PLANNING COMMISSION REGULAR MEETING
MONDAY, APRIL 20, 2026
AGENDA

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

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

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

1. Call to Order

a. Pledge of Allegiance

b. Roll Call

c. Attorney Certification of the Agenda

d. Planning Commission Disclosures

2. Approval of Minutes

a. Unofficial Minutes from April 6, 2026. **4607**

Attachments: Unofficial Minutes from April 6, 2026

3. Land Use Hearing Items

a. 6067 Perry Park Blvd., Douglas County Local Improvements District No. 24.01, Spring Canyon Lift Station - Location and Extent - Project File: LE2026-004. **4606**
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - LE2026-004

b. Sterling Ranch Filing 3A, Tracts D and E - Location and Extent - Project File: LE2026-005. **4600**
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - LE2026-005

c. Stroh Exemption, 1st Amendment, Parcels A & B1 - Comprehensive Master Plan Land Use Map Amendment - Project File: DR2025-008. **4609**
Mike Pesicka, AICP, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - DR2025-008

d. Vacation of a Portion of Cottonwood Avenue - Road Vacation - Project File: SB2026-004. **4325**
Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - SB2026-004

e. Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations - Project File: DR2025-006. **2577**
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - DR2025-006

4. Adjournment

The Next Regular Meeting Will be Held on Monday, May 4, 2026 @ 6:00 p.m.

MEETING DATE: April 20, 2026

DESCRIPTION: Unofficial Minutes from April 6, 2026.

ATTACHMENTS:

Unofficial Minutes from April 6 2026

PLANNING COMMISSION REGULAR MEETING
MONDAY, APRIL 6, 2026
MINUTES

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

1. Call to Order

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

a. Pledge of Allegiance

b. Roll Call

PRESENT
Commissioner Len Abruzzo
Commissioner Ed Kubly
Commissioner Michael McKesson
Commissioner Marc Reyher
Alternate Mark Witkiewicz

EXCUSED
Commissioner Calvin Downs, Chair
Commissioner Mark Hampton, Vice Chair
Commissioner Ed Rhodes
Commissioner Jim Smallwood, Secretary

c. Attorney Certification of the Agenda

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

d. Planning Commission Disclosures

Commissioner Mark Witkiewicz stated he has a possible conflict with item (a), Project File LE2026-003.

County Attorney Chris Pratt asked Commissioner Witkiewicz if he or any member of his immediate family stands to financially gain from the outcome of this application. Commissioner Witkiewicz stated, “No.”

County Attorney Chris Pratt asked if Commissioner Witkiewicz will receive any benefit other than the availability of utility to his property, the same as other customers in the area. Commissioner Witkiewicz stated, “No.”

County Attorney Chris Pratt asked if Commissioner Witkiewicz will be able to hear the item this evening and judge it on the merits before him without any bias. Commissioner Witkiewicz said, "Yes."

County Attorney Chris Pratt stated for the record that because this item is a Location and Extent application, this is a utility location being heard this evening and if we did not have Commissioner Witkiewicz, we would not have a quorum and by law this application would be deemed approved. He stated we will need Commissioner Witkiewicz in order to be able to deny this application.

2. Approval of Minutes

a. Unofficial Minutes from March 16, 2026.

Commissioner Ed Kubly moved that the Commission approve the Minutes from March 16, 2026.

RESULT: APPROVED
MOVER: Ed Kubly
SECONDER: Mark Witkiewicz
AYES: Len Abruzzo, Ed Kubly, Mike McKesson, Marc Reyer, Mark Witkiewicz

3. Land Use Hearing Items

a. 495 Dawson Trails Boulevard CORE Battery Storage – Location and Extent – Project File: LE2026-003.

Trevor Bedford, AICP, Senior Planner - Department of Community Development – presented the proposed application.

The applicant's representative, Derek Holscher, Holtek – provided additional information.

Commissioner McKesson opened public comment.

There was no public comment.

Commissioner McKesson closed public comment.

Commissioner McKesson opened Planning Commission discussion.

The applicant's representative, Brooks Kaufman, CORE Electric – provided additional information.

Commissioner Ed Kubly moved to approve the 495 Dawson Trails Boulevard CORE Battery Storage – Location and Extent – Project File: LE2026-003.

RESULT: APPROVED
MOVER: Ed Kubly
SECONDER: Len Abruzzo
AYES: Len Abruzzo, Ed Kubly, Mike McKesson, Marc Reyer, Mark Witkiewicz

b. Highlands Ranch Planned Development, 84th Amendment – Major Planned Development – Project File: ZR2026-002.

Matt Jakubowski, AICP, Chief Planner, Department of Community Development - presented the proposed application.

The applicant's representative, Daniel Jennings, Norris Design – provided additional information.

Commissioner McKesson opened public comment.

Kelly Paulson, Highlands Ranch, CO – provided comment.

Commissioner McKesson closed public comment.

Commissioner McKesson opened Planning Commission discussion.

The applicant's representative, Adam Wallace, Pagewest Acquisitions – provided additional information.

Commissioner Mark Reyer moved to recommend approval of the Highlands Ranch Planned Development, 84th Amendment – Major Planned Development – Project File: ZR2026-002, subject to the (1) condition recommended by staff.

RESULT:	APPROVED
MOVER:	Mark Reyher
SECONDER:	Ed Kubly
AYES:	Len Abruzzo, Ed Kubly, Mike McKesson, Marc Reyer, Mark Witkiewicz

c. Zoning Resolution Waiver for 5970 N US Highway 85, 6th Amendment – Use by Special Review – Project File: US2025-001.

Brett Thomas, AICP, Chief Planner, Department of Community Development - presented the proposed application.

The applicant's representative, Dalton Ellis, Sedalia Landfill – provided additional information.

Commissioner McKesson opened public comment.

There was no public comment.

Commissioner McKesson closed public comment.

Commissioner McKesson opened Planning Commission discussion.

The applicant's representative, Jason Edwards, Weaver Consultants – provided additional information.

Commissioner Mark Witkiewicz moved to recommend approval of Zoning Resolution Waiver for 5970 N US Highway 85, 6th Amendment – Use by Special Review – Project File: US2025-001, subject to the (2) conditions recommended by staff.

RESULT: APPROVED
MOVER: Mark Witkiewicz
SECONDER: Ed Kubly
AYES: Len Abruzzo, Ed Kubly, Mike McKesson, Marc Reyer, Mark Witkiewicz

d. Bloom Preliminary Plan – Project File: SB2025-017.

Mike Pesicka, AICP, Principal Planner, Department of Community Development - presented the proposed application.

The applicant's representative, Eric Carlson, Folster Graham Milstein & Calisher LLP – provided additional information.

The applicant's representative, Paul Shoukas, PCS Group – provided additional information.

Commissioner McKesson opened public comment.

There was no public comment.

Commissioner McKesson closed public comment.

Commissioner McKesson opened Planning Commission discussion.

The applicant's representative, Chris McGranahan, LSC Transportation Consultants – provided additional information.

Commissioner Mark Witkiewicz moved to recommend approval of the Bloom Preliminary Plan – Project File: SB2025-017, subject to the (5) conditions recommended by staff and the additional condition recommended by the Planning Commission.

RESULT: APPROVED
MOVER: Mark Witkiewicz
SECONDER: Mark Reyer
AYES: Len Abruzzo, Ed Kubly, Mike McKesson, Marc Reyer, Mark Witkiewicz

4. Adjournment

The meeting was adjourned at 8:21 p.m.

_____

Jim Smallwood, Secretary

_____

Samantha Hutchison, Recording Secretary

MEETING DATE: April 20, 2026

STAFF PERSON RESPONSIBLE: Carolyn Washee-Freeland, AICP, Senior Planner

DESCRIPTION: 6067 Perry Park Blvd., Douglas County Local Improvements District No. 24.01, Spring Canyon Lift Station - Location and Extent - Project File: LE2026-004.

SUMMARY: The request is for approval of a Location and Extent to construct a new lift station on the Spring Canyon Plant Site #1.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the new lift station and other improvements will provide sewer infrastructure for the Spring Canyon Local Improvements District area. Should the Planning Commission approve the Location and Extent request, the applicant will be required to obtain any necessary permits for completion of the proposed lift station and other improvements.

REVIEW:

Steven E Koster	Approve	4/9/2026
Samantha Hutchison - FYI	Notified - FYI	4/9/2026

ATTACHMENTS:

Cover Page
Staff Report - LE2026-004

MEETING DATE: April 20, 2026

STAFF PERSON RESPONSIBLE: Carolyn Washee-Freeland, AICP, Senior Planner

DESCRIPTION: 6067 Perry Park Blvd., Douglas County Local Improvements District No. 24.01, Spring Canyon Lift Station - Location and Extent - Project File: LE2026-004.

SUMMARY: The request is for approval of a Location and Extent to construct a new lift station on the Spring Canyon Plant Site #1.

STAFF ASSESSMENT: Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the new lift station and other improvements will provide sewer infrastructure for the Spring Canyon Local Improvements District area. Should the Planning Commission approve the Location and Extent request, the applicant will be required to obtain any necessary permits for completion of the proposed lift station and other improvements.

ATTACHMENTS:

Staff Report - LE2026-004

DOUGLAS COUNTY
COLORADO

Location and Extent Staff Report

Date: April 6, 2026

To: Douglas County Planning Commission

From: Carolyn Washee-Freeland, AICP, Senior Planner CWF
Jeanette Bare, AICP, Planning Manager SK for JB
Steven E. Koster, AICP, Assistant Director of Planning Services SK

Subject: **6067 Perry Park Blvd., Douglas County Local Improvements District No. 24.01, Spring Canyon Lift Station, Location and Extent**

Project File: **LE2026-004**

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

I. EXECUTIVE SUMMARY

Douglas County Local Improvements District (LID) No. 24.01, also known as the Spring Canyon LID, requests approval of a Location and Extent (L&E) to construct a new lift station at the Spring Canyon Plant Site #1, a 14.41-acre metes and bounds parcel located in Larkspur. The new lift station will serve future residential development in Perry Park Filing No. 4, consisting of 74 lots. The project site is in the southwestern portion of Douglas County, west of I-25 and Tomah Road, and one mile east of the Pike National Forest.

The project area is generally located in the West Plum Creek Subarea of the 2040 Douglas County Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

Douglas County Local Improvements District No. 24.01 (Spring Canyon)
Daniel Roberts, Assistant Director, Public Works Operations
Douglas County Department of Public Works
100 Third Street
Castle Rock, CO 80104

B. Applicant's Representative

Mason Kiefer, P.E.
TST Infrastructure
5655 S. Yosemite Street
Greenwood Village, CO 80111

C. Request

Douglas County LID No. 24.01, requests approval of a L&E to construct a new lift station on the Spring Canyon Plant Site #1. The lift station will be owned and maintained by Perry Park Water and Sanitation District (PPWSD).

D. Location

The project site is located at the corner of Valley Hi Road and Perry Park Blvd. The site is situated approximately two miles west of Tomah Road, and one mile east of the Pike National Forest, and about 10 miles north of the El Paso County and Douglas County border. The project vicinity, zoning, and aerial maps are provided in the attachments to this staff report.

E. Project Description

The applicant is proposing to construct a new lift station and other site improvements to serve the Spring Canyon LID. The project area is approximately 0.50-acres in size and is located within the PPWSD-owned 14.41-acre parcel.

The lift station will consist of a below grade wet well, a 16,000-gallon overflow storage tank, and a dry pit. The proposed above grade building that will house the lift station infrastructure will be 96 square feet in size. The building's exterior material will be brick veneer with a metal roof. Proposed improvements include a bottom locking slatted chain link fence that will encompass the lift station area, access gates to the site, two gravel access driveways, electrical utility connections, and a single above-grade structure.

The applicant has indicated that lift stations often encroach within the zoning setbacks from property lines due to operational and utility access requirements. With this request, the applicant is proposing to site the lift station 25 feet from the front (street) property line. The subject property is zoned Agricultural One (A-1), and the zoning setbacks for lots that are 9-acres to 34.9 acres in size, include a 100-feet street setback.

Construction activities are anticipated to begin in July 2026 and will be completed in September 2027. The applicant has stated that construction will consist of trenching, excavation, and earthwork operations to build the lift station; and noise from large truck traffic will impact the site during construction. To minimize noise impacts, the applicant will limit work hours between 7:00 a.m. to 5:00 p.m. Monday through Friday, with no construction activities scheduled at night.

The applicant indicates that there will be an increase in traffic in the project area through the duration of the construction schedule. Traffic from construction will consist of soil hauling, backfill delivery, concrete, water trucks, and worker vehicles to access the property. Approximately 30 average construction trips are expected per day. Once construction is complete there will be additional traffic to the site for daily maintenance. The new lift station will be owned and operated by PWWSD.

III. CONTEXT

A. Background

The Douglas County Local Improvement District (LID) program finances and constructs streets, drainage, water, utility and/or sanitary sewer improvements to a defined benefited area in the County. A LID is created when property owners petition the County to partner with them to finance and construct infrastructure improvements. The County's LID program follows legislative procedures set forth in Section 30-20-602, et seq., of the Colorado Revised Statutes.

Douglas County's Spring Canyon LID is located within the service boundaries of PPWSD. The Spring Canyon LID will be served by wastewater service provided by the PPWSD West Sewer Collection and Waucondah Wastewater Treatment Plant (WWTP). According to the applicant, gravity conveyance of wastewater from the Spring Canyon LID to the WWTP is not feasible due to the existing topography of the area. The installation of a lift station is necessary to provide sewer services prior to residential development within the Spring Canyon LID area.

