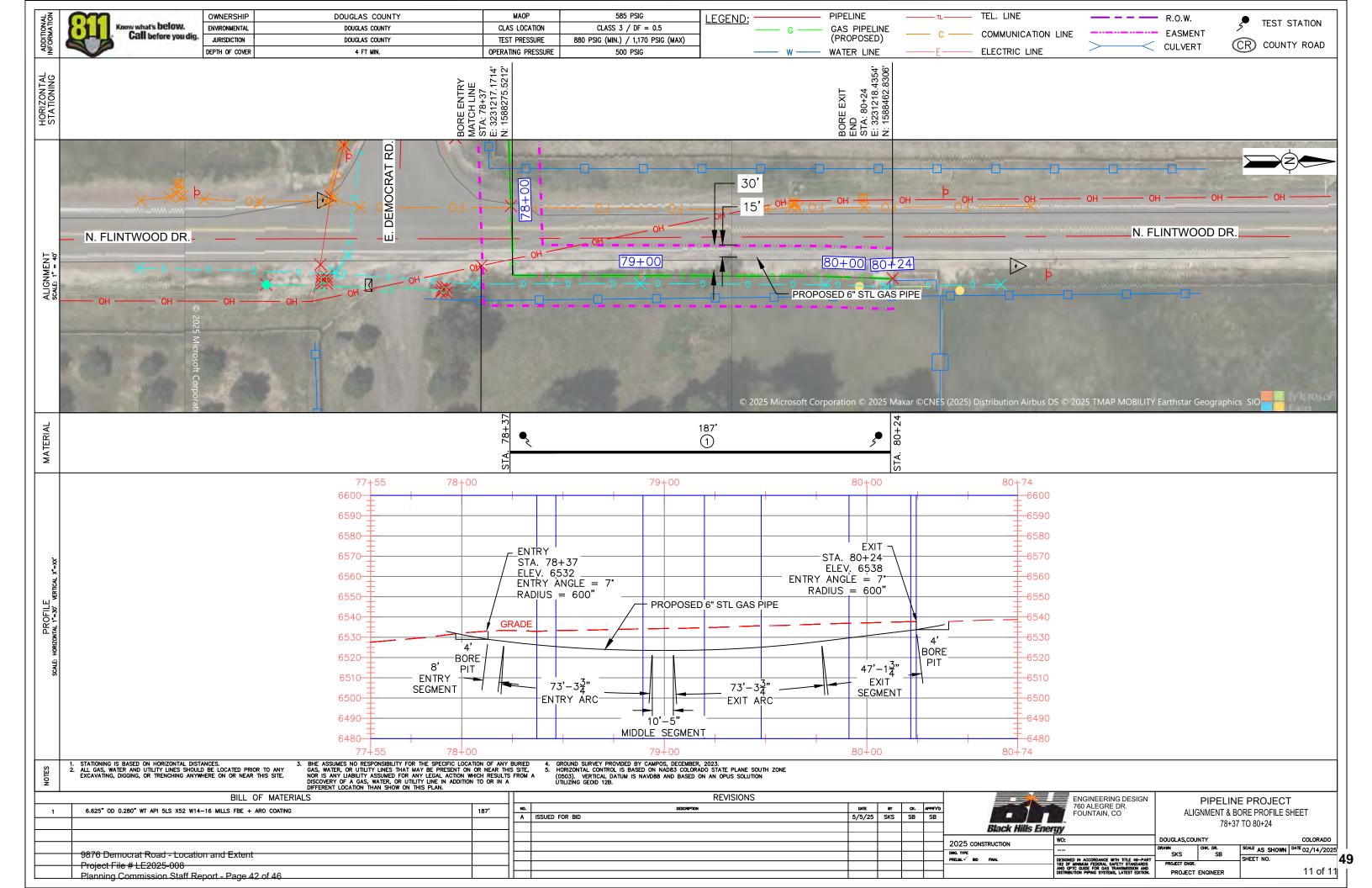


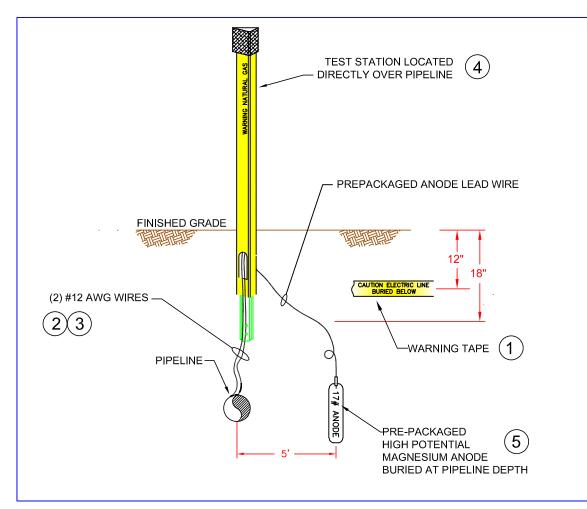




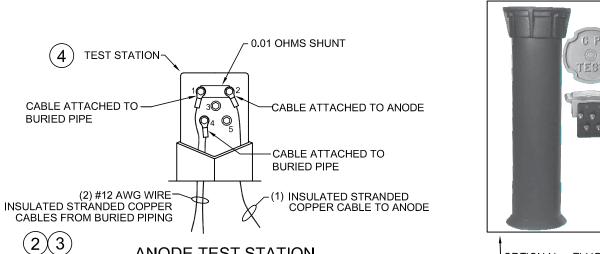












OPTIONAL: FLUSH TO GRADE TEST STATION
SUCH AS "FLUSH FINK" BY MESA CAN BE USED IN AREAS WHERE A LINE MARKER
IS NOT DESIRED

PART QUANTITY UNIT

AS NEEDED ROLL

AS NEEDED FT

AS NEEDED FT

1 EA

1 EA

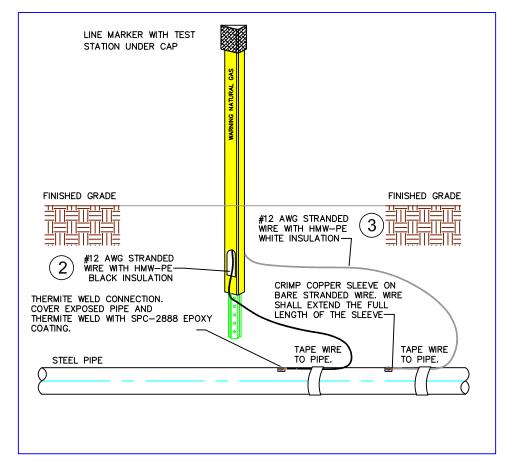
LINE MARKER/CATHODIC TEST STATION DETAIL

9876 Democrat Road - Location and Extent

ANODE TEST STATION

WIRING DETAIL (SHOWN WITHOUT COVER)

Project File # LE2025-008 Planning Commission Staff Report - Page 43 of 46



TEST STATION TO PIPE WIRE INSTALLATION DETAIL

MATERIAL LIST

SIZE

3" WIDE

#12AWG

#12AWG

17#

ITEM DESCRIPTION						
PANDUIT CORP., UNDERGROUND WARNING TAPE, PART #HTU3Y-E, YELLOW TAPE WITH BLACK LETTERS, READS "CAUTION ELECTRICAL LINE BURIED BELOW", 1 ROLL = 1000 FEET, GRAYBAR ELECTRICAL COMPANY, OMAHA, NE, PHONE 402-592-7676						
HMWPE (BLACK) INSULATED STRANDED COPPER CABLE, SOFT-DRAWN, COMMERCIALLY PURE COPPER, ASTM B8, CLASS B STD. (ANODE TEST STATIONS CONNECTIONS TO PIPE)						
HMWPE (WHITE) INSULATED STRANDED COPPER CABLE, SOFT-DRAWN, COMMERCIALLY PURE COPPER, ASTM B8, CLASS B STD. (ANODE TEST STATIONS CONNECTIONS TO PIPE)						
RHINO TRVIEW TEST STATION, YELLOW POST WITH WHITE CAP & LOCK, 72" LENGTH, 5 - 1/4" BRASS TERMINALS, TO INCLUDE (1 EA.) 0.01 OHM SHUNT & (1 EA.) JUMPER						
MAGNESIUM ANODE, 17 LB SIZE, PREPACKAGED WITH LEAD WIRE						

REFERENCE DRAWINGS / FILES



GENERAL NOTES

- 1. CATHODIC TECHNICIAN TO DETERMINE INSULATING REQUIREMENTS.
- 2. OPERATIONS OR CONTRACTOR TO CALL ONECALL BEFORE DIGGING.
- 3. THERMITE WELDING SHALL BE PERFORMED IN ACCORDANCE TO SECTION 73 OF THE BHE OPERATION & MAINTENANCE MANUAL.



	REVISIONS								
NO.	NO. DESCRIPTION			DATE	BY	CK.	APPR'V'D		
		APP	ROVALS						
TYPE	:	DATE	BY						
DRAF	TING	7/7/2021	RICK KIESEI	L					
PROJ ENGI	JECT NEER	7/7/2021	N/A						



Gas Engineering Services 2287 College Road Council Bluffs, IA 51503

SINGLE ANODE TEST STATION

ANODE & TEST STATION INSTALLATION DETAILS

RICK	KIESEL	77/	7/2021		co	NSTR	UCT	NOF
SCALE	NONE	MATT	STACK	DWG.		Я	NAL	✓
AutoCAD I	AutoCAD FILE SINGLE ANODE TEST STATION.DWG							
DRAWING	N/A				PAGE 1	OF	1	

EXHIBIT 'A'

PAGE 1 OF 2

30' WIDE PERMANENT AND 20' WIDE TEMPORARY **EASEMENT** LOCATED WITHIN A PORTION OF THE NE1/4SE1/4 OF SECTION 18. T.7S. R.65W., 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

DESCRIPTION

A THIRTY (30') FOOT WIDE PERMANENT EASEMENT LOCATED IN THE NE1/4SE1/4 OF SECTION 18, T7S, R65W, 6TH P.M., DOUGLAS COUNTY, COLORADO, BEING FIFTEEN (15') FEET EACH SIDE AS MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF A TRACT FROM WHICH THE EAST ONE-QUARTER OF SAID SECTION 18 BEARS N88°22'27"E, 1,322.71', BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF DEMOCRAT ROAD (CR. #26) S89°53'32"E, 652.69' TO THE TRUE POINT OF BEGINNING; THENCE S00°45'15"E, 544.62'; THENCE S00°21'43"W, 507.99' TO A POINT ON THE NORTHERN BOUNDARY OF A VALVE SITE EASEMENT FROM WHICH THE SOUTH SIXTEENTH BETWEEN SECTIONS 18 AND 17 BEARS S70°53'48"E, 708.54', SAID POINT BEING THE POINT OF TERMINUS.