PPWSD is a water and wastewater utility that has provided water and sewer services to the Perry Park community since the 1960s. The district service area encompasses approximately 8,300 acres and is comprised of Perry Park, Perry Park East, Remuda Ranch, Sage Port, and Sandstone Ranch. Additionally, the PPWSD also provides services to Meribel Village and the Plum Creek Hollow parcels, which are located outside of the general district boundaries.

B. Adjacent Land Uses and Zoning

The project site is zoned Agricultural One (A-1). The following table reflects the zone districts and land uses surrounding the project area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One (A-1)	Residential parcel
South	Southwest - Agricultural One (A-1); Southeast – Suburban Residential (SR)	Residential parcel; Perry Park Filing 4, residential lots (vacant)
East	Suburban Residential (SR)	Perry Park Filing 4, residential lots (vacant)
West	Agricultural One (A-1)	Residential parcel

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The overall topography of the project site is composed of a broad area with little change in elevation. Vegetation consists of natural grasses, shrubs and small groves of trees.

B. Access

The new lift station will be accessed directly from Valley Hi Road, and a secondary access point from Perry Park Blvd.

C. Drainage and Erosion

A Phase III Drainage Report, and Grading Erosion & Sediment Control (GESC) plan and report will be submitted to Douglas County Engineering Services for review and approval prior to permits being issued for construction activities. Any additional requirements will be identified in referral comments provided by Engineering.

D. Floodplain

The project site is not located within any FEMA-mapped 100-year floodplain.

V. PROVISION OF SERVICES

A. Fire Protection

Larkspur Fire Department (LFD) provides fire and emergency medical services to the site. LFD did not provide a referral comment on the request.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. DCSO did not comment on the request.

C. Water and Sanitation

The lift station will be owned and maintained by PPWSD to serve customers within the Spring Canyon LID area. No comments were received from the district.

D. Utilities

Area utility providers were sent a referral on this application. The utility providers had no comments for the applicant to address.

E. Other Required Processes and Permits

The proposed project will require Grading Erosion and Sediment Control (GESC) Plans and Permits, and other applicable construction plans and permits, from Public Works Engineering and the CDPHE. These permits will be required prior to commencement of construction.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to abutting property owners. No comments were received from community members.

Referral response requests were sent to referral agencies on March 19, 2026. Referral responses are due at the conclusion of the referral period on April 2, 2026, prior to the

Planning Commission hearing. Agency responses received are included as an attachment to this staff report.

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 new lift station and other improvements will provide sewer infrastructure for the Spring Canyon LID area.

Should the Planning Commission approve the Location and Extent request, the applicant will be required to obtain any necessary permits for completion of the proposed lift station and other improvements.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 6
Location and Extent Narrative and Community Impact Report 7
CMP, Zoning and Aerial Maps 13
Referral Agency Response Report 16
Referral Response Letters 18
Applicant Response to Referral Comments 25
Applicant Acknowledgement Over 30-Day Timeframe 28
Location and Extent Plan Exhibit 29

Docusign Envelope ID: 0755D179-ACBD-8BC0-8082-BE7914E63AEA

DOUGLAS COUNTY
COLORADO

Land Use Application

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

PROJECT INFORMATION

Project Type: Lift Station

Marketing Name: Spring Canyon Lift Station

Presubmittal Review Project Number: PS2026-031

PROJECT SITE

Address: N/A

State Parcel Number(s): 2609-162-00-007

Subdivision/Block#/Lot# *(if platted)*: Metes and Bounds

PROPERTY OWNER(S)

Name(s): Douglas County Department of Public Works

Address: 100 Third Street, Castle Rock, CO 80104

Phone: 303-663-6284

Email: drroberts@douglas.co.us

AUTHORIZED REPRESENTATIVE

Name: Mason Kiefer, P.E.

Company: TST Infrastructure, LLC

Address: 5655 South Yosemite Street, Suite 101

Phone: 303-799-5197

Email: mkiefer@tstinfrastructure.com

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

ACKNOWLEDGMENT

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

Signed by: Dan Roberts FF4D628BA5A242B...

Applicant's Signature

March 11, 2026 | 8:55:01 AM MDT

Date

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

Project Number (Office Use Only):

DOUGLAS COUNTY LOCAL IMPROVEMENT DISTRICT NO. 24-01 (SPRING CANYON)

SPRING CANYON LID LIFT STATION

L&E NARRATIVE

March 2026

Prepared By:

TST Infrastructure, LLC
5655 S. Yosemite Street, Suite 101
Greenwood Village, CO 80111
303.799.5197

038.011.21

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1. INTRODUCTION AND BACKGROUND 1
2. PROJECT DESCRIPTION 1
3. COMMUNITY IMPACTS 3
4. COMPLIANCE WITH DOUGLAS COUNTY 2040 COMPREHENSIVE MASTER PLAN (CMP) 4

1. INTRODUCTION AND BACKGROUND

The applicant, Douglas County Local Improvements District No. 24-01, is requesting the approval of this Location and Extent application to construct a new lift station to serve the Spring Canyon Local Improvement District (Spring Canyon LID). This new facility will require the construction of new utilities to service the facility and other site improvements.

The Spring Canyon LID is located in Larkspur, Colorado, within the service boundaries of Perry Park Water and Sanitation District (PPWSD). Construction of roads and other utilities, including water and sewer adjacent to the Spring Canyon LID Lift Station, is not included as part of this Location and Extent application because these improvements are part of the Local Improvement District and do not require Location and Extent review. The Spring Canyon LID will be served by wastewater service provided by PPWSD West Sewer Collection and Waucondah Wastewater Treatment Plant (WWTP). The Spring Canyon LID area includes 74 currently undeveloped lots. Gravity conveyance of wastewater from the Spring Canyon LID to the WWTP is not feasible due to the existing topography and elevations of the existing sewer infrastructure. The installation of the lift station and force main are necessary to provide sewer services prior to residential development within Spring Canyon. Construction of the facility will be funded by the Spring Canyon LID. Upon completion the facility will be owned and operated by PPWSD. These improvements are intended to support the full build out of Spring Canyon.

A description of the proposed site improvements and community impacts are presented in the following sections.

2. PROJECT DESCRIPTION

Spring Canyon LID is proposing to construct a new lift station that will connect to a 4-inch PVC force main to convey wastewater to the existing sewer infrastructure. Refer to Location and Extent Exhibit Sheet 1 for a vicinity map of the proposed lift station.

The proposed lift station will be located on PPWSD property, identified as parcel number 2609-162-00-007, near the intersection of Valley High Road and Perry Park Boulevard. There are currently no existing structures located on the site. Existing vegetation will need to be removed to construct the lift station. To comply with Senate Bill 24-005 (SB5), no nonfunctional turf, artificial turf, or invasive plant species be placed onsite. After construction, disturbed areas will be re-vegetated with a native

seed mix consistent with the surrounding area. See Location and Extent Exhibit Sheet 2 for the Demolition Plan and Exhibit Sheet 4 for the Landscaping Plan.

The lift station property is zoned as an Agricultural One (A-1) lot. An A-1 lot is intended to provide areas for farming, ranching, or tree farming activities. A-1 zoned lots have established setback requirements from the street and power line based off total parcel size. An A-1 zoned lot of 9-35 acres is subject to a 100' setback from the street and front lot line. The parent parcel is approximately 14.409 acres which falls within this range. The Spring Canyon lift station will occupy 175' X 125' or 0.50 acres of the parcel. The land outside of the 0.50-acre project area will remain undeveloped as part of this request. The applicant is requesting that the lift station be placed outside of the required A-1 100' setback. The proposed lift station will be placed 25' from the front lot line to the proposed security fence around the site and approximately 36' from the right-of-way to any structures on the site.

Douglas County Zoning Resolution Section 308.05 states that utilities and related equipment commonly located along property lines may be placed within required setbacks. Lift stations are often constructed without setbacks from property lines due to operational and utility access requirements.

Site improvements include a chain link fence with mesh screening, several access gates, a gravel access road, electrical utility connections, and a single above grade structure. The lift station will consist of a below grade wet well, a 16,000-gallon overflow storage tank, and a dry pit. See Location and Extent Exhibit Sheet 2 and 5 for a detailed view of the site and utility plan. The building onsite will have a 12' W X 8' L dimensions. The dry pit will be below grade and the finished floor will have a 12' W X 15' L dimensions. The building's exterior material will be brick veneer with a metal roof. See Location and Extent Exhibit Sheet 7 for a detailed view of the proposed structure.

The impacts associated with the construction of the lift station on the surrounding community are anticipated to be minimal given that the planned construction area is located far from the currently developed lots. The construction of the Spring Canyon lift station would include PPWSD approval, CDPHE approval, GESC permit, building permit, and all other required permits from Douglas County. The impacts will be minimized through proper mitigation efforts. Construction practices will follow best management practices and will be coordinated with Douglas County, PPWSD, and the residents of Perry Park. A detailed explanation of the possible impacts due to these improvements can be found in the Community Impacts section.

3. COMMUNITY IMPACTS

The impacts on the surrounding area due to the proposed improvements are as follows:

I. Traffic and access disruptions
II. Landscape, sediment, and erosion impacts
III. Noise and dust disturbance

The construction of the improvements is anticipated to occur over 12-18 months with an approximate 2-4 months of dedicated construction activities. The construction of this project is anticipated to start July 2026 and end in September 2027. The construction activities for the lift station are expected to generate approximately 30 average construction trips per day. This number is a conservative estimate, including all spoil hauling, backfill delivery, concrete, water trucks, and worker vehicles. Traffic will be short-term and will occur during normal working hours. After the completion of the improvements the lift station will require maintenance and service visits. PPWSD Operations Contractor will visit the lift station daily following the development of the Spring Canyon LID. The future development of Spring Canyon will increase the residential traffic over time. The long-term traffic associated with these improvements is expected to be minimal.

Construction will involve a combination of trenching, excavation, and earthwork operations within the proposed lift station site. These activities create the potential for erosion and sediment runoff that could negatively impact nearby streams and waterbodies. A Grading, Erosion, and Sedimentation Control Plan (GESC) will be prepared and submitted to Douglas County for approval to be implemented during construction. This will minimize erosion and sediment runoff from the improvements.

Construction equipment and increased road traffic from workers and deliveries will create noise and dust in the construction work zones. There are no residents immediately adjacent to the lift station site. Work hours will be limited to 7:00 AM to 5:00 PM Monday - Friday to minimize noise impacts. Dust generated will be kept to a minimum by utilizing water trucks and keeping the construction area clean.

The improvements of the Spring Canyon lift station disturb a relatively small area and majority of the infrastructure will be buried. The proposed improvements to the lift station site will increase the impervious surfaces and slightly raise the existing contours to allow drainage to move away from the structures. Changes with the site drainage will be addressed by storm improvements constructed by the Spring Canyon LID. See Location and Extent Exhibit Sheet 6 for the grading plan of the lift station site.

The Spring Canyon LID will need a temporary easement for the construction of the lift station on PPWSD property. The lift station and associated wastewater infrastructure

will be constructed in accordance with applicable state, county, and PPWSD standards. No additional public rights-of-way, sidewalks, or frontage improvements are required.

4. COMPLIANCE WITH DOUGLAS COUNTY 2040 COMPREHENSIVE MASTER PLAN (CMP)

It is the intent of this project to remain consistent with Douglas County's Comprehensive Master Plan 2040 (MP-2040) and meet the various goals and objectives outlined therein to improve the stability and sustainability of Douglas County and Perry Park. The improvements within Perry Park are under the West Plum Creek Subarea. The following sections expand on how the proposed improvements support and advance specific goals found within the MP-2040.

Section 3, Goal 3-2: "Ensure land use and design is compatible with the natural and rural character of the nonurban area."

The lift station has been designed to minimize above-ground structures and incorporate fencing materials and finishes that will appropriately blend with the surrounding rural environment. These design considerations align with the goal of ensuring compatibility with the rural character or Perry Park.

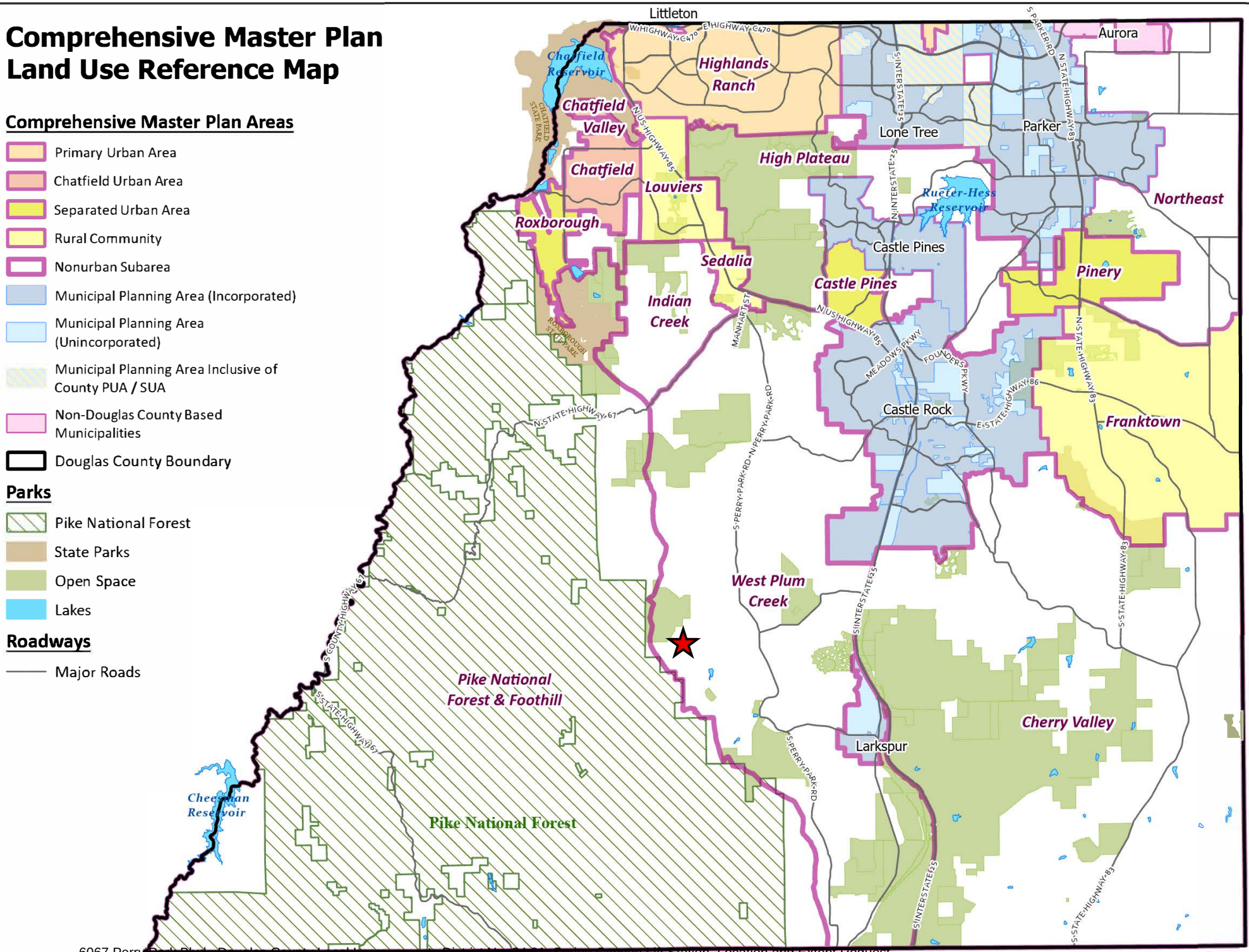
Section 3, Goal 3-3F.5: "Support build out of Perry Park to the extent that development can be appropriately served by roads, water, and sewer infrastructure without undue harm to the natural environment."

The Spring Canyon lift station will provide necessary wastewater infrastructure to support future development within Perry Park. The facility will connect to existing infrastructure and has been designed with appropriate mitigation efforts to minimize harm to the natural environment.

Section 5, Goal 5-1A: "Review existing and projected development to ensure that it does not overwhelm existing services."

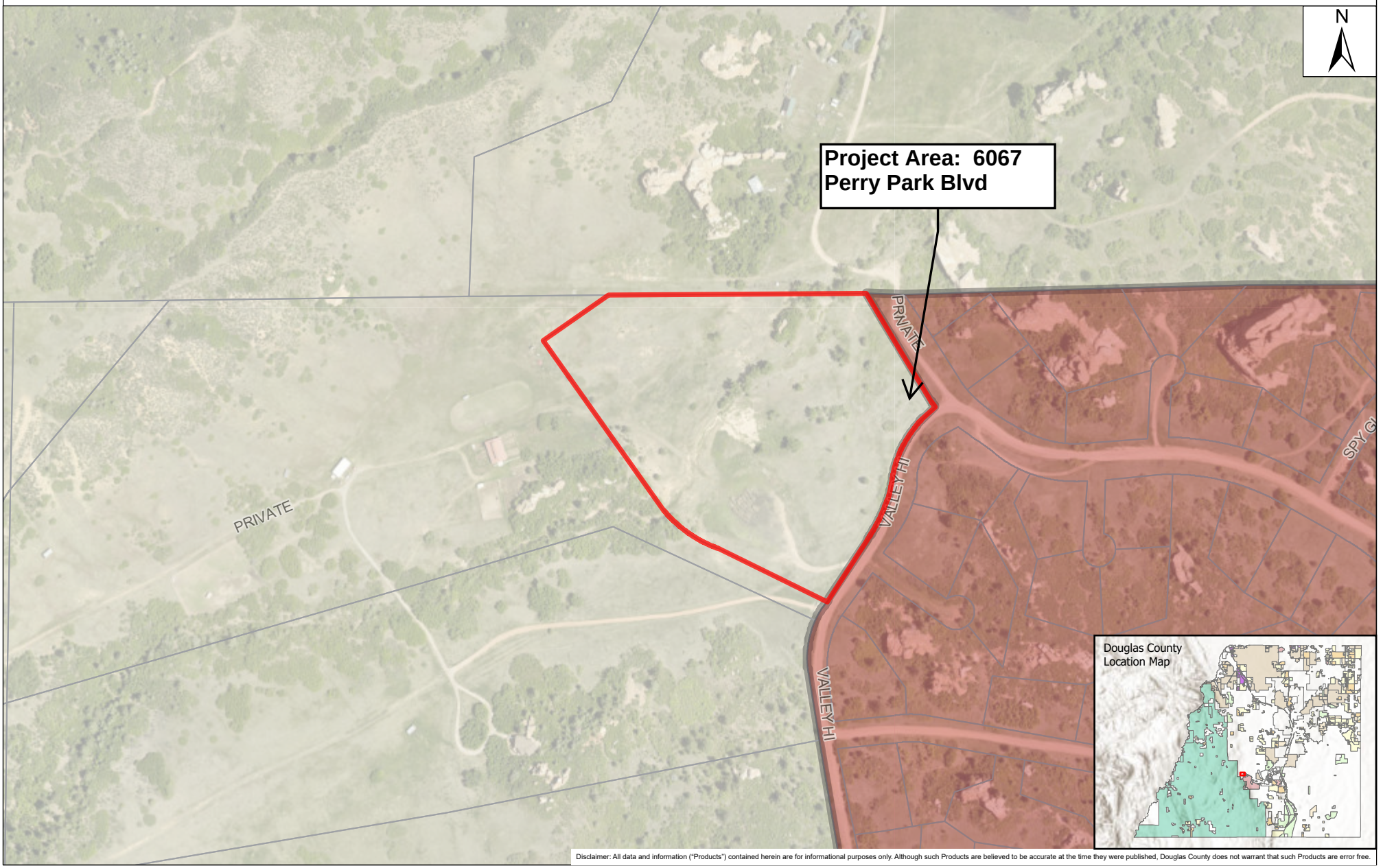
The design of the lift station included an extensive analysis of historical flows within the existing system as well as projected demand and capacity from future development, ensuring the new improvements will not overwhelm the existing services.

Comprehensive Master Plan Land Use Reference Map



LE2026-004 LOCATION AND EXTENT - 6067 PERRY PARK BLVD

DOUGLAS COUNTY COLORADO



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A1 - AGRICULTURAL ONE

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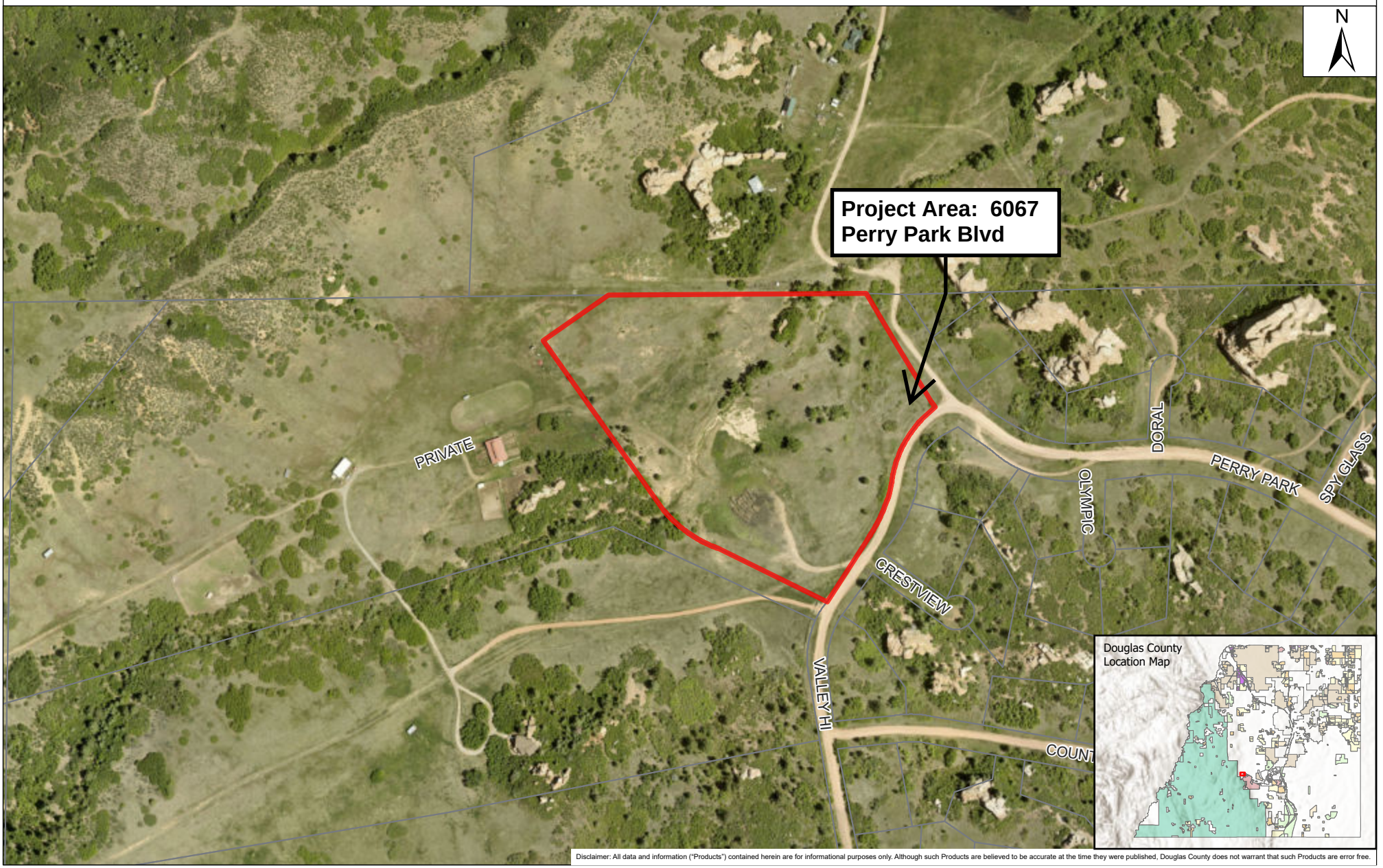
LE2026-004, LOCATION AND EXTENT, 6067 PERRY PARK BLVD

DOUGLAS COUNTY COLORADO



Date Saved: 3/23/2026 4:51 PM

Project Name: 6067 Perry Park Boulevard
Project File #: LE2026-004
Date Sent: 03/19/2026 **Date Due:** 04/02/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	03/26/2026	Received: The proposed address for this facility is 6067 PERRY PARK BLVD. 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.	Comments forwarded to applicant. Applicant has acknowledged the referral comment.
Assessor	03/31/2026	No Comment	No action necessary
AT&T Long Distance - ROW	03/25/2026	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6067 Perry Park Blvd Larkspur, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. Ann Barnowski Clearwater Consulting Group Inc 120 9th Avenue South Suite 140, Nampa, ID 83651 Annb@cwc64.com	No action necessary
Building Services	03/25/2026	Received: Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Comments forwarded to applicant. Applicant has acknowledged the referral comment.
CDPHE - All Referrals		No Response Received	No action necessary
CenturyLink		No Response Received	No action necessary
Comcast		No Response Received	No action necessary
CORE Electric Cooperative	04/01/2026	No Comment	No action necessary
Douglas County Health Department	04/01/2026	No Comment	No action necessary

Project Name: 6067 Perry Park Boulevard
Project File #: LE2026-004
Date Sent: 03/19/2026 **Date Due:** 04/02/2026

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	04/03/2026	Summary: Public Works Engineering provided comments regarding Traffic Impact Analysis; Drainage Study, Construction Documents, GESC, Storm Drainage, TCE requirements, Secondary Drainage Easement requirements, ROW Construction Permitting, and Post Construction Documentation. Refer to Referral Comment Letter for more detailed information.	Comments forwarded to applicant. Applicant has acknowledged the referral comments.
Larkspur FD		No Response Received	No action necessary
Mountain View Electric Association	04/02/2026	Received: This project is not in MVEA service territory.	No action necessary
Office of Emergency Management	03/27/2026	No Comment	No action necessary
Perry Park ACC		No Response Received	No action necessary
Perry Park Metropolitan District		No Response Received	No action necessary
Perry Park Water & Sanitation District		No Response Received	No action necessary
Sheriff's Office		No Response Received	No action necessary
Sheriff's Office E911		No Response Received	No action necessary
Town of Larkspur	03/19/2026	No Comment	No action necessary
Xcel Energy-Right of Way & Permits	03/24/2026	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above-mentioned application and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Violeta Ciocanu (Chokanu) Right of Way and Permits Public Service Company of Colorado dba Xcel Energy Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com	No action necessary

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: March 19, 2026 Comments due by: **April 2, 2026**

Project Name:	*6067 Perry Park Blvd, Douglas County Local Improvements District (LID) No. 24-01, Sanitary Sewer Lift Station Project - Location and Extent*
Project File #:	**LE2026-004**
Project Summary:	Douglas County LID No. 24-01 requests approval of a Location and Extent to construct a new lift station on the Spring Canyon Plant Site #1, which is owned by Perry Park Water & Sanitation District (PPWSD), a 14.409-acre metes and bounds parcel. The new lift station will serve future residential development in Perry Park Filing No. 4, consisting of 74 lots. The site is located at SPN: 2609-162-00-007.