CONTAINING: 31,576.77 SQ. FT. (0.72 ACRES±) TOTAL CENTERLINE LENGTH: 1,052.61L.F.

A TWENTY (20') FOOT TEMPORARY EASEMENT LOCATED IN THE NE1/4SE1/4 OF SECTION 18, T7S, R65W, 6TH P.M., DOUGLAS COUNTY, COLORADO, RUNNING PARALLEL LEFT (EASTERLY) WITH THE ABOVE DESCRIBED PERMANENT EASEMENT AND CONTINUING TO A POINT 44.7' FROM THE SOUTHERN BOUNDARY OF THIS TRACT, AND DEPICTED ON PAGE 2 OF 2 OF THIS EXHIBIT.

THE SIDELINES OF SAID EASEMENTS SHALL BE SHORTENED OR PROLONGED SO AS TO RESULT IN CONTINUOUS LINES THROUGH ANGLE POINTS AS SO TO BEGIN AT THE SOUTHERN RIGHT-OF-WAY OF DEMOCRAT ROAD (CR. #26).

CONTAINING: 25,751.69 SQ. FT. (0.59 ACRES±)

SEE ATTACHED EXHIBIT (PG 2 OF 2) BY WHICH THIS REFERENCE IS MADE PART HEREOF.

SURVEYOR'S CERTIFICATE:

I, ANTHONY KNIEVEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THE MEASUREMENTS AND BOUNDARIES WITHIN THIS EXHIBIT SHOWN HEREON ACCURATELY REPRESENTS TO THE BEST OF MY KNOWLEDGE. INFORMATION, AND BELIEF THE CONDITIONS THAT DO EXIST. THIS EXHIBIT WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THIS EXHIBIT DOES NOT REPRESENT A WARRANTY OR OPINION AS TO OWNERSHIP, LIENHOLDERS, OR QUALITY OF TITLE. Anthony L. Knievel, P.L.S. Number 38157



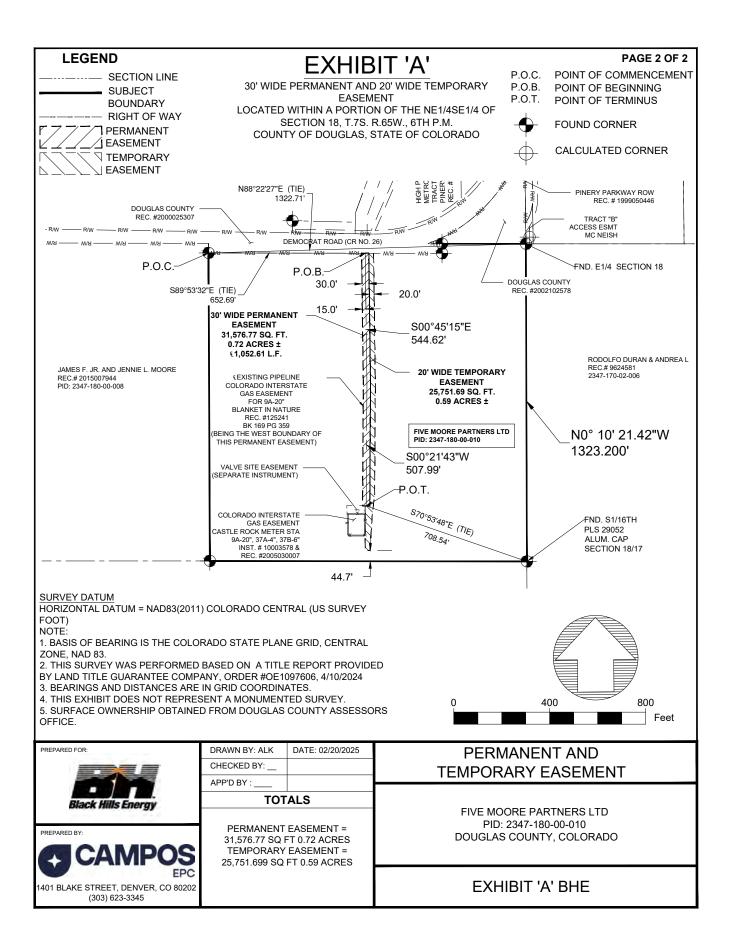


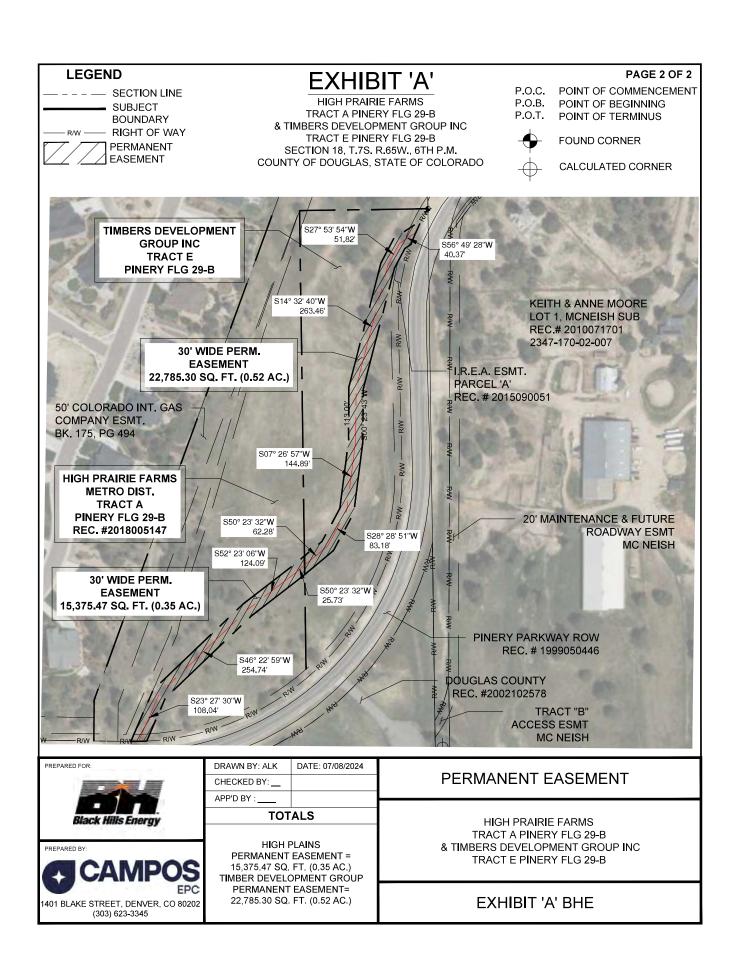
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PERMANENT 31,576.77 SQ F TEMPORARY 25,751.699 SQ	DC	
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PERMANENT AND **1PORARY EASEMENT**

IVE MOORE PARTNERS LTD PID: 2347-180-00-010 DUGLAS COUNTY, COLORADO

EXHIBIT 'A' BHE







www.douglas.co.us

MEETING DATE: July 7, 2025

STAFF PERSON

RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: 9375 Cresthill Lane - Location and Extent - Project File: LE2025-007.

SUMMARY: The request is for approval of a Location and Extent application for a building

expansion at the Highlands Ranch High School located at 9375 Cresthill Lane.

STAFF

ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the

Douglas County Zoning Resolution. The applicant has indicated that the building expansion is necessary to accommodate a new auto education program for existing students. Should the Planning Commission approve the Location and Extent request, the applicant will be required to receive approval of all

necessary permits prior to commencement of the project.

REVIEW:

Steven E Koster Approve 6/25/2025 Samantha Hutchison - FYI Notified - FYI 6/25/2025

ATTACHMENTS:

Staff Report - LE2025-007



Location and Extent Staff Report

Date: June 25, 2025

To: Douglas County Planning Commission

From: Eric Pavlinek, Principal Planner \mathcal{EP}

Jeanette Bare, AICP, Planning Manager 18

Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: 9375 Cresthill Lane – Location and Extent

Project File: LE2025-007

Planning Commission Hearing:

July 7, 2025 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

The Douglas County School District (DCSD) requests approval of a Location and Extent (L & E) application for a 12,000 square-foot building expansion and screened outdoor storage area to accommodate an automotive career and technical education program for existing students at the Highlands Ranch High School. The school is located north of University Boulevard, between Lark Sparrow Drive and Cresthill Lane in Highlands Ranch. The site is zoned Planned Development (PD) as part of the Highlands Ranch Planned Development. The school is located in the Primary Urban Area as designated on the 2040 Douglas County Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Douglas County School District 620 Wilcox Street Castle Rock, Colorado 80104

B. Applicant's Representative

Tom Lysne Hollis+Miller Architects 115 Wilcox Street, Suite 210 Castle Rock, Colorado 80104

C. Request

DCSD requests approval of an L & E application for a building expansion at the Highlands Ranch High School located at 9375 Cresthill Lane. Improvements include an approximate 12,000 S.F. building addition for automotive career space and a screened outdoor storage yard.