Information on the identified development proposal located in Douglas County is enclosed. Please review and provide comment(s) in the space provided.

☐	No Comment		
☐	Please be advised of the following concerns:		
☒	See letter attached for detail.		
Agency:	Douglas County Public Works	**Phone #:**	303-660-7490
Your Name:	Ken Murphy, P.E.	**Your Signature:**	Ken Murphy
	(please print)	**Date:**	02 APR 2026

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **April 20, 2026, at 6:00 pm; located at 100 Third Street, Castle Rock, CO 80104 in the Commissioner's Hearing Room.**

Sincerely,

Carolyn Washee-Freeland
Carolyn Washee-Freeland, AICP
Senior Planner
303-660-7460
cfreeland@douglas.co.us
Enclosure

April 2, 2026 DV2026-186

Mason Kiefer, P.E.
TST Infrastructure
5655 S Yosemite Street, Suite 101

RE: Perry Park Water & Sanitation District – Spring Canyon Lift Station – Location & Extent
Rev1 PWE Comments

Mr. Kiefer,

Douglas County Public Works Engineering has reviewed your submittal. Our comments are below.

TECHNICAL DOCUMENTATION

Project Narrative and Planning Exhibit

- We have no comments regarding the narrative and planning exhibit.

Traffic Impact Analysis

- The lift station project is not expected to generate sufficient traffic to warrant roadway improvements.
- The requirement for a traffic study is waived.

Drainage Study

- The narrative indicates stormwater runoff will be handled with the LID project and a drainage study was not provided for review. Please submit this for review following L&E approval.

Construction Documents (CDs)

- Detailed CDs were not provided for review. Please submit these for review following L&E approval.

Grading Erosion and Sediment Control (GESC) Report and Plan

- A GESC report and plan set were not provided for review. Please submit these for review following L&E approval.

Storm Drainage Operation & Maintenance (O & M) Manual

- Based on the narrative, permanent stormwater and water quality facilities will be provided with the LID project. Please provide a site-specific O & M Manual for any facilities to be constructed with that project.
- The manual will provide future owner-operators with a basis for regular inspection and maintenance.
- Manual templates are at: https://www.douglas.co.us/public-works/development-review/
- Edit the template to make it relevant to the site and the stormwater improvements.

ADMINISTRATIVE DOCUMENTATION

Documents described below are required for final approvals and/or to start construction.

Improvements Agreement (IA)

- An IA is not required for projects approved through an L&E process.

Temporary Construction Easement (TCE)

- A recorded TCE is required for work on private land outside the project boundary.
- A TCE is an agreement between the project owner and the owner of land outside the project boundary.
- The project owner is responsible to execute and record the agreement; and to provide Douglas County Public Works with copies of the recorded easements.
- County can provide a template easement upon request.

Secondary Drainage Easement

- Similarly as for the O&M Manual, please provide this with the LID project submittal.
- This easement is required for stormwater detention facilities constructed with the project.
- When the facility design is complete, prepare legal exhibits granting access to, around, and into each pond from the nearest public right-of-way.
- Easements must be accepted by the Board of County Commissioners in a regular land use hearing and approval generally requires 1 to 3 weeks.

GESC Permit

- After the GESC plan and report are approved by the Development Engineer, please have the selected grading contractor submit the following to engsubmittals@douglas.co.us
    - GESC report with signed owner and engineer certification statements
    - Signed and stamped GESC plans
    - A completed GESC permit application
- Include the project DV number (found at the top of this letter) on the submittal.
- Below are some contacts for approval of the GESC Permit:
- Contact the Public Works Engineering to pay permit fees: 303-660-7490
- Contact Janet Peterson at JLPeterson@Douglas.co.us to provide GESC security

Right-of-Way / Construction Permit

- Contact the Permits and Inspections Division to apply for a ROW/Construction permit or other required permits
- https://www.douglas.co.us/public-works/permits/

POST-CONSTRUCTION DOCUMENTATION

Please see requirements below to obtain a certificate of occupancy (CO).

As-Built Plans

- Following construction, provide the County with a set of as-built plans documenting information critical to the function of roadway and drainage improvements based on a post-construction survey
- Where as-built information differs from record copy plans, strike-through the record copy information and annotate as-built information in red font, linework, or hatching, as applicable.
- Have the engineer-of-record sign and stamp the as-builts and provide County with a copy.

Certification of Stormwater Detention and Water Quality Facilities

- Following construction, provide the County with a letter from the engineer of record certifying the stormwater improvements are constructed per the design and will function as intended.
    - Include as-built drawings for each facility based on a post-construction survey.
    - Include re-analysis demonstrating facility performance based on the as-built geometry.
    - Include tables documenting key design criteria (e.g. pond and spillway capacities, freeboard) to demonstrate the as-built pond meets or exceeds minimum criteria.

DOUGLAS COUNTY PUBLIC WORKS DEVELOPMENT RESOURCES

Many resources including criteria manuals, agreement forms, warranty and maintenance applications, templates for O & M manuals and other items are available at the web page below:

- https://www.douglas.co.us/public-works/development-review/

Please let me know if you have any questions regarding the items above.

Respectfully,

Kenneth M Murphy, P.E.
Senior Development Review Engineer
kmurphy@douglas.co.us

cc: DV File

Right of Way & Permits

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

March 24, 2026

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

Attn: Carolyn Washee-Freeland

Re: 6067 Perry Park Blvd, Case # LE2026-004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above-mentioned application and currently has **no apparent conflict**.

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

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, March 25, 2026 5:22 PM
To: Carolyn Freeland
Cc: LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com; jt cwc64.com
Subject: 6067 Perry Park Blvd Larkspur, Colorado Douglas County eReferral #LE2026-004
Attachments: 6067 Perry Park Blvd Larkspur, Colorado.jpg

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

Hi Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6067 Perry Park Blvd Larkspur, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

PROJECT AREA
Google Earth
Image © 2026 Airbus
N

TST Infrastructure
CONSULTING ENGINEERS

Carolyn Freeland
Senior Planner
Douglas County Department of Community Development
Planning Services Division
100 Third Street
Castle Rock, CO 80104

RE: Spring Canyon Lift Station
LE2026-004 Applicant Response to Referral Agency Comments

Mrs. Freeland,

All referral comments related to LE2026-004 were addressed directly with the referral agencies. See below for the responses that were sent to the agencies.

Douglas County – Addressing:

1. The proposed address for this facility is 6067 PERRY PARK BLVD. 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.
   Response: We understand that the proposed address is only for the plan review. We will finalize the address following all approvals.

Douglas County – Building Services:

1. CDPHE Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.
   Response: TST, PPWSD, Douglas County, and the project contractor will coordinate with Building Services to ensure all requirements are met for issuance of a building permit.

Douglas County - Public Works Engineering:

1. The narrative indicates stormwater runoff will be handled with the LID project and a drainage study was not provided for review. Please submit this for review following L&E approval.
   Response: A drainage study will be submitted following L&E approval and design are completion.

2. Detailed CDs were not provided for review. Please submit these for review following L&E approval.
   Response: Construction Documents will be submitted following L&E approval and design completion.

3. A GESC report and plan set were not provided for review. Please submit these for review following L&E approval.
   Response: A GESC Report and Plan Set will be submitted for review following L&E approval and design completion.

4. • Based on the narrative, permanent stormwater and water quality facilities will be provided with the LID project. Please provide a site-specific O & M Manual for any facilities to be constructed with that project. The manual will provide future owner-operators with a basis for regular inspection and maintenance. Manual templates are at: https://www.douglas.co.us/public-works/development-review/. Edit the template to make it relevant to the site and the stormwater improvements.
   Response: Permanent stormwater and water quality facility O&M's will be submitted following construction to ensure all materials installed within facilities are included in the O&M.

5. A recorded TCE is required for work on private land outside the project boundary. A TCE is an agreement between the project owner and the owner of land outside the project boundary. The project owner is responsible to execute and record the agreement; and to provide Douglas County Public Works with copies of the recorded easements. County can provide a template easement upon request.
   Response: All required temporary construction easements will be obtained and provided prior to construction.

6. Similarly as for the O&M Manual, please provide this with the LID project submittal. This easement is required for stormwater detention facilities constructed with the project. When the facility design is complete, prepare legal exhibits granting access to, around, and into each pond from the nearest public right-of-way. Easements must be accepted by the Board of County Commissioners in a regular land use hearing and approval generally requires 1 to 3 weeks.
   Response: All required easements will be included with the LID submittal. Legal exhibits will be prepared upon final design, and the County approval process is acknowledged.

7. After the GESC plan and report are approved by the Development Engineer, please have the selected grading contractor submit the following to engsubmittals@douglas.co.us: GESC report with signed owner and engineer certification statements, Signed and stamped GESC plans, A completed GESC permit application, Include the project DV number (found at the top of this letter) on the submittal.
   Below are some contacts for approval of the GESC Permit:
   • Contact the Public Works Engineering to pay permit fees: 303-660-7490
   • Contact Janet Peterson at JLPeterson@Douglas.co.us to provide GESC security
   Response: The GESC report, plans, and permit application will be submitted following approval and design completion. All required documentation, including certifications and DV number, will be included, and coordination for permit fees and security is understood.

8. Contact the Permits and Inspections Division to apply for a ROW/Construction permit or other required permits https://www.douglas.co.us/public-works/permits/
   Response: The ROW plans and permit application will be submitted following approval and design completion.

9. Following construction, provide the County with a set of as-built plans documenting information critical to the function of roadway and drainage improvements based on a post-construction survey. Where as-built information differs from record copy plans, strike-through the record copy information and annotate as-built information in red font, linework, or hatching, as applicable. Have the engineer-of-record sign and stamp the as-builts and provide County with a copy.
   Response: As-built plans will be prepared following construction based on a post-construction survey. Revisions will be clearly identified, and the signed and stamped as-builts will be provided to the County.

10. Following construction, provide the County with a letter from the engineer of record certifying the stormwater improvements are constructed per the design and will function as intended. Include as-built drawings for each facility based on a post-construction survey. Include re-analysis demonstrating facility performance based on the as-built geometry. Include tables documenting key design criteria (e.g. pond and spillway capacities, freeboard) to demonstrate the as-built pond meets or exceeds minimum criteria.
    Response: A certification letter from the engineer of record will be provided following construction. As-built drawings, supporting analysis, and documentation demonstrating compliance with design criteria will be included.

If you have any questions on these responses, please contact us at (303) 799-5197.

Sincerely,

Mason Kiefer, PE
Project Manager

On behalf of Douglas County Local Improvements District No.24.01 (Spring Canyon)

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

Carolyn Freeland

From: Daniel Roberts
Sent: Monday, March 16, 2026 10:26 AM
To: Carolyn Freeland
Cc: Jeanette Bare; Mason Kiefer
Subject: LE2026-004, 6067 Perry Park Blvd Location and Extent request

Dear Carolyn,

This email is intended to officially request that the planning commission hearing date for LE2026-004, 6067 Perry Park Blvd Location and Extent (Spring Canyon Local Improvement District Sanitary Sewer Lift Station)), be heard on April 20. We acknowledge that this is beyond the normal 30-day timeframe required for Location and Extent submittals and waive the timeframe limitation for this project.

Please let me know if you have any questions.

Thanks.

Daniel R. Roberts, P.E. | Assistant Director, Operations
Douglas County Department of Public Works
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303.663.6284 **Main** | 303-660-7490
Email | drroberts@douglas.co.us

6067 PERRY PARK BLVD
LOCATION AND EXTENT EXHIBIT

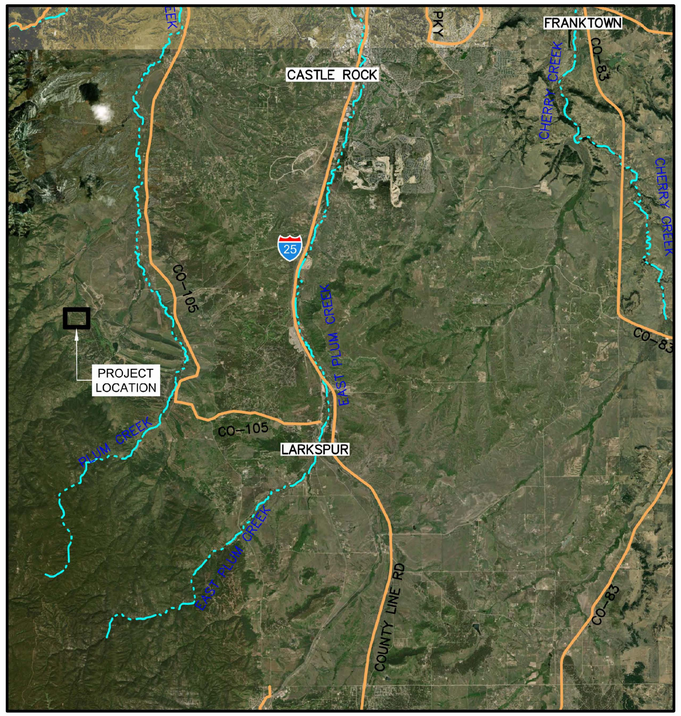
SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST
DOUGLAS COUNTY, COLORADO
PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES
LE2026-004