D. Location

The school is located between Colorado Boulevard and Quebec Street. More specifically, the school is located approximately a half mile north of the Cresthill Lane and S University Boulevard intersection. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

E. Project Description

DCSD proposes a building expansion to the Highlands Ranch High School to provide space to support a new automotive career and technical education for existing students. The proposed improvements will not increase students and is within the boundaries of the school campus. Improvements include both indoor instructional space and outdoor storage areas.

The building addition is proposed to be constructed at northern end of the existing high school building and designed with similar architectural features and material finishes. The outdoor storage area is proposed north of the building expansion for cars and other equipment related to the program. This area is planned to be screened on three sides by a 6-foot-tall CMU wall. The improvements are internal to the site and are not directly adjacent to residential properties. Specific L & E improvements are identified below.

- 12,000 S.F. building expansion
 - o Classroom and lab space
 - Auto shop
 - Vehicle storage bays
 - Office and storage space
- Outdoor storage area
 - Storage of automotive parts and vehicles used for educational training

The one-story building will be approximately 21'-4" tall to the top of the parapet and will be constructed of masonry brick with CMU accent and glass panels matching the architectural aesthetic of the existing high school. A roof-mounted mechanical unit is proposed and will be screened with corrugated metal panels to match the building. Exterior full-cutoff wall-mounted light fixtures are shown on the elevation plans and will adhere to the County's lighting standards.

No parking is modified with this request. Associated landscaping and irrigation will be modified to accommodate these improvements as shown on the L & E exhibit. The applicant expects construction to commence in fall of 2025 and project completion is expected by summer of 2026.

III. CONTEXT

A. Background

Two schools are located on the 70.73-acre parcel owned by the DCSD. Highlands Ranch High School is located on the southern end of the property, and Cresthill Middle School is located along the northern end of the site.

B. Adjacent Land Uses and Zoning

Single-family residential homes and open space and drainage tracts within Highlands Ranch surround the school parcel. The following table reflects those zone districts and land uses surrounding the school site.

Zoning and Land Use

Direction	Zoning	Land Use
North	Highlands Ranch Planned	Residential, Open Space and Drainage
	Development	Tracts
South	Highlands Ranch Planned	Residential, Open Space and Drainage
	Development	Tracts
East	Highlands Ranch Planned	Residential, Open Space and Drainage
	Development	Tracts
West	Highlands Ranch Planned	Residential, Open Space and Drainage
	Development	Tracts

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain construction of the proposed improvements.

B. Access

Access to the school site is provided by existing public roads. No change in access is proposed with this L & E request.

C. Drainage and Erosion

Public Works Engineering has reviewed the drainage conformance letter and found it to be acceptable. The current volume of the detention pond is maintained.

D. Floodplain

No mapped 100-year floodplain is present on the site.

V. PROVISION OF SERVICES

A. Schools

As indicated in the letter of authorization submitted with the application, DCSD has been an active participant in the design and development of this project.

B. Fire Protection

South Metro Fire Rescue (South Metro) provides firefighting and emergency medical services to the project area. South Metro reviewed the request and had no objection to the proposed improvements.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. The Office of Emergency Management had no comment.

D. Water and Sanitation

Water and sanitation service is provided by Highlands Ranch Water and Sanitation District. The District did not provide any referral comments at the writing of this staff report.

E. Utilities

Area utility service providers were provided a referral on this application. CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days. Xcel Energy provided comments regarding existing natural gas and electric distribution facilities within the parcel. The comments were provided to the applicant. No other utility provider issued comments at the writing of the staff report.

F. Other Required Processes and Permits

In addition to the L & E approval, the following permits and other approvals are required prior to commencement of construction:

Engineering: GESC report and plans

Construction plans

Building Division: building and electrical permits

VI. Public Notice and Input

Courtesy notices of an application in process were sent to adjacent property owners. At the preparation of the staff report, no adjacent property owners or members of the public commented on the proposal. Referral response requests were sent to required referral agencies on June 12, 2025. Referral responses are due at the conclusion of the referral period on June 26, 2025, or prior to the Planning Commission Hearing.

Referral agency responses received to date are attached to the staff report for reference. Responses received through the end of the referral period will be provided to the Planning Commission prior to the hearing and added to the project record.

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 building expansion is necessary to

accommodate a new auto education program for existing students. Should the Planning Commission approve the L & E request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

Attachments	Page
Douglas County Land Use Application	6
Letter of Authorization	7
Applicant's Narrative	8
Applicant's Community Impact Report	10
Comprehensive Master Plan Land Use Reference Map	14
Zoning Map	15
Aerial Map	16
Initial Referral Agency Response Report	17
Referral Agency Response Letters	19
Location and Extent Plan Exhibit	26



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.

PROJECT TITLE: 9375	Cresthill Lane	NLY						
PROJECT NUMBER:	2025-007							
PROJECT TYPE:	Building Addition to an	existing High School (Educational)						
MARKETING NAME:	MARKETING NAME: Highlands Ranch High School - CTE Addition (Automotive)							
	V PROJECT NUMBER: PS20	25-037						
PROJECT SITE:								
Address:	9375 Cresthill Lane, Hi	ghlands Ranch Colorado 80130						
State Parcel Numb	er(s): 2231-071-00-023							
Subdivision/Block#	/I ot# (if platted). TR IN PT OF	E1/2NW1/4, NE 1/4SW1/4, NW1/4SE1/4, & 70.728 AM/L IMPS ONLY RLTD 0245542						
PROPERTY OWNER(S):								
Name(s):	Douglas County Schoo	l District RE-1						
Address:	000 Miless Office Con-	tle Rock, Colorado 80104						
Phone:	303-387-0100							
Email:	Eric McCain: elmccain	@dcsdk12.org						
unless the owner is acting as	the representative)	horization is required from the property owner,						
Name:		: Contact: Thomas Lysne, AIA						
Address:	115 Wilcox Street, Suit	e 210 Castle Rock, CO 80104						
Phone:								
Email:	tlysne@hollisandmiller.	.com						
County's information sheet re	egarding the <i>Preble's Meadow Jump</i>	pplication is true and correct. I have received the bing Mouse.						
Ta S	4	06-09-2025						
Appl	icant Signature	Date						

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460



Construction Department 2808 Highway 85, Building B Castle Rock, Colorado 80109

June 5, 2025

Douglas County
Department of Community Development
Planning Services Division
100 Third Street, 2nd Floor
Castle Rock, CO 80104

ATTN: Eric Pavlinek

RE:

Location and Extent Submittal – PS2025-037 – Letter of Authorization

Highlands Ranch High School – CTE Addition and Renovation

To Whom it may Concern:

Douglas County School District (DCSD) acknowledges that Hollis Miller Architects is planning to submit the Location and Extent Application on behalf of DCSD for the Addition and Renovation to Highlands Ranch High School (CTE Addition). Furthermore, DCSD has been an activate participant in the design and development of this project and is familiar with the contents of this application.

Regarding the Location and Extent Submittal application fee, please contact Kelly Kalcevic regarding credit card payment:

Kelly Kalcevic Sr. Accountant

E-Mail: kelly.kalcevic@dcsdk12.org

Ph: (303) 387-0479

Please don't hesitate to contact the applicant and/or DCSD with any questions or concerns regarding this application.

Sincerely,

DOUGLAS COUNTY SCHOOL DISTRICT

Richard Cosgrove

Chief Operations Officer



Written Narrative: Highlands Ranch High School - CTE Addition

Project: Highlands Ranch High School

9374 Cresthill Lane

Highlands Ranch, CO 80130

Owner: Douglas County School District

620 Wilcox Street

Castle Rock, CO 80104

Applicant: Thomas W. Lysne, AIA

Hollis+Miller Architects 115 Wilcox St. Suite 210 Castle Rock CO 80104

RE: L and E Submittal – PS2025-037 – Written Narrative

Description of Request:

Douglas County School District proposes an addition to the existing Highlands Ranch High School. This addition will add approx. 12,000 sf to the existing high school (255,000sf). The existing school and proposed addition sit on an existing 70 acres site.

Purpose of the Improvements

In 2024, Douglas County School District passed a voter approved bond initiative to provide improvements to multiple facilities throughout the school district. One of the proposed improvements was to expand its CTE (Career and Technical Education) programs at Highlands Ranch High School. This will allow them to offer a new Automotive program and other CTE pathways for their existing students. These courses will allow their students to receive college credit or other certifications and provide real world skills that will transfer into post-secondary education and workforce skills.

Summary of potential impacts and the proposed mitigation measures

This project will have a minimal impact on the overall site and surrounding area. The new addition is approximately 12,000sf (4.5%) building increase and the impact to the site will be less than 1 acre. No additional entrances off any adjacent streets are currently planned. Additionally, all construction activities are currently expected to be completed during normal business hours.

The new addition is intended to match the architectural aesthetics of the existing school and to blend into the school as if it were always there. The building is planned to be constructed with Exterior Masonry Brick Veneer / Prefinished metal panels Accents / Tinted insulated Glass Panels. All these materials match the materials of the existing high school.

Additionally, the landscape improvements are intended to match the existing landscape characteristics of the existing campus.





Compliance with the Comprehensive Master Plan

This project complies with the objectives of the Douglas County Comprehensive Master Plan and State Statues in Several Sections.

- Objective 5-2A Maintain a cooperative approach to planning for educational facilities.
 - o Policy 5-2a.1 Encourage cooperation between the municipalities and the county to ensure adequate school facilities.
 - Policy 5-2A.2 Support the school district's ability to finance new schools as part of the development review process.
 - Policy 5-2A.3 Support tax incentives or other benefits to create partnerships between businesses and educational institutions.
- Objective 5-2B Schools should be safe, accessible, and prominent in the community.
 - o Policy 5-2B.1 Encourage multiple uses of public-school facilities.
 - Policy 5-2B.2 Encourage schools to locate adjacent to other community facilities and create neighborhood center.
 - Policy 5-2B.3 Ensure that schools are accessible to the community via a connected network of roads and trails.

In Summary, the proposed addition is intended to provide an additional amenity for its existing students of Highlands Ranch High School, blend in with the existing facility while having as minimal impact to the existing campus as possible.

Sincerely,

Thomas W. Lysne, AIA Hollis+ Miller Architects





Location and Extent Report: Highlands Ranch High School – CTE Addition

Project: Highlands Ranch High School

9374 Cresthill Lane

Highlands Ranch, CO 80130

Owner: Douglas County School District

620 Wilcox Street

Castle Rock, CO 80104

Applicant: Thomas W. Lysne, AIA

Hollis+Miller Architects 115 Wilcox St. Suite 210 Castle Rock CO 80104

RE: L and E Submittal – PS2025-037 – Community Impact Report

Purpose:

Douglas County School District proposes an addition to the existing Highlands Ranch High School. This 1 story addition will add approx. 12,000 sf to the existing 2-story high school (255,000sf). The existing school and proposed addition sit on an existing 70 acres site.

Background and Description:

In 2024, Douglas County School District passed a voter approved bond initiative to provide improvements to multiple facilities throughout the school district. One of the proposed improvements was to expand its CTE (Career and Technical Education) programs at Highlands Ranch High School. This will allow them to offer a new Automotive program and other CTE pathways for their existing students. These courses will allow their students to receive college credit or other certifications and provide real world skills that will transfer into post-secondary education and workforce skills.

Community Impact Report:

Adjacent Land Uses:

This project will be constructed within the existing Highlands Ranch High School Campus boundaries. It is not intended to increase the overall student population, and the new building will be constructed in a similar manner to the existing high school.

Safety:

The existing fire department access drives are to remain in place and will not be affected by this addition. All new pedestrian sidewalks will connect to existing pedestrian sidewalks on campus. Also, the existing life safety systems internal to the building will be extended to include the new addition (Fire Sprinklers / Fire Alarm / Fire Wall).





Public Health:

The new planned addition intends to tie into the existing water, gas, electricity, and sanitary services already being provided to the existing facility.

Noise:

Noise levels are not anticipated to increase significantly due to the planned addition. All automotive programs are intended to function as a learning environment and all shop activities are planned to be held during normal school hours. Additionally, all construction activities will take place during normal business hours throughout the course of construction.

Architectural and Visual characteristics

The new addition is intended to be constructed of Masonry Brick, Metal Panel Cladding, and tinted insulated glass panels matching the architectural aesthetic of the existing school. Additionally, the new mechanical rooftop unit is planned to be visually screened with corrugated metal panels matching the building. A new solid outdoor storage yard screen wall is also planned to be constructed directly adjacent to the new facility. (See Plans and Elevations).

Landscape

Landscape and irrigation improvements will be focused on the area around the proposed addition and outdoor storage yard. These improvements will be designed to blend in with the existing landscape palette by utilizing similar patterning of materials with similar maintenance needs. Some tree mitigation will be required around the existing high school gymnasium to accommodate the new addition.

Access:

Access to the existing school will remain exactly as it is today. The existing bus drop-off, student drop-off, and visitor parking will remain located in the front of the school and accessed from Cresthill lane. The existing teacher, student and athletic parking lots will remain as currently constructed designed with access off of Cresthill Lane. The existing service drive lane and existing fire department access drive lanes will not be reduced or affected in any way.

Maintenance:

Maintenance of the new addition is intended to be minimal and will be constructed of durable materials (masonry, metal panel) that match the existing school. The new addition will be regularly maintained by DCSD.

Lighting:

All new exterior lighting will have downward directed (Cutoff) light fixtures and strategically located around the main entrance and exits and be used primarily for emergency egress lighting and security lighting.

Grading and Drainage:

The grading and drainage improvements will be less than 1 acre in total disturbance and are intended to conform to the existing grading and drainage strategy already on site. See drainage letter for additional details.





Water Quality:

The proposed improvements will introduce new impervious surfaces such as new asphalt roofs, new concrete sidewalks, and asphalt parking areas. The drainage from these new surfaces will be collected by a combination of open and piped systems and treated with a new Water Quality facility sized to handle the increase in impervious areas.

Drainage Report:

See attached Drainage Narrative.

Traffic Narrative:

At the pre-submittal meeting, it was agreed that a traffic study for this project was not required as this proposed addition is not anticipated to increase the existing student population. Instead, this project is intended to provide new educational opportunities for its existing students. No new vehicular circulation lanes are being constructed or altered, and no new vehicle access drives are being created off any adjacent street. All exterior access drives will have directional signage to control vehicular traffic.

Guarantee of Public Improvements:

Douglas County School District is the owner of the existing Highlands Ranch High School Campus. All planned improvements have been approved through the 2024 Capital Bond Initiative and will be constructed under a contract administered by Douglas County School District.

Timeline:

Construction is planned to start in the fall of 2025 and continue through completion in summer of 2026. They anticipate opening for students in fall 2026.

Compliance with Comprehensive Master Plan

This project complies with the objectives of the Douglas County Comprehensive Master Plan and State Statues in Several Sections.

- Objective 5-2A Maintain a cooperative approach to planning for educational facilities.
 - Policy 5-2a.1 Encourage cooperation between the municipalities and the county to ensure adequate school facilities.
 - Policy 5-2A.2 Support the school district's ability to finance new schools as part of the development review process.
 - Policy 5-2A.3 Support tax incentives or other benefits to create partnerships between businesses and educational institutions.
- Objective 5-2B Schools should be safe, accessible and prominent in the community.
 - o Policy 5-2B.1 Encourage multiple uses of public-school facilities.
 - Policy 5-2B.2 Encourage schools to locate adjacent to other community facilities and create neighborhood center.
 - Policy 5-2B.3 Ensure that schools are accessible to the community via a connected network of roads and trails.

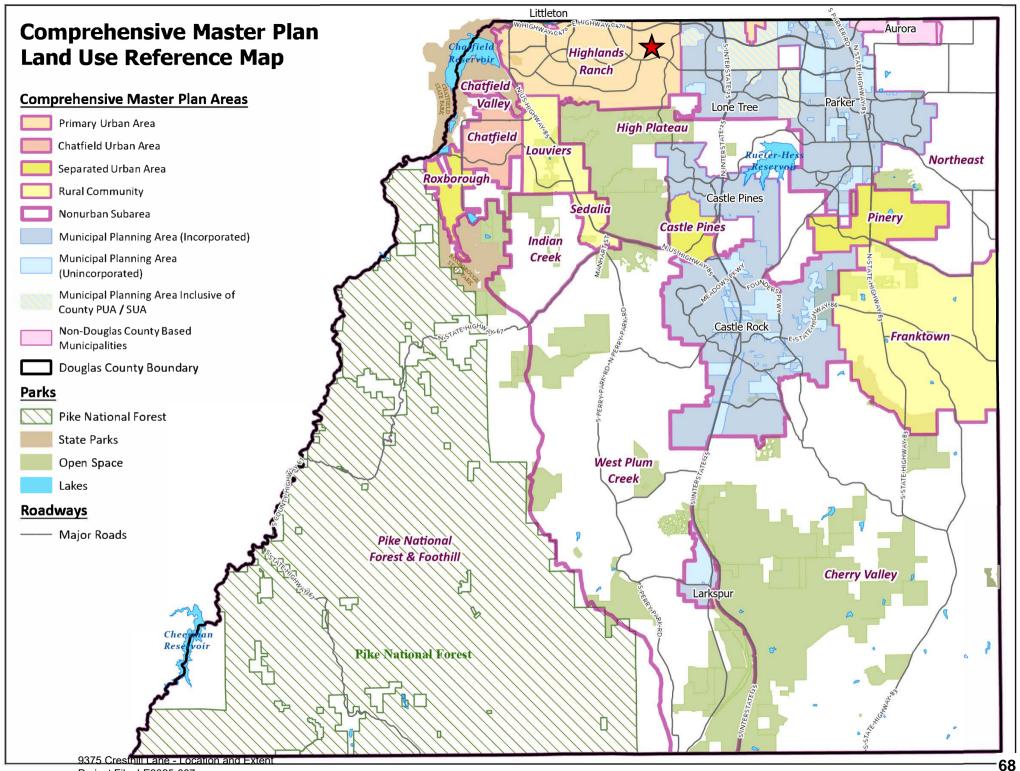




In conclusion, this project is intended to expand the educational programs currently offered at Highlands Ranch High School to provide additional amenities to the residents of Highlands Ranch and the surrounding community. Furthermore, this project is intended to match the architectural characteristics of the existing school facility and blend into the existing campus.