LOCATION AND EXTENT PLAN
SPRING CANYON LIFT STATION

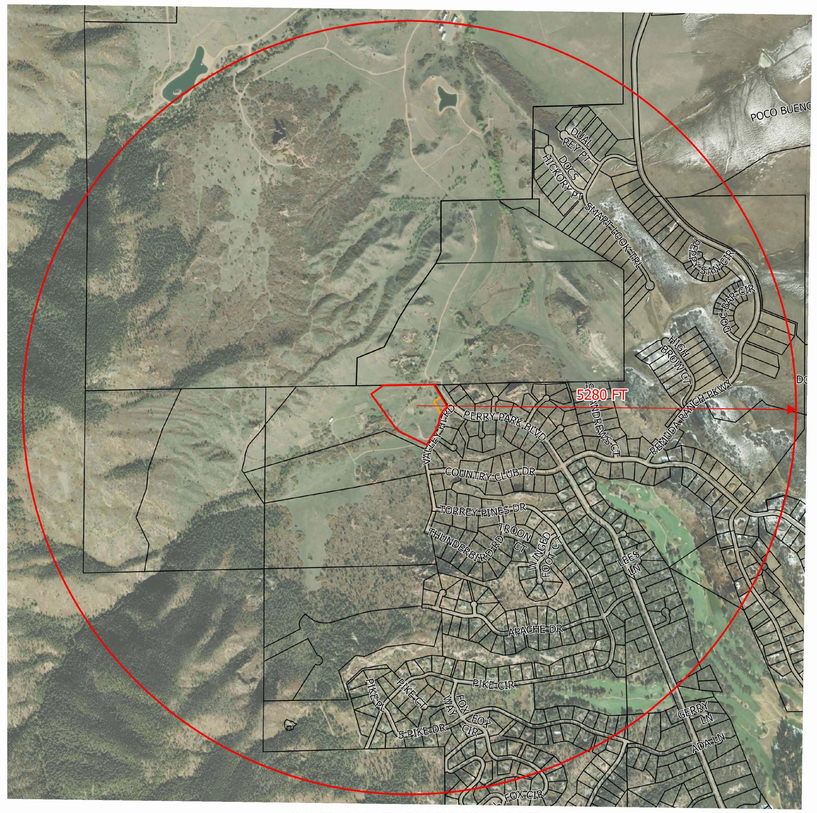
Preparer:	**TST Infrastructure, LLC**
Contact:	**Mason Kiefer, P.E.**
Address:	**5655 South Yosemite Street, Suite 101**
	Greenwood Village, CO 80111
Phone:	**303-799-5197**
Applicant:	**Douglas County Local Improvement District No. 24-01**
Contact:	**Janet Herman, P.E.**
Address:	**100 Third Street,**
	Castle Rock, CO 80104
Phone:	**303-660-7401**
Owner:	**Perry Park Water and Sanitation District**
Contact:	**Diana Miller**
Address:	**5676 West Red Rock Drive**
	Larkspur, CO 80118
Phone:	**303-979-7286**

SHEET INDEX

SHEET 1	**VICINITY MAP**
SHEET 2	**DEMOLITION PLAN**
SHEET 3	**SITE PLAN**
SHEET 4	**LANDSCAPING PLAN**
SHEET 5	**GRADING PLAN**
SHEET 6	**SITE UTILITY PLAN**
SHEET 7	**ARCHITECTURAL ELEVATIONS**



VICINITY MAP
1" = 10,000'



ONE MILE RADIUS MAP
1" = 1000'

APPLICANT:
DOUGLAS COUNTY LOCAL IMPROVEMENTS DISTRICT
NO.24.01 (SPRING CANYON)
100 THIRD STREET,
CASTLE ROCK, CO 80104
PHONE: 303-660-7401

FUTURE FACILITY OWNER:
PERRY PARK WATER AND SANITATION DISTRICT
5676 WEST RED ROCK DRIVE
LARKSPUR, CO 80118
PHONE: 303-681-2050

TST INFRASTRUCTURE, LLC
Consulting Engineers

BAR PLOTS 1-INCH
AT FULL SCALE

VICINITY MAPS
SHEET 1 OF 7

H:\Drawings\Douglas County\038.011.20 - SC_LID_W&S\Lift_Station\L&E\L&E Plan Sheets.dwg, 2. VICINITY MAP, 2/4/2025 6:37 PM

6067 PERRY PARK BLVD
LOCATION AND EXTENT EXHIBIT

SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST

DOUGLAS COUNTY, COLORADO

PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES

LE2026-004

LEGEND

- PH — EXISTING PHONE LINE
- UGE — EXISTING UNDERGROUND ELECTRIC
- GAS — EXISTING GAS
- FENCELINE
- EX UTILITY EASEMENT BOUNDARY
- EXISTING PROPERTY BOUNDARY
- TEMPORARY EASEMENT
- PROPOSED ROAD
- EXISTING TREE
- EXISTING SHRUB
- TO BE REMOVED FOR CONSTRUCTION
- TO BE REMOVED PRIOR TO CONSTRUCTION
- FENCE REMOVAL EXTENTS

20 0 10 20 40

1 INCH = 20 FEET

DOUGLAS COUNTY COLORADO

TST INFRASTRUCTURE, LLC
Consulting Engineers

BAR PLOTS 1-INCH AT FULL SCALE

DEMOLITION PLAN

SCALE 1"=20'

DEMOLITION PLAN

SHEET 2 OF 7

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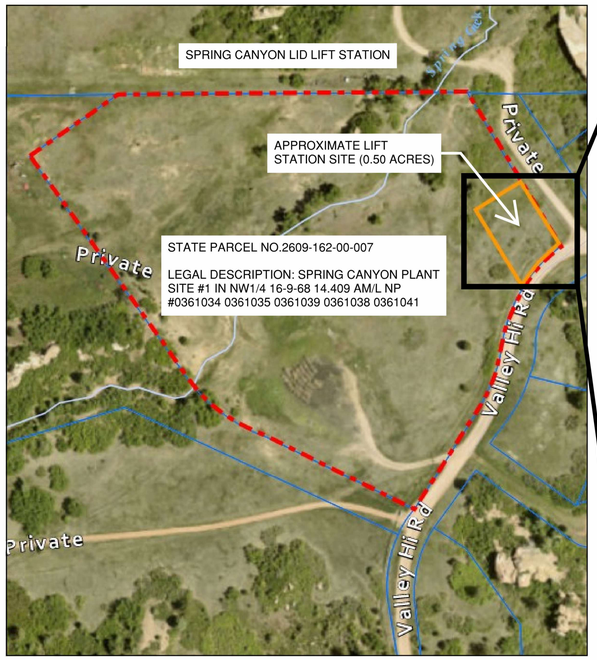
6067 PERRY PARK BLVD
LOCATION AND EXTENT EXHIBIT

SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST

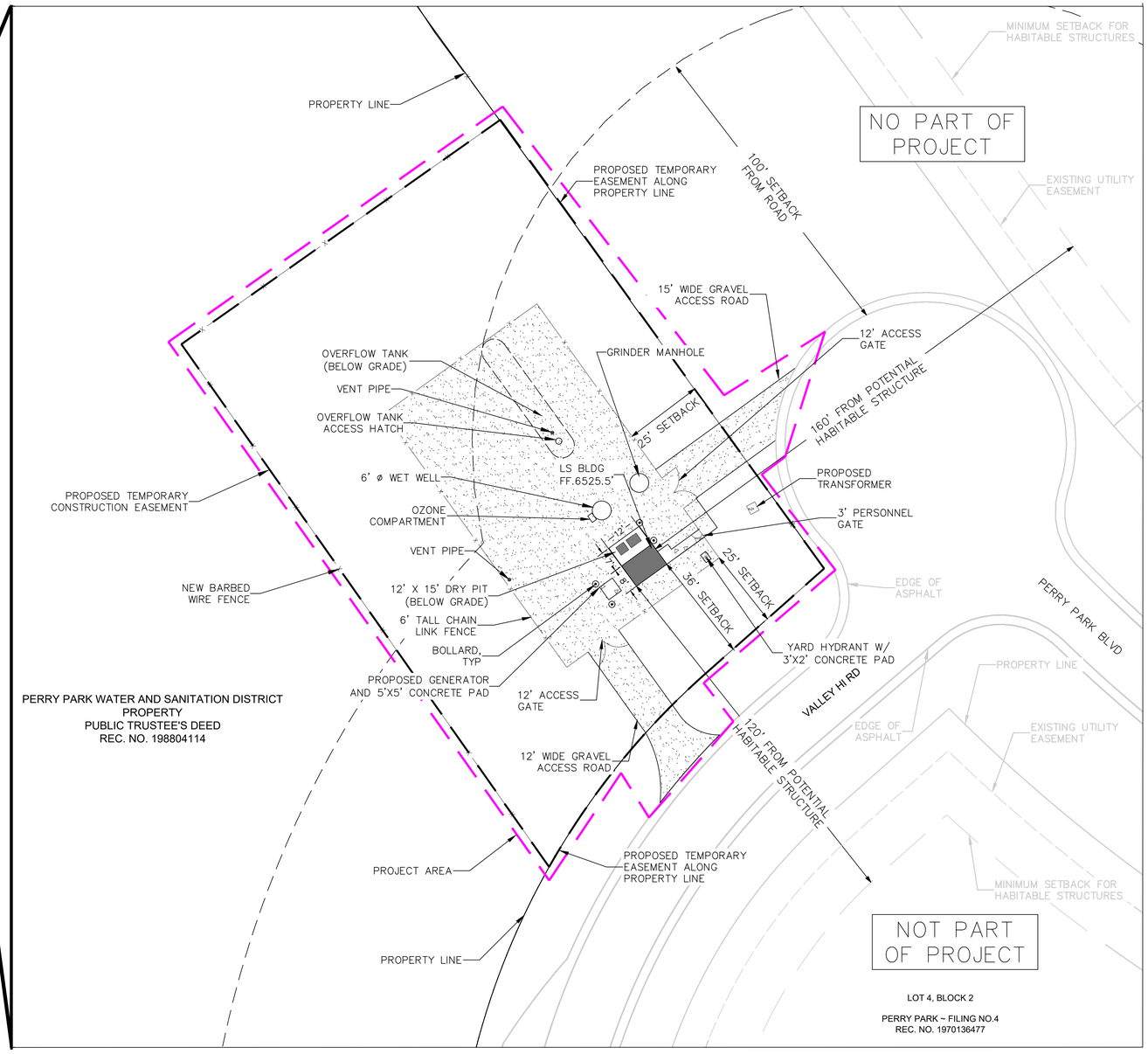
DOUGLAS COUNTY, COLORADO

PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES

LE2026-004



PARCEL MAP
1" = 150'



SITE PLAN
SCALE 1"=20'

LEGEND

- PROPOSED TEMPORARY EASEMENT
- MIN SETBACK FOR HABITABLE STRUCTURES
- PROPOSED ROAD
- FENCELINE
- EXISTING PROPERTY BOUNDARY
- EX UTILITY EASEMENT BOUNDARY
- PROJECT AREA

HATCH LEGEND

- NEW CONCRETE
- NEW GRAVEL

LIFT STATION SITE FENCE EXAMPLE

NOTE:
1. THE NEW CHAIN LINK FENCE WILL BE 60' W X 100' L WITH A GREEN PVC COATED GALVANIZED STEEL WITH GREEN HDPE SLATS. THE FENCE WILL LOOK LIKE THE FENCE SHOWN ABOVE.
2. HABITABLE STRUCTURES HAVE A MINIMUM SETBACK OF 25' FROM PROPERTY LINE.
3. ON-SITE PARKING WILL BE LIMITED TO THE AREA WITHIN THE FENCE AND PORTIONS OF THE ACCESS ROADS.
4. EXISTING UTILITY EASEMENT OFFSET 10' FROM RIGHT-OF-WAY ON LOTS ZONED AS SUBURBAN RESIDENTIAL. NO UTILITY EASEMENT CURRENTLY LOCATED ON LIFT STATION LOT STATE PARCEL NO. 2609-162-00-007.

20 0 10 20 40
1 INCH = 20 FEET

DOUGLAS COUNTY COLORADO

TST INFRASTRUCTURE, LLC
Consulting Engineers

BAR PLOTS 1-INCH AT FULL SCALE

SITE PLAN
SHEET 3 OF 7

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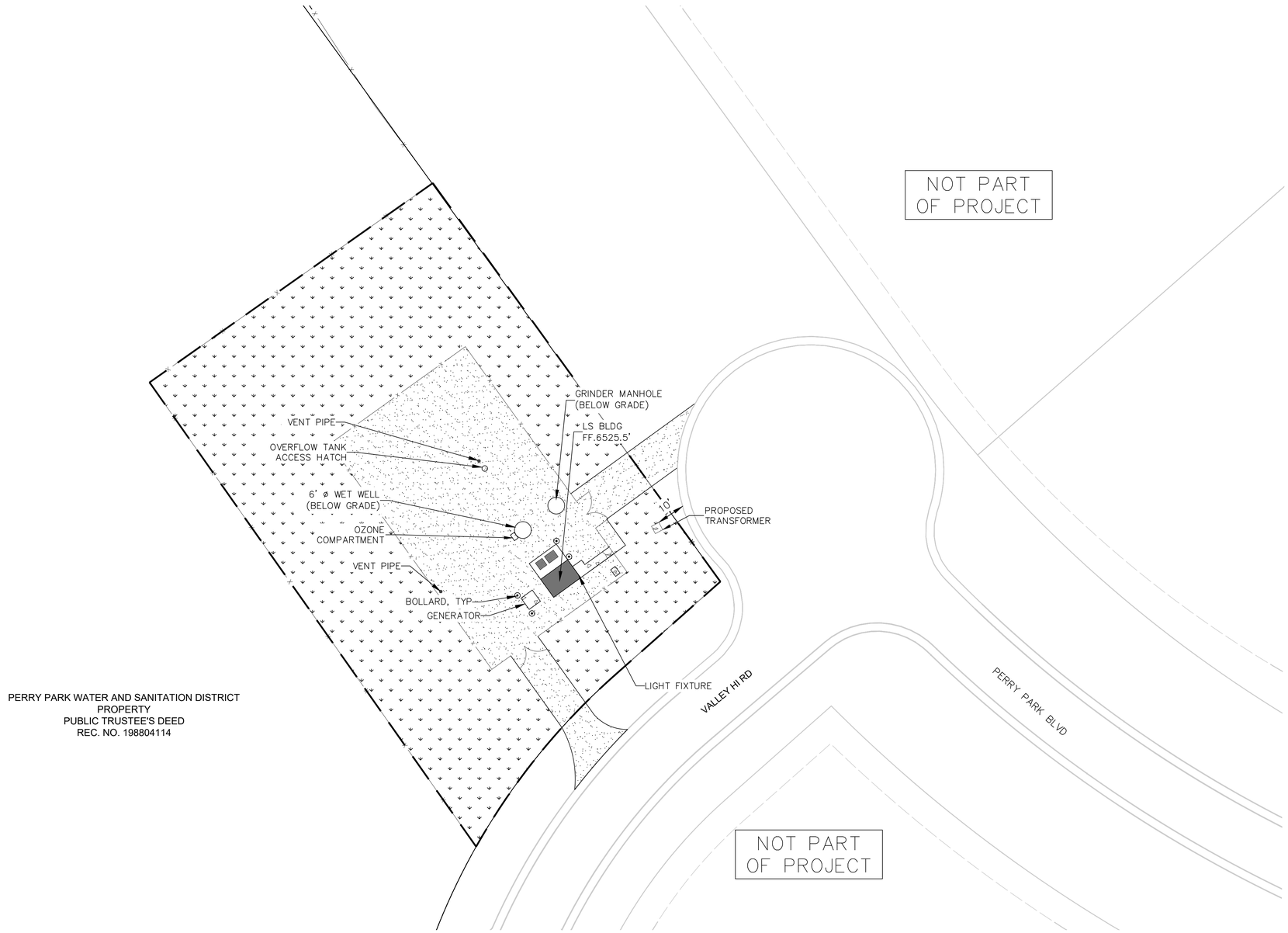
6067 PERRY PARK BLVD
LOCATION AND EXTENT EXHIBIT

SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST
DOUGLAS COUNTY, COLORADO
PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES
LE2026-004



PERRY PARK WATER AND SANITATION DISTRICT
PROPERTY
PUBLIC TRUSTEE'S DEED
REC. NO. 198804114

LANDSCAPING PLAN
SCALE 1"=20'

SITE LEGEND	
SYMBOL	DESCRIPTION
	NEW GRAVEL ROAD
	NEW CONCRETE
	NATIVE SEED

NOTE:
1. NON-FUNCTIONAL TURF, ARTIFICIAL TURF, OR INVASIVE PLANT SPECIES WILL NOT BE PLACED ONSITE. PLANT MATERIAL USED FOR RE-VEGETATION WILL BE NATIVE TO DOUGLAS COUNTY.
2. ALL LIGHT FIXTURES ONSITE WILL FOLLOW THE LIGHTING STANDARDS FOUND IN DOUGLAS COUNTY ZONING RESOLUTION SECTION 30
3. LIGHT FIXTURES WILL BE FULL CUT-OFF TYPES..

20 0 10 20 40
1 INCH = 20 FEET

DOUGLAS COUNTY COLORADO

TST INFRASTRUCTURE, LLC
Consulting Engineers

BAR PLOTS 1-INCH
AT FULL SCALE

LANDSCAPING PLAN
SHEET 4 OF 7

H:\Drawings\Douglas County\038.011.20 - SC_LID_W&S\Lift_Station\L&E\L&E Plan Sheets.dwg, L&E PLAN SHEETS - LANDSCAPING PLAN, 2/4/2025 6:37 PM

6067 PERRY PARK BLVD
LOCATION AND EXTENT EXHIBIT

SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST
DOUGLAS COUNTY, COLORADO
PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES
LE2026-004

PERRY PARK WATER AND SANITATION DISTRICT
PROPERTY
PUBLIC TRUSTEE'S DEED
REC. NO. 198804114

SITE UTILITY PLAN
SCALE 1"=20'

NEW YARD PIPING		
LINE	DESCRIPTION	MATERIAL
A	8" GRAVITY INFLUENT	PVC
B	4" SPRING CANON FORCE MAIN	PVC
C	8" WET WELL INFLUENT LINE TO PUMP 1	PVC
D	8" WET WELL INFLUENT LINE TO PUMP 2	PVC
E	SUMP DISCHARGE LINE	PVC
F	8" WET WELL OVERFLOW LINE TO TANK	PVC
G	8" TANK OVERFLOW RETURN LINE TO WET WELL	PVC
H	8" GRINDER LINE TO TANK	PVC
I	POTABLE SERVICE LINE	CU
J	UNDERGROUND ELECTRIC	PVC

NOTE:
UTILITIES IN RIGHT-OF-WAY ARE NOT SHOWN ON THIS EXHIBIT.

20 0 10 20 40
1 INCH = 20 FEET

DOUGLAS COUNTY COLORADO

TST INFRASTRUCTURE, LLC
Consulting Engineers

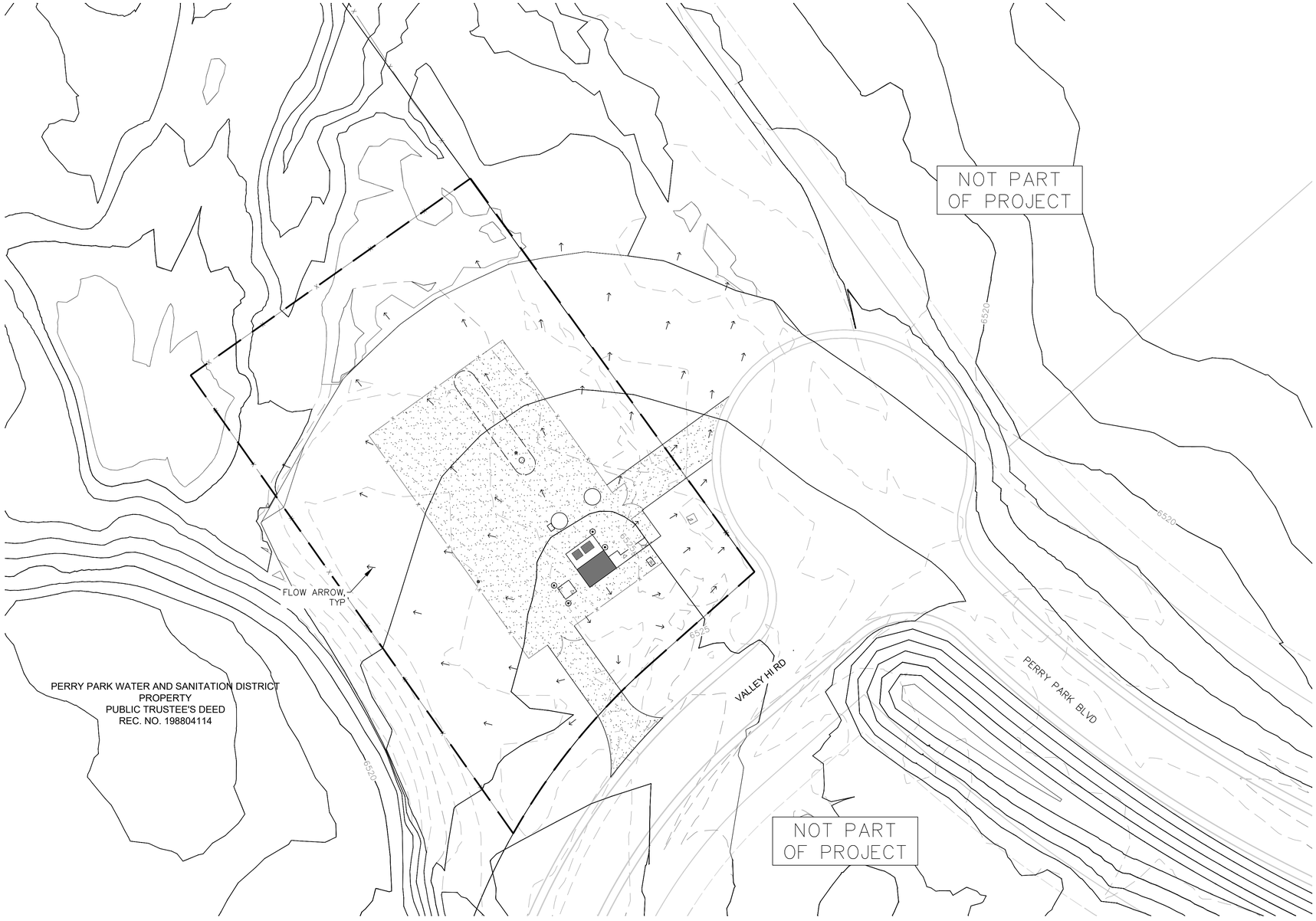
BAR PLOTS 1-INCH AT FULL SCALE

SITE UTILITY PLAN
SHEET 5 OF 7

H:\Drawings\Douglas County\038.011.20 - SC_LID_W&S\Lift_Station\L&E\L&E Plan Sheets.dwg, L&E PLAN SHEETS - YARD PIPING PLAN, 2/4/2025 6:37 PM

6067 PERRY PARK BLVD
LOCATION AND EXTENT EXHIBIT

SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST
DOUGLAS COUNTY, COLORADO
PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES
LE2026-004



GRADING PLAN
SCALE 1"=20'

LEGEND

- 6220 EXISTING MAJOR CONTOUR
- 6219 EXISTING MINOR CONTOUR
- 6220 FUTURE MAJOR CONTOUR
- 6219 FUTURE MINOR CONTOUR

20 0 10 20 40
1 INCH = 20 FEET

DOUGLAS COUNTY COLORADO

TST INFRASTRUCTURE, LLC
Consulting Engineers

BAR PLOTS 1-INCH
AT FULL SCALE

GRADING PLAN
SHEET 6 OF 7

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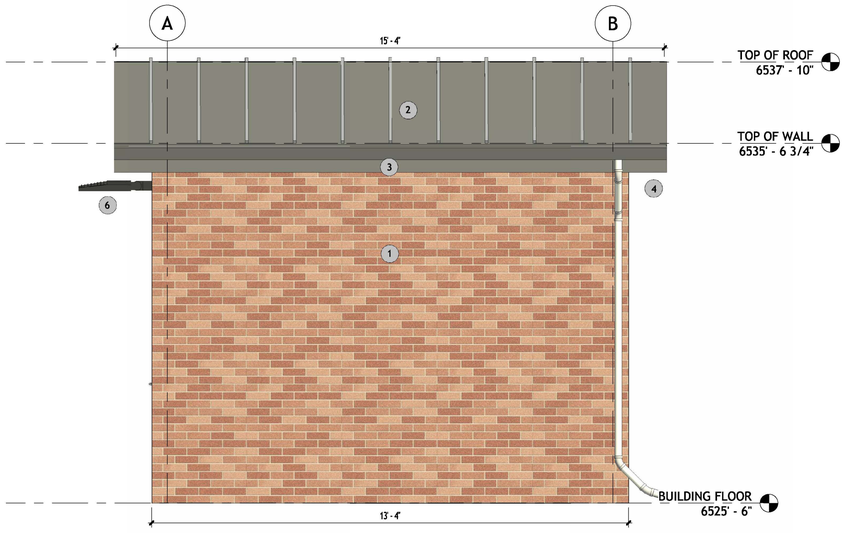
6067 PERRY PARK BLVD
LOCATION AND EXTENT EXHIBIT

SECTION 16, TOWNSHIP 9 SOUTH, RANGE 68 WEST

DOUGLAS COUNTY, COLORADO

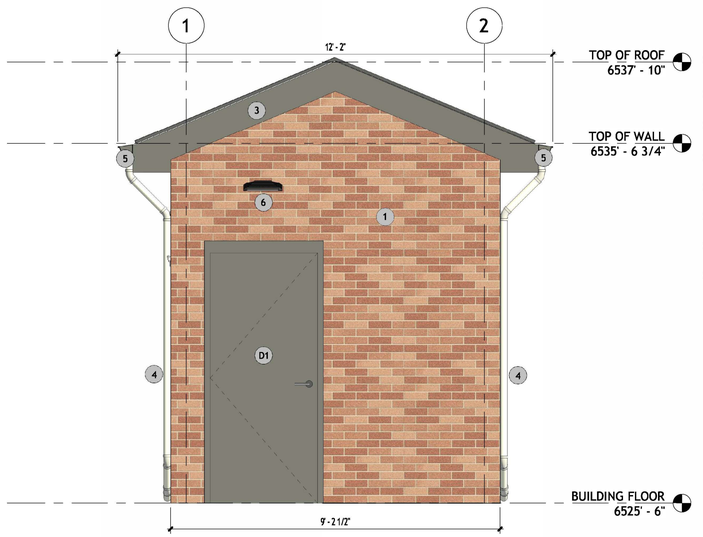
PARCEL - 14.409 ACRES PROJECT AREA - 0.50 ACRES

LE2026-004



NORTH BUILDING ELEVATION

1/2" = 1'-0"