Sincerely,

Thomas W. Lysne, AIA Hollis+ Miller Architects



Project File: LE2025-007 Planning Commission Staff Report - Page 14 of 34

9375 Cresthill Lane

LE2025-007 Zoning Map



LEGEND

Parcels - PARCELS

A1 - AGRICULTURAL ONE

ER - ESTATE RESIDENTIAL

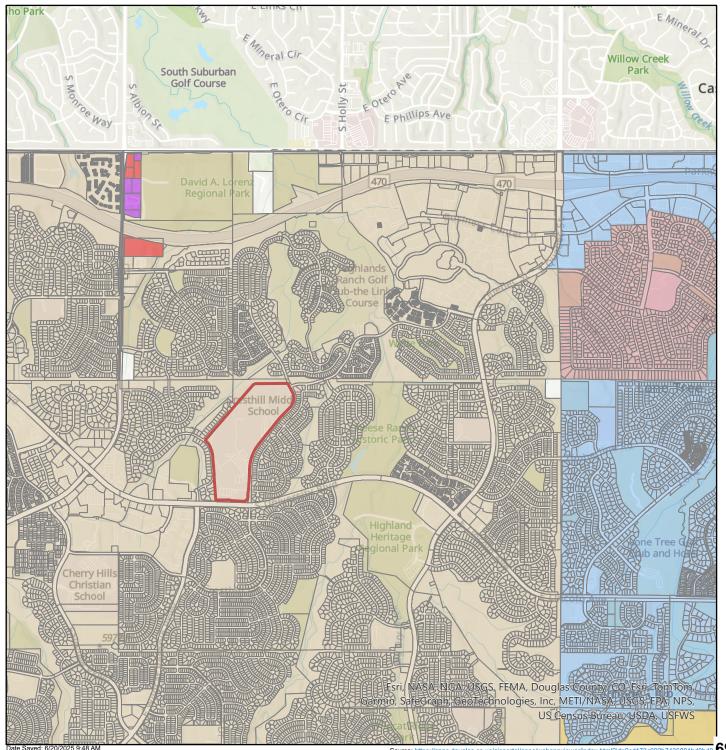
SR - SUBURBAN RESIDENTIAL

C - COMMERCIAL

CTY

GI - GENERAL INDUSTRIAL

PD - PLANNED DEVELOPMENT





9375 Cresthill Lane

LE2025-007 Aerial Map



LEGEND

Parcels - PARCELS



Project Name: 9375 Cresthill Lane

Project File #: LE2025-007 **Date Sent:** 06/12/2025

Date Due: 06/26/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/17/2025	Verbatim Response: No comment.	No action required.
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		No response received as of staff report preparation.	
CenturyLink	06/13/2025	Summary of Response: CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days	Comments provided to applicant.
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative		No response received as of staff report preparation.	
Douglas County Health Department	06/17/2025	Summary of Response: The Health Department provided comments related to Pollution Prevention for auto-related business.	Comments provided to applicant.
Douglas County School District RE 1		No response received as of staff report preparation.	
Engineering Services	06/16/2025	Summary of Response: No concerns for the project. Construction plans and GESC report and plans will need to be reviewed and approved prior to issuance of permits for the project. See letter attached for detail.	Comments provided to applicant.
Highlands Ranch		No response received as of staff	
Community Association Highlands Ranch Metro District		report preparation. No response received as of staff report preparation.	
Highlands Ranch Water and Sanitation District		No response received as of staff report preparation.	
Office of Emergency Management	06/12/2025	Verbatim Response: No comment.	No action required.
Mile High Flood District		No response received as of staff report preparation.	
Sheriff's Office	06/17/2025	Verbatim Response: Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. I attempted to review the images	Comments provided to applicant.

Project Name: 9375 Cresthill Lane

Project File #: LE2025-007 **Date Sent:** 06/12/2025

Date Due: 06/26/2025

Agency	Date Received	Agency Response	Response Resolution
		under the L and E Exhibit, but the images are too blurry to review.	
Sheriff's Office E911		No response received as of staff report preparation.	
South Metro Fire Rescue	06/13/2025	Verbatim Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objections to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable fire code and permit requirements for the proposed project regarding the applicable permit requirements for the proposed project.	Comments provided to applicant.
Xcel Energy-Right of Way & Permits	06/19/2025	Summary of Response: Xcel Energy has existing infrastructure within the project site.	Comments provided to applicant.

From:Easement, NreTo:Eric PavlinekCc:Canary, Stephanie

Subject: FW: P866471/RE: ANV/***Douglas County eReferral (LE2025-007) Is Ready For Review

Date: Monday, June 16, 2025 10:47:35 AM

Attachments: <u>image001.png</u>

From: Viola, Ashley <Ashley. Viola@lumen.com>

Sent: Friday, June 13, 2025 8:56 AM

To: Easement, Nre < Nre. Easement@lumen.com>

Subject: P866471/RE: ANV/***Douglas County eReferral (LE2025-007) Is Ready For Review

Good morning,

We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P866471, and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Stephanie Canary, and they can be reached by email at Stephanie.Canary@lumen.com with any questions that you may have regarding this project.

Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.

Have a great day!

Best Regards,

Ashley Viola
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7
West Monroe, LA 71291
Ashley.Viola@lumen.com



Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply. If this is the case, please reply all to advise.

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>

Sent: Thursday, June 12, 2025 3:13 PM

To: Easement, Nre < Nre.Easement@lumen.com>

Subject: ANV/***Douglas County eReferral (LE2025-007) Is Ready For Review

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__;!!CdLFVIQ!UHlnpdRhobwaklqsecrjg3O_JEolNwO6BCZWbLlpXbep1cKfKTj5oxeh6lg89W_k8n2qNJZ2rSL_DnBR_H9pvg\$

Project Number: LE2025-007

Project Name: 9375 Cresthill Lane – Location and Extent

Project Summary: The applicant, Douglas County School District, proposes a 12,000 S.F. building addition to the Highlands Ranch High School for automotive career space.

This referral will close on Thursday, June 26, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

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

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.



June 16, 2025

Eric Pavlinek 100 Third St. Castle Rock, CO 80104

RE: LE2025-007

Dear Mr. Pavlinek

Thank you for the opportunity to review and comment on the application for a Location & Extent for Highlands Ranch High School for automotive career space. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comments.

Pollution Prevention for Auto-related Businesses

Businesses that conduct auto maintenance and repair are at risk for leaking fluids such as fuels, antifreeze, brake fluids, and cleaning agents which may be harmful to exposed site workers, pollute the soil on the site, or be discharged into nearby water sources. For the safety of site workers and the public, we recommend that the applicant adopt any of the following practices that are not already in place:

- As it is received, inspect each vehicle for potential leaks. The inspection should be conducted over an impervious area, e.g., a concrete slab with curbs, where spills and leaks will be contained and will not infiltrate into the ground. In addition, drip pans should be used pending repair of vehicles brought in for service, and absorbents should be on hand to clean up fluid leaks or spills that might occur. All repairs should be conducted indoors.
- 2. Develop a spill response plan to promptly repair any detected leaks. If a leak cannot be repaired, completely drain all fluid(s) from the vehicle before placing it in storage.
- 3. Develop a plan to recover and either recycle or properly dispose of waste automotive fluids and cleaning agents. Waste fluid management should include the following:
 - a. Collection and recycling of waste petroleum-based products including used oil, transmission and brake fluids, and radiator coolants;
 - b. Placement of these fluids in Department of Transportation (DOT) approved waste receptacles;
 - c. Disposal of all waste fluids in accordance with applicable federal, state and local regulations;
 - d. Place absorbents and rags used to clean up spills in DOT approved receptacles, store them so as to prevent fire hazards, and dispose of them regularly in accordance with applicable federal, state and local regulations.
 - e. Installation of a sand/oil interceptor
- 4. Secondary containment is required for storage of automotive fluids



5. If painting occurs on site, an Air Pollution Emission Notes (APEN) to the Air Pollution Control Division (APCD) of Colorado Department of Public Health and Environment (CDPHE) is required.

More information is available at https://cdphe.colorado.gov/hazardous-waste-management-used-oil-guidance.

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

Sincerely,

Brent Freyer

Environmental Health Specialist II

Douglas County Health Department

DV 2025-256

www.douglas.co.us Engineering Services

June 16, 2025

Thomas Lysne, AIA
Authorized Representative
Hollis + Miller Architects
115 Wilcox Street, Suite 210
Castle Rock, CO 80104

Subject: 9375 Cresthill Lane – Location & Extent

Dear Thomas,

Plan Review Summary:

Submitted to Engineering - 6/12/25 Comments Sent Out - 6/16/25

Engineering has reviewed this project and have the following concerns and comments:

Location & Extent Comment

Comment #1-Engineering has reviewed the Location and Extent and have no concerns. The following items will need to be submitted for review and approval prior to permits being issued for the project:

- Construction Plans
- GESC Plans & GESC Report

If you have any questions, please give me a call.

Sincerely,

Chuck Smith

Development Review Engineer

cc: Eric Pavlinek, Project Planner

DV25256

SOUTH METRO FIRE RESCUEFIRE 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: 9375 Cresthill Lane – Location and Extent

Project File #: LE2025-007 S Metro Review # REFSI25-00111

Review date: June 13, 2025

Plan reviewer: Aaron Miller

720.989.2246

aaron.miller@southmetro.org

Project Summary: The applicant, Douglas County School District, requests approval of a Location and

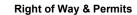
Extent (L & E) application for a building expansion at the Highlands Ranch High School. Improvements include a 12,000 S.F. building addition and outdoor storage area for

automotive career space.

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 objections to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable fire code and permit requirements for the proposed project.





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

June 19, 2025

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

Attn: Eric Pavlinek

Re: 9375 Cresthill Lane - Location and Extent, Case # LE2025-007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **9375 Cresthill Lane - Location and Extent**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along and within property lines.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities, including relocation, via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