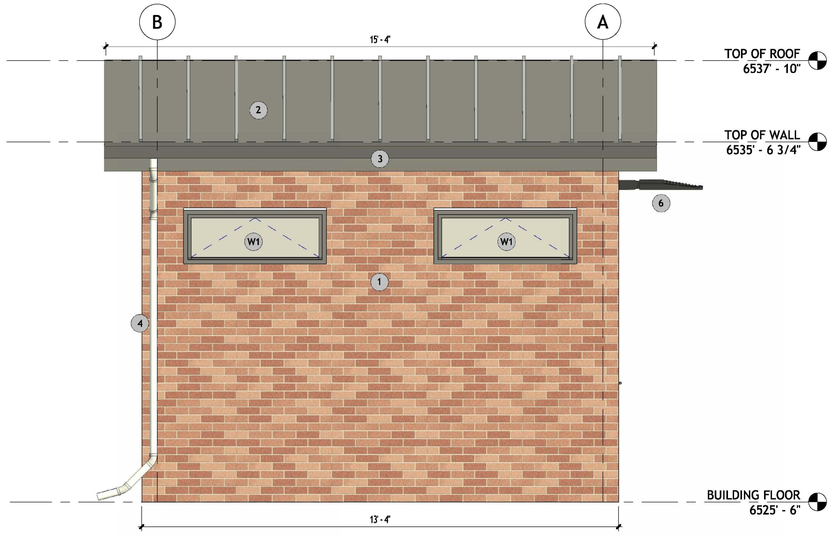


EAST BUILDING ELEVATION

1/2" = 1'-0"

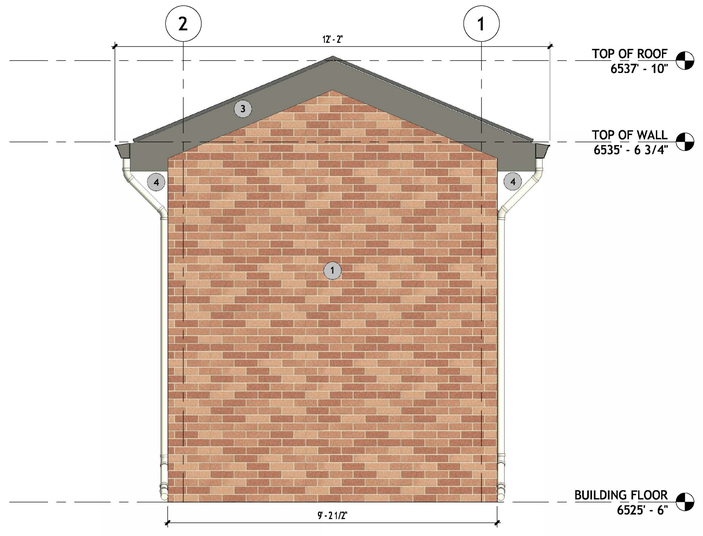
D1	36" X 84" METAL EXTERIOR DOOR, TNEMEC CITY MOUSE FINISH
W1	48" X 18" FIBERGLASS SANDWICH PANELS
1	1/2" BRICK VANEER - COLOR MEDIUM BROWN
2	16" BATTEN SEAM GALVANIZED STEEL ROOF - COLOR CHARCOAL GRAY
3	STEEL FASCIA PANEL - COLOR CHARCOAL GRAY
4	STEEL SOFFIT PANEL - COLOR CHARCOAL GRAY
5	METAL GUTTER AND DOWNSPOUT - COLOR CHARCOAL GRAY
6	EXTERIOR LIGHT - SEE NOTE 1

NOTE:
1. ALL EXTERIOR LIGHTING SHALL BE FULL CUT-OFF TYPES, AND WILL BE INSTALLED TO ELIMINATE ANY LIGHT SPILLAGE



SOUTH BUILDING ELEVATION

1/2" = 1'-0"



WEST BUILDING ELEVATION

1/2" = 1'-0"

DOUGLAS COUNTY COLORADO

TST INFRASTRUCTURE, LLC
Consulting Engineers

BAR PLOTS 1-INCH AT FULL SCALE

BUILDING ELEVATIONS

SHEET 7 OF 7

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MEETING DATE: April 20, 2026

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Filing 3A, Tracts D and E - Location and Extent - Project File: LE2026-005.

SUMMARY: The request is for approval of a Location and Extent application to construct the second phase of Prospect Community Park to include a swimming pool and spa, restaurant, pool house, and other improvements.

STAFF ASSESSMENT: Staff evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. 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	4/8/2026
Samantha Hutchison - FYI	Notified - FYI	4/8/2026

ATTACHMENTS:

Cover Page
Staff Report - LE2026-005

MEETING DATE: April 20, 2026

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Filing 3A, Tracts D and E - Location and Extent - Project File: LE2026-005.

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STAFF ASSESSMENT: Staff evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. 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.

ATTACHMENTS:

Staff Report - LE2026-005

DOUGLAS COUNTY
COLORADO

Location and Extent Staff Report

Date: April 5, 2026

To: Douglas County Planning Commission

From: Brett Thomas, AICP, Chief Planner BT
Jeanette Bare, AICP, Planning Manager JB
Steven E. Koster, AICP, Deputy Director of Community Development SK

Subject: **Sterling Ranch Filing 3A, Tracts D and E – Location and Extent**

Project File: **LE2026-005**

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

I. EXECUTIVE SUMMARY

The Sterling Ranch Community Authority Board (CAB) requests approval of a Location and Extent (L & E) application for construction of the second phase of a community park within portions of Tract D and Tract E within Sterling Ranch Filing 3A. The park, known as Prospect Village Community Park, is located on the west side of the Sterling Ranch Planned Development (Sterling Ranch PD). The CAB's narrative indicates the community park is intended to serve residents from the Sterling Ranch, Roxborough, Chatfield, and Louviers communities. The site is located in the Chatfield Urban Area as designated on the 2040 Douglas County Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

Sterling Ranch Community Authority Board
9350 Roxborough Park Road
Littleton, Colorado 80125

B. Applicant's Representative

Gary Debus
Sterling Ranch Community Authority Board
9350 Roxborough Park Road
Littleton, Colorado 80125

C. Request

CAB is requesting approval of an L & E application to construct the second phase of Prospect Community Park to include a swimming pool and spa, restaurant, pool house, and other improvements.

D. Location

The 1.75-acre project area is located on the east side of Prospect Community Park, near the intersection of Middle Peak Street and Monte Vista Circle. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

E. Project Description

The CAB is requesting approval of an L & E for construction of the second phase of the Prospect Community Park on portions of Tracts D and E, Sterling Ranch Filing 3A. The community park is intended to serve residents from the Sterling Ranch, Roxborough, Chatfield, and Louviers communities. The CAB narrative indicates there will be a tiered fee system for the pool facility. Sterling Ranch residents will not pay fees. Fees will be charged for other County residents, and the highest level of fees will be charged for persons residing outside of Douglas County.

The CAB states that the redesigned second phase of the park now includes a larger resort-style pool and spa, including infinity edge and zero-entry features. The pool decking and patio have been expanded to provide more space for visitors. The concession bar is replaced with a restaurant facility that includes a full kitchen, bar, and indoor and outdoor seating. The restaurant facility will be owned by the CAB and leased to an independent operator.

Additional improvements include a bathhouse with restrooms, changing areas, and showers. A mechanical pool building is proposed in the south portion of the project area and will include two additional restrooms for use by the adjacent playground.

The off-street parking lot has been reduced from 54 parking spaces to 17 parking spaces. The applicant estimates the average demand of the full park site and restaurant will be 87 parking spaces, which is anticipated to be accommodated by existing on-street parking that surrounds the park on Monte Vista Circle. The applicant estimates 285 on-street parking spaces are available within 1/8 of a mile.

An illustrative landscape plan was included with the submittal and depicts tree and shrub plantings within the park. Minor modifications to final park landscaping and amenities are anticipated to occur during the park construction process. Exterior lighting has not been specified for the pool, structures, or other use areas within the park. Lighting will be required to comply with all applicable Douglas County lighting standards.

The applicant would like to begin over-excavation for the pool and buildings this Spring with the facility completed for a grand opening in Fall of 2027.

III. CONTEXT

A. Background

The final plat for Sterling Ranch Filing 3A was approved by the Board in July of 2019. The final plat included 323 residential lots, one superblock lot for future development, and 31 tracts on approximately 104 acres. Tracts D and E were reserved for open space, utilities, drainage, landscaping, pedestrian access, and park. The Planning Commission approved an L & E application for the 8-acre Prospect Community Park in February 2024. This request is for a 1.75-acre portion of the larger overall park based on a substantial redesign of the Phase 2 improvements as previously approved by the Planning Commission.

B. Adjacent Land Uses and Zoning

Tracts D and E were platted as part of Sterling Ranch Filing 3A, and the site is surrounded by single-family residential and duplex lots within Filing 3A.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain construction of the proposed park improvements. The site is located within an area of steeply dipping bedrock. Mitigative measures include sub-excavation and soil modification treatment to depths of 12 to 14 feet below the lowest foundation elements.

B. Access

Access to the park is provided from Monte Vista Circle. An off-street parking lot is proposed along the eastern portion of the site. Street parking is available within the immediate area along Monte Vista Circle and surrounding streets. In addition to the street network, residents may access the park via existing trail and sidewalk connections.

C. Drainage and Erosion

A Grading, Erosion, Sediment Control (GESC) plan and report will be required to be reviewed and approved by Engineering prior to construction. A Final Drainage letter will be required to confirm conformance with the Phase III Drainage Report that was approved with Filing 3A.

D. Floodplain

No floodplain is present on the site.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (South Metro) provides firefighting and emergency medical services to the project area. At the writing of this staff report, no response has been received from South Metro.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. The Office of Emergency Management noted no comment. At the writing of the staff report, no response has been received from the DCSO.

C. Water and Sanitation

Water and sanitation service in Sterling Ranch is provided by Dominion Water and Sanitation District through an intergovernmental agreement with the CAB. At the writing of the staff report, no response has been received from Dominion.

D. Utilities

Area utility service providers were provided with a referral on this application. Xcel Energy and AT&T reviewed the request and had no conflicts with the proposal. The comments were provided to the applicant. No other utility provider issued comments at the writing of the staff report.

E. Other Required Processes and Permits

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

- Engineering approvals:
  - GESC Plan and Report
  - Drainage Plan and Report
  - Civil Construction Plans
  - Acceptance of TIS
- Approval of building-related plans

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners. No adjacent property owners or members of the public commented on the proposal. Referral response requests were sent to referral agencies on March 30, 2026, and the referral period concludes on April 13, 2026. Referral agency responses received are attached to the staff report for reference.

VII. STAFF ASSESSMENT

Staff evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. 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
Applicant's Narrative and Community Impact Report 7
Comprehensive Master Plan Land Use Reference Map 26
Zoning Map 27
Aerial Map 28
Initial Referral Agency Response Report 29
Referral Agency Response Letters 32
Location and Extent Plan Exhibit 34
Illustrative Landscape Plan 47

DOUGLAS COUNTY
COLORADO

Land Use Application

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

PROJECT INFORMATION

Project Type: Location and Extent (L&E)

Marketing Name: Prospect Community Park - Phase 2

Presubmittal Review Project Number:

PROJECT SITE

Address: Sterling Ranch Filing 3A, Tracts D&E

State Parcel Number(s): 2227-363-10-001 and 2227-363-10-002

Subdivision/Block#/Lot# *(if platted)*: Sterling Ranch Filing 3A, Tracts D&E

PROPERTY OWNER(S)

Name(s): Sterling Ranch Community Authority Board

Address: 9350 Roxborough Park Road, Sterling Ranch, CO 80125

Phone: (720) 830-5275

Email:

AUTHORIZED REPRESENTATIVE

Name: Gary Debus

Company: Sterling Ranch Community Authority Board

Address: 9350 Roxborough Park Road, Sterling Ranch, CO 80125

Phone: (720) 830-5275

Email:

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

ACKNOWLEDGMENT

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

Applicant's Signature — Date: 19 March 2026

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

Project Number (Office Use Only): LE2026-005

pcs group

3.26.2026

PROSPECT
COMMUNITY PARK – PHASE 2

LOCATION AND EXTENT REPORT AND WRITTEN NARRATIVE

STERLING RANCH
COLORADO

PREPARED BY
Sterling Ranch Community Authority Board

PREPARED FOR
Douglas County Staff & Advisory Boards, and
the Douglas County Planning Commission

Prospect Community Park – Summary

Presubmittal Meeting Date: 3-5-2026

Applicant Name: Sterling Ranch Community Authority Board (CAB)
Type of Entity: Metropolitan District
Representative: Gary Debus
Contact Information: (720) 830-5275

Project Name: Prospect Community Park - Phase 2

Project Summary: Prospect Community Park is an oval-shaped park approximately 8 acres in size located at the western boundary of the Sterling Ranch community in Filing 3A (Prospect Village). Construction of the 1st phase of the park including a 16,000-square foot inclusive playground, multi-purpose field, basketball court, volleyball court, sidewalks and site furnishings has already been significantly completed. This L&E application is for the 2nd phase of the park (approximately 1.75 acres of the total 8 acre size) which includes a resort-style swimming pool and spa, pool decking and patio spaces, a restaurant with a kitchen, bar, indoor and outdoor seating, a pool house (restrooms/ changing rooms and showers), a pool mechanical building with additional restrooms for park users, fire features, and landscaping.

State Parcel Number(s): 2227-363-10-002 and 227-363-10-001

Geographic area and population to be served by the project: The geographic service area includes but is not limited to the Sterling Ranch Planned Development, Chatfield Urban Area, Chatfield Valley Subarea, Roxborough SUA, Louviers Rural Community. The park will serve those residents living in the geographic area described above and possibly beyond.

Maintenance: The CAB will own and maintain the pool facility as a part of ongoing operating costs. This maintenance, along with other financial contributions, are a part of the Community Authority Board's budgeted annual expenses and will benefit the surrounding community and Douglas County. The restaurant will also be owned by the CAB and leased to an independent operator. The independent operator will be responsible for maintaining the standard of Sterling Ranch and CAB. The CAB will maintain the landscape and provide snow removal services around the facility.