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

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

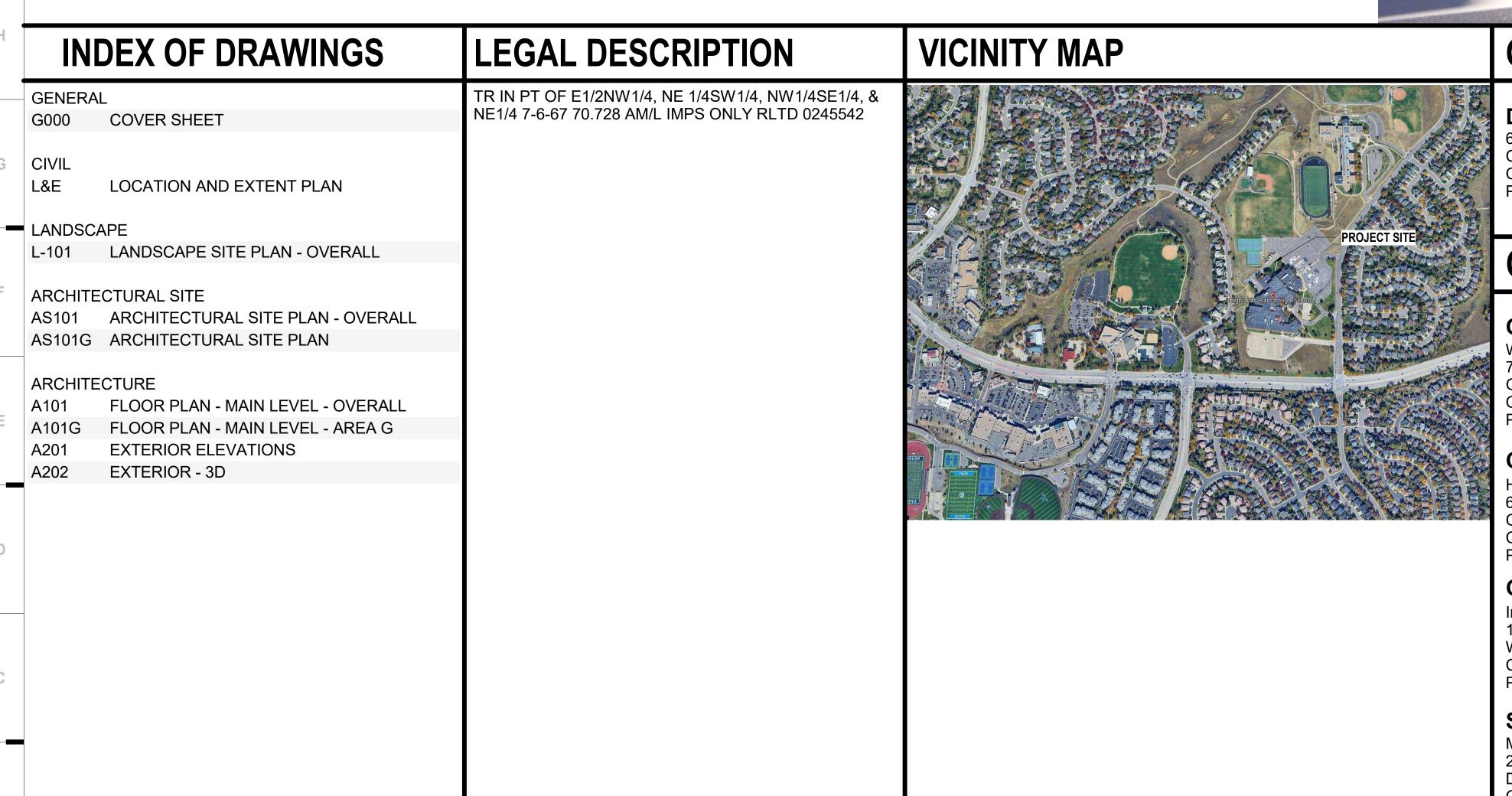
Office: 303-285-6612 - Email: violeta.ciocanu@xcelenergy.com

HIGHLANDS RANCH HIGH SCHOOL AUTOMOTIVE CTE ADDITION

DOUGLAS COUNTY SCHOOL DISTRICT

9375 CRESTHILL LN. HIGHLANDS RANCH, CO 80130

L&E SUBMITTAL





DESIGN TEAM

DOUGLAS COUNTY SCHOOL DISTRICT

620 Wilcox Street Castle Rock, CO 80104

CONSULTANTS TO THE OWNER

OWNER REPRESENTATIVE:

Wember & Associates 7350 E Progress Place, Suite 100 Greenwood Village, CO 80111 CONTACT: Matt Wilhelm PHONE: 720.737.9638

CONSTRUCTION MANAGER:

Haselden Construction 6950 S Potomac St Centennial, CO 80112 CONTACT: Ben Barella PHONE: 303.751.1478

GEOTECHNICAL ENGINEER:

Intertek PSI Solutions 1070 W 124th ave Westminster, CO 80234 CONTACT: Hannah Tawfik PHONE: 303.424.5578

SURVEYOR:

Merrick & Company 2480 W 26th Ave, Unit B225 Denver, CO 80211 CONTACT: Merinda Lobato PHONE: 303.964.3333

CIVIL ENGINEER:

333 Perry Street, Suite 209 Castle Rock, CO 80104 CONTACT: Aurom Mahobian PHONE: 913.219.1818

LANDSCAPE ARCHITECT

Norris Design 1101 Bannock Street Denver, CO 80204 CONTACT: Patrick Hannon

ARCHITECT: 115 Wilcox St Ste 210 Castle Rock, CO 80104 CONTACT: Greg Porter PHONE: 720.949.1689

SK Design Group

PHONE: 303.892.1166

REVISIONS:

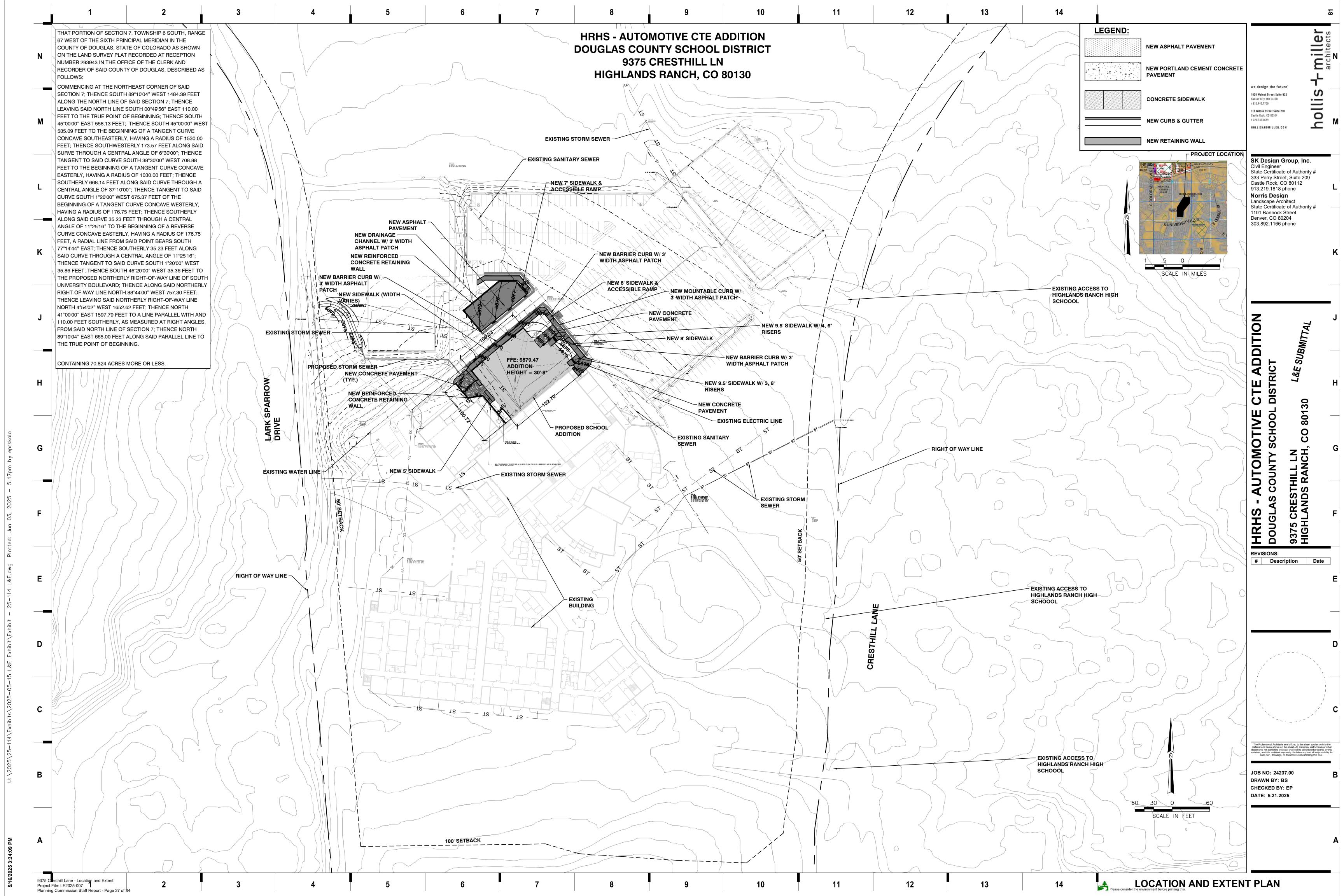
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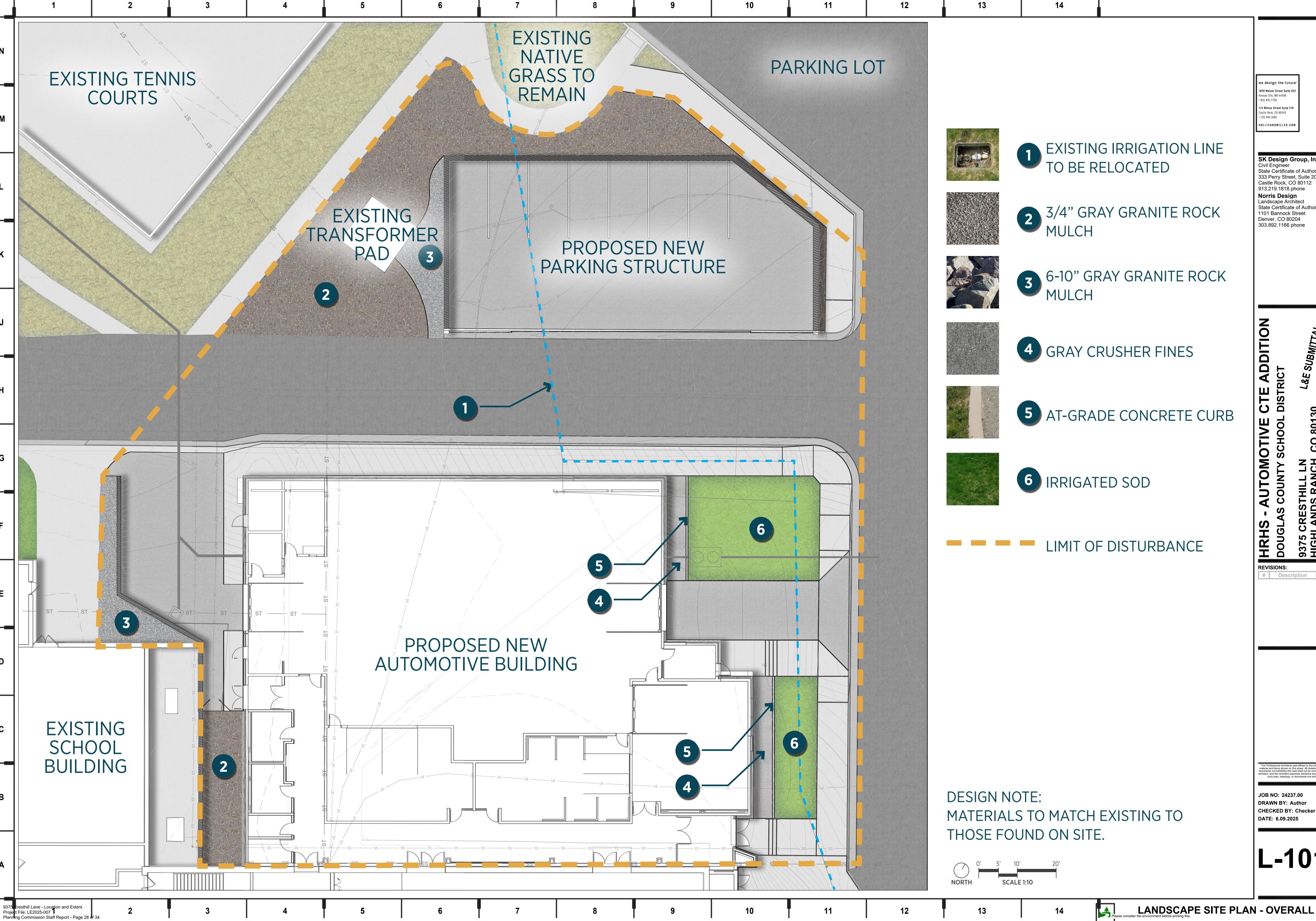
JOB NO: 24237.00 DRAWN BY: HB **CHECKED BY: TWL/JP** DATE: 6.24.2025

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9375 Cesthill Lane - Location and Extent Project File: LE2025-007 Planning Commission Staff Report - Page 26 of 34





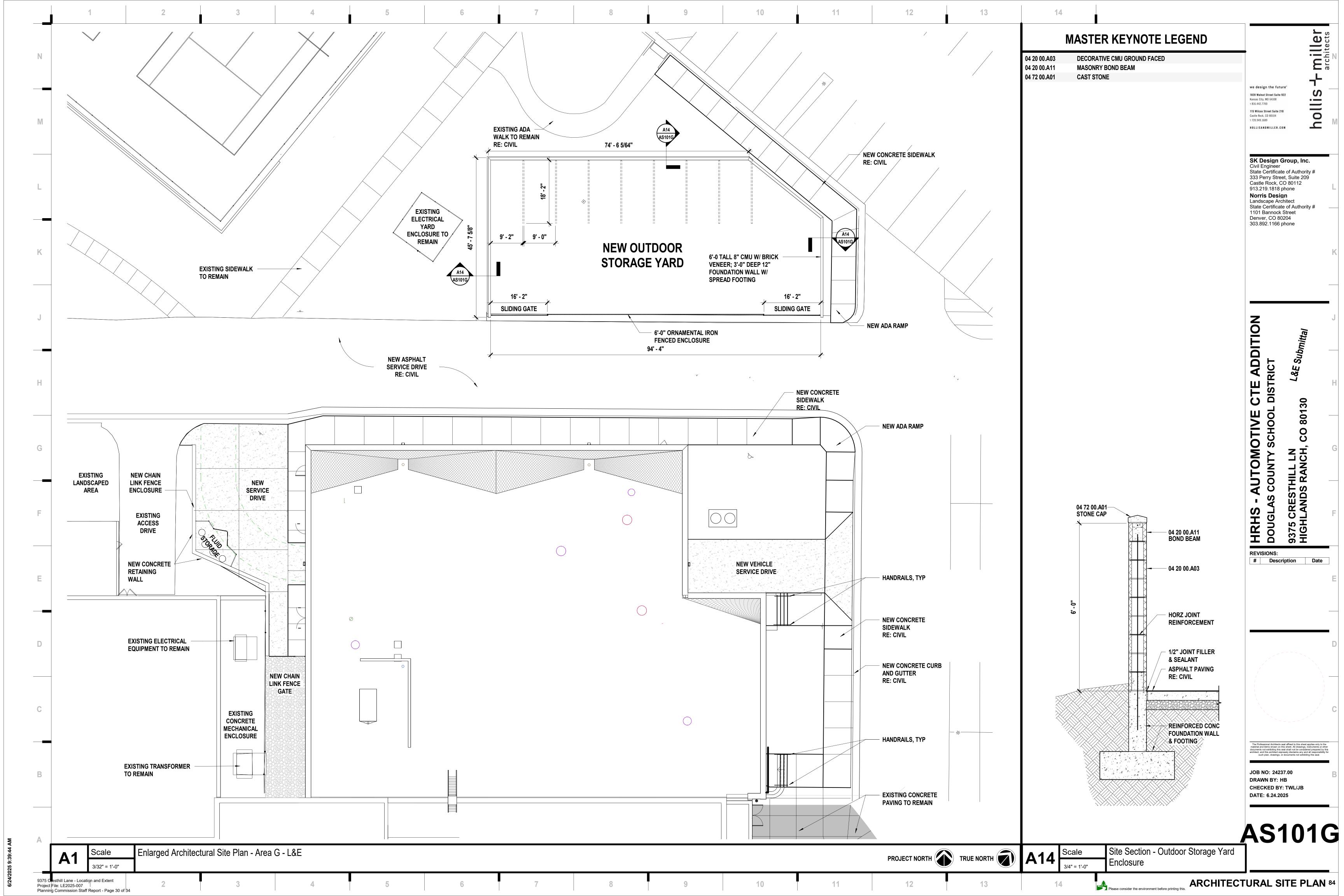
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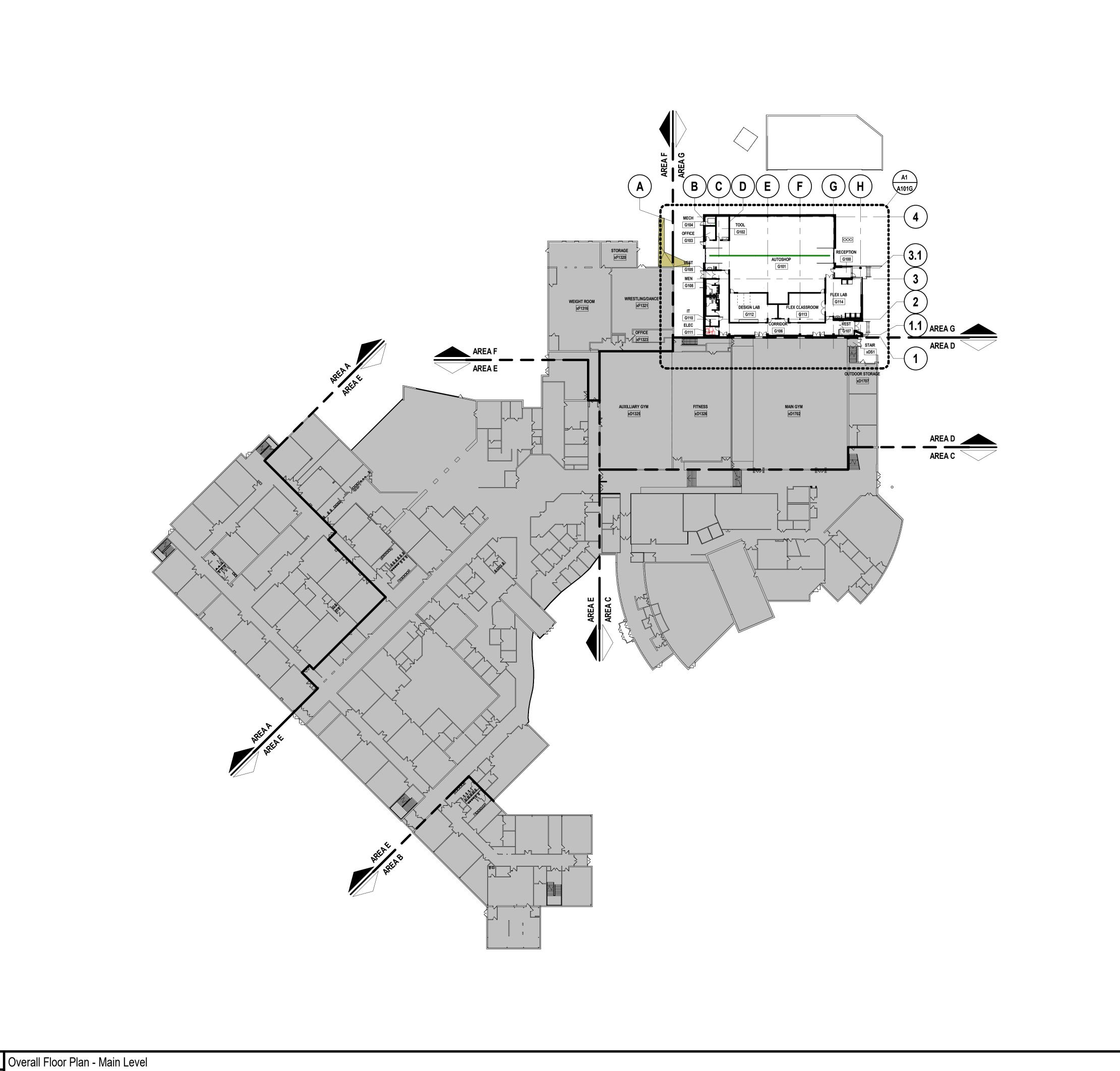
SK Design Group, Inc.
Civil Engineer
State Certificate of Authority #
333 Perry Street, Suite 209
Castle Rock, CO 80112
913.219.1818 phone

Norris Design Landscape Architect State Certificate of Authority # 1101 Bannock Street

L-101







we design the future® 1828 Walnut Street Suite 922 Kansas City, MO 64108 т 816.442.7700

115 Wilcox Street Suite 210 Castle Rock, CO 80104

т 720.949.1689 HOLLISANDMILLER.COM

SK Design Group, Inc.
Civil Engineer
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Castle Rock, CO 80112
913.219.1818 phone

Norris Design
Landscape Architect
State Certificate of Authority #
1101 Bannock Street
Denver, CO 80204
303.892.1166 phone

hollis

CTE ADDITION
L DISTRICT

9375 CRESTHILL LN HIGHLANDS RANCH, CO

HRHS - AUTOMOTIVE
DOUGLAS COUNTY SCHOOL

REVISIONS:
Description Date

JOB NO: 24237.00 DRAWN BY: HB CHECKED BY: TWL/JB DATE: 6.24.2025

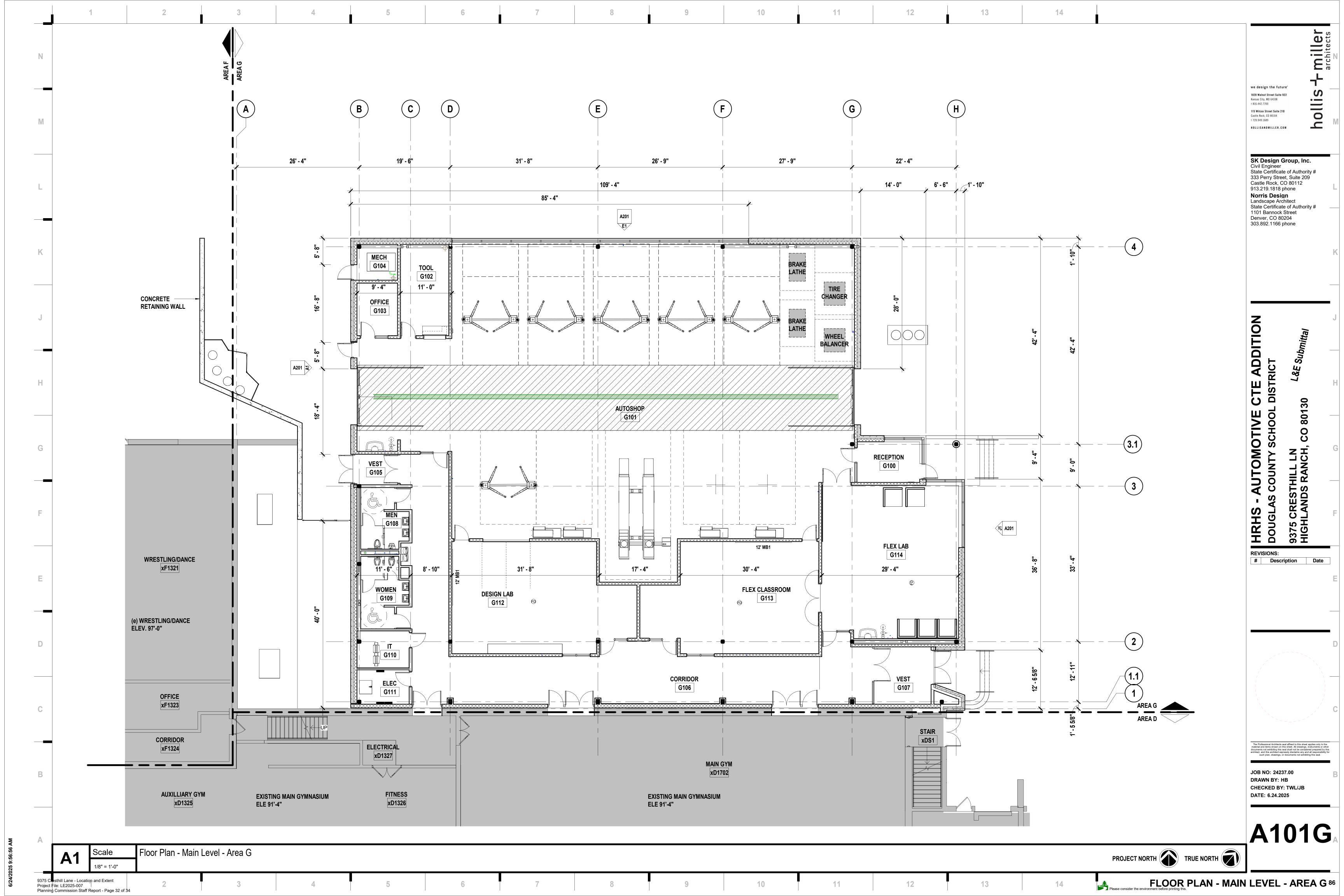
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PROJECT NORTH TRUE NORTH

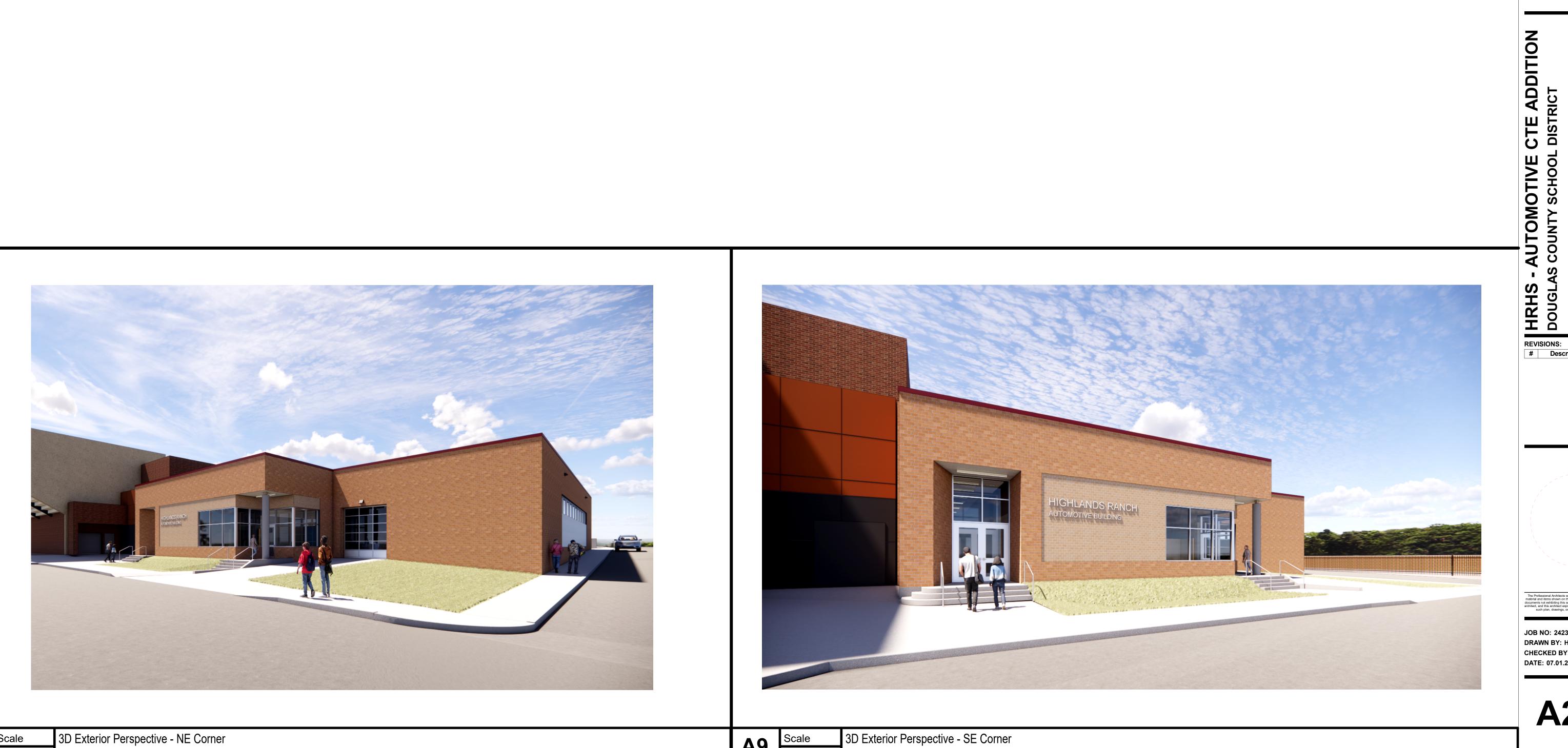
1" = 40'-0" 9375 Clesthill Lane - Location and Extent Project File: LE2025-007 Planning Commission Staff Report - Page 31 of 34

Scale

FLOOR PLAN - MAIN LEVEL - OVERALL 85







we design the future° 1828 Walnut Street Suite 922 Kansas City, MO 64108 т 816.442.7700

115 Wilcox Street Suite 210

hollis

Castle Rock, CO 80104 т 720.949.1689 HOLLISANDMILLER.COM

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333 Perry Street, Suite 209
Castle Rock, CO 80112
913.219.1818 phone

Norris Design
Landscape Architect
State Certificate of Authority #
1101 Bannock Street
Denver, CO 80204
303.892.1166 phone

9375 CRESTHILL LN HIGHLANDS RANCH,

REVISIONS:
Description

DRAWN BY: HB CHECKED BY: TWL/JB DATE: 07.01.2025

A202

1" = 20'-0" 9375 Clesthill Lane - Location and Extent Project File: LE2025-007 Planning Commission Staff Report - Page 34 of 34

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