Project Team:

Land Planner:	Civil Engineer:	Architect:	Aquatic Design:	Transportation Engineer:
PCS Group, Inc.	Kimley-Horn	Bilo Buck Architects	AC Aquatics	Fox Tuttle Transportation Group
200 Kalamath St.	6200 S. Syracuse Way, #300	3550 Frontier Ave.	Aldo Coronado	1624 Market St., Suite 202
Denver, CO 80223	Greenwood Village, CO 80111	Boulder, CO 80301	(303) 947-1744	Denver, CO 80202
Curtis Davidson	Caitlin Sheahan	Rory Bilocerkowycz		Cassie Slade
(303) 531-4905	(970) 986-6784	(847) 421-5130		(303) 652-3571

APPLICANT, DESCRIPTION OF REQUEST, AND PURPOSE OF IMPROVEMENTS:

On behalf of The Sterling Ranch Community Authority Board (CAB), and in conjunction with funding from Douglas County, we are excited to present the 2nd Phase of Prospect Community Park for Location and Extent review with the Department of Community Development. The proposed park phase is approximately 1.75 acres in size and sits on the high point of the 8-acre Prospect Community Park directly north of our Roxborough Village neighbors, east of Rampart Range Road, and south of Waterton Road where it can be conveniently accessed by Sterling Ranch and neighboring residents via local and regional trails and thoroughfares.

The 1st 6.25-acre phase of Prospect Community Park has already been constructed and residents of Sterling Ranch and adjacent communities are able to enjoy the 16,000-square foot inclusive playground, multi-purpose field, basketball court, volleyball court, and picnic shelters. The CAB hosted a well-received grand opening for the inclusive playground last year as well as other fun community events in the 1st phase of the park. While the originally approved L&E application for the community park included plans for a pool and bathhouse, we are excited to announce that Sterling Ranch is significantly increasing their investment in this space and is donating millions of dollars to make this a class-leading amenity for all Douglas County residents to enjoy.

The reimagined 2nd phase of Prospect Community Park now includes a larger resort-style pool with a Baja shelf, an accessible zero-entry feature, two infinity edge water features, and a sizable spa that will take advantage of uninhibited mountain views to the west. The pool decking and patio areas have also been expanded to provide more space for visitors to lounge in the sun during the day and gather around fire features in the cooler evenings.

Perhaps the most exciting new feature proposed with this L&E is the restaurant facility, with a full kitchen, bar, and indoor/outdoor seating that will allow patrons to enjoy the facility all year long. The facility will also have cabanas at the north end of the pool, an indoor/outdoor fireplace at the south end of the restaurant, and an iconic wayfinding element with a fireplace and clock tower chimney. A bathhouse with restrooms/changing rooms and showers is proposed just south of and detached from the restaurant building. The pool mechanical building will be located at the south end of the phase and will include storage space and 2 additional restrooms conveniently located next to the inclusive playground in the 1st phase of the park. While materials and finishes are still being selected for the buildings, walls, and hardscape features, the architectural elements will speak to the Colorado Mine vernacular that was chosen for the surrounding community and will be vetted by the Sterling Ranch Design Review Committee (DRC).

A tiered pricing schedule for the pool facility will be finalized as we get closer to opening, with no fee for Sterling Ranch residents, a slightly higher fee for Douglas County residents and a third, higher fee, for anyone who resides outside of Douglas County. The Sterling Ranch Community Authority Board will own and maintain the pool facility. While the CAB will also own the restaurant, they will likely lease the facility to an independent operator.

PARKING:
The development team has evaluated the anticipated parking demands of the 1st and 2nd park phases in context with the surrounding residential uses and available on-street parking. Based on ITE national parking generation data, the full park site and restaurant will have an average parking demand of 87 spaces and an 85th percentile parking demand of 114 spaces. 17 off-street and ADA parking spaces are being provided in a parking lot on the east side of the park. Monte Vista Circle (the perimeter street surrounding the park) has on-street parking on both sides of the street totaling approximately 136 spaces. A parking exhbit prepared by Fox Tuttle Transportation Group attached below shows an additional 285 on-street parking spaces within 1/8 of a mile walking distance and another 183 on-street parking spaces within 1/4 of a mile walking distance. In summary, the on-site and on-street spaces are expected to adequately meet the parking demands anticipated for the park.

EXTERIOR LIGHTING:
While specific exterior lighting fixtures have not yet been specified for the pool, restaurant, walkways and landscape areas within the 2nd phase of the park, all exterior lighting will be compliant with the Sterling Ranch General Community Standards, the Sterling Ranch PD, and Douglas County's Dark Skies guidelines, including the requirement that the light fixtures must be full cut-off. Exterior lighting fixtures will also be vetted by the Sterling Ranch DRC. It is anticipated that the facility will be open in the evenings so ample building lighting and landscape lighting will be provided to safely illuminate the outdoor spaces while in use.

SETBACKS AND BUILDING HEIGHT REQUIREMENTS:
Prospect Community Park falls within the C3 Character Zone of Sterling Ranch Neighborhood D2.4 and as such, will comply with the development standards for setbacks, parking, and building height as specified for that Character Zone per the Sterling Ranch PD. The C3 Character Zone allows a maximum building height of 28 feet from finished floor to finished ceiling at the exterior wall (excluding chimneys, skylights, ventilators, parapet walls, cornices, and mechanical appurtenances), and an 18-foot minimum setback for principal buildings.

POTENTIAL COMMUNITY IMPACTS AND PROPOSED MITIGATION MEASURES:
While the majority of community impacts related to this park project are anticipated to be positive, one potential negative community impact is the inconvenience of construction and associated construction traffic for the residents. As the pool facility sits directly adjacent to the installed playground it is very likely the playground (and perhaps other portions of the park) will need to be closed intermittently during construction operations. It is anticipated that over-excavation for the pool and buildings will occur this Spring or Summer, followed by wet utility services, grading work, and retaining wall construction in the Summer or Fall of 2026. Construction of the pool, pool buildings, restaurant, parking lot, flatwork and landscaping will follow after, the goal being to have the facility completed for a grand opening in the Fall of 2027.

During construction, any required traffic control will be done in accordance with the requirements of Douglas County Public Works. Safe travel way on dedicated roadways on and adjacent to the job site will be provided, as will proper traffic control warning devices around all excavations, embankments and obstructions. Daily construction hours are anticipated to be from 7:00 am to 7:00 pm.

Portions of Sterling Ranch Filing 3, including the 2nd phase of Prospect Park, are located within the Dipping Bedrock Overlay District as identified in information provided by the Colorado Geological Survey and by Douglas County. Our geotechnical engineering team (AG Wassenaar, Inc) has taken such considerations into account when preparing their geotechnical study for this project, dated November

30, 2023 (Project Number 233359). The Sterling Ranch CAB will be following the recommendations as provided by AG Wassenaar to properly address the site's soils conditions. The mitigative measures that will be taken include sub-excavation and soil modification treatment to depths of 12 to 14 feet below the lowest foundation elements. This operation will be done when the site is graded. The goal is to begin this portion of work immediately after the Location and Extent and GESC approvals are obtained through Douglas County.

COMPLIANCE WITH THE DOUGLAS COUNTY ZONING RESOLUTION, SUBDIVISION RESOLUTION, AND COMPREHENSIVE MASTER PLAN:
Prospect Community Park is within the Chatfield Urban Area as identified in the Comprehensive Master Plan and is within the Sterling Ranch Planned Development (PD Zoning District). In compliance with the Douglas County Subdivision Resolution and the Sterling Ranch PD, the subject parcel of land was set aside for park use in the required Neighborhood Plan and Preliminary Plan and was dedicated as park space with the Filing 3A Final Plat. In concert with the intent of the Comprehensive Master Plan and the Douglas County Zoning Resolution, Prospect Park will provide the existing and future tenants of Sterling Ranch and Douglas County with park space, a place to gather and recreate, foster a strong sense of community and social connectivity, and will promote a healthy and active lifestyle.

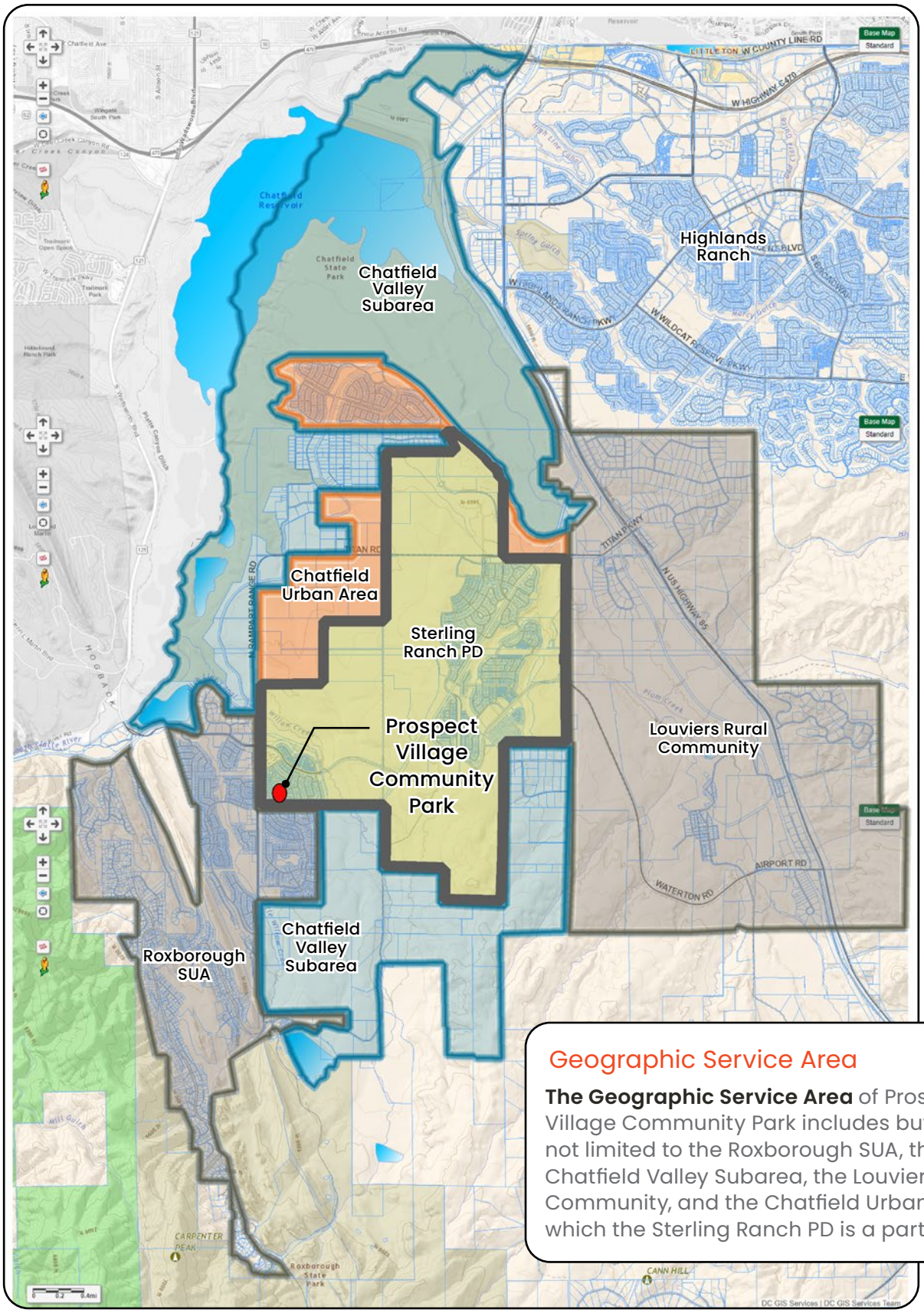
TRAFFIC ANALYSIS:
The Fox Tuttle Transportation Group has prepared a traffic analysis memorandum which is attached to this Location and Extent application for reference. The memorandum concludes that the internal intersections and roadways will operate acceptably per the PD standards and Douglas County Standards and the existing roadway network can accommodate the traffic associated with the pool and restaurant facilities without the need for additional roadway improvements.

DRAINAGE ANALYSIS:
Kimley-Horn will prepare a Drainage Conformance Letter for the project to be provided with the forthcoming engineering documents submittal. The proposed park will be analyzed against the assumptions made in the approved Filing 3A drainage report, where Site drainage is conveyed to the existing inlets at the north and west ends of the park and conveyed to water quality and detention ponds downstream. The letter is anticipated to conclude that the proposed Site improvements are consistent with the intent of the original design and conform with the original Phase III Drainage Report for Filing 3A.

COMMUNITY OUTREACH EFFORTS AND SUPPORT OF THE PROJECT BY OTHER PARTNERING ENTITIES:
In 2021, the CAB undertook a public survey of residents to determine what they would like to see in the proposed park. The survey revealed that residents desired a more active-use park than had been originally approved. Concept designs were drawn up for the entire park as a result of that public outreach. Those concepts were further refined as a result of comments from the Douglas County Parks Advisory Board, the Sterling Ranch DRC, and a volunteer playground task force put together by the CAB. The concepts for the entire park were shared and discussed with residents of Prospect Village and the entire Sterling Ranch community during CAB Town Hall meetings. Most recently, CAB has shared the updated concept for the significantly enhanced 2nd phase of the park with Sterling Ranch residents. This included a presentation at a CAB evening board meeting, and updates to the two resident operated Metropolitan Districts.

We hope you will find that this park phase is unique in design and is focused on providing an elevated community space for all residents to enjoy. We look forward to discussing this exciting project with you in more detail and we thank you for your time and consideration.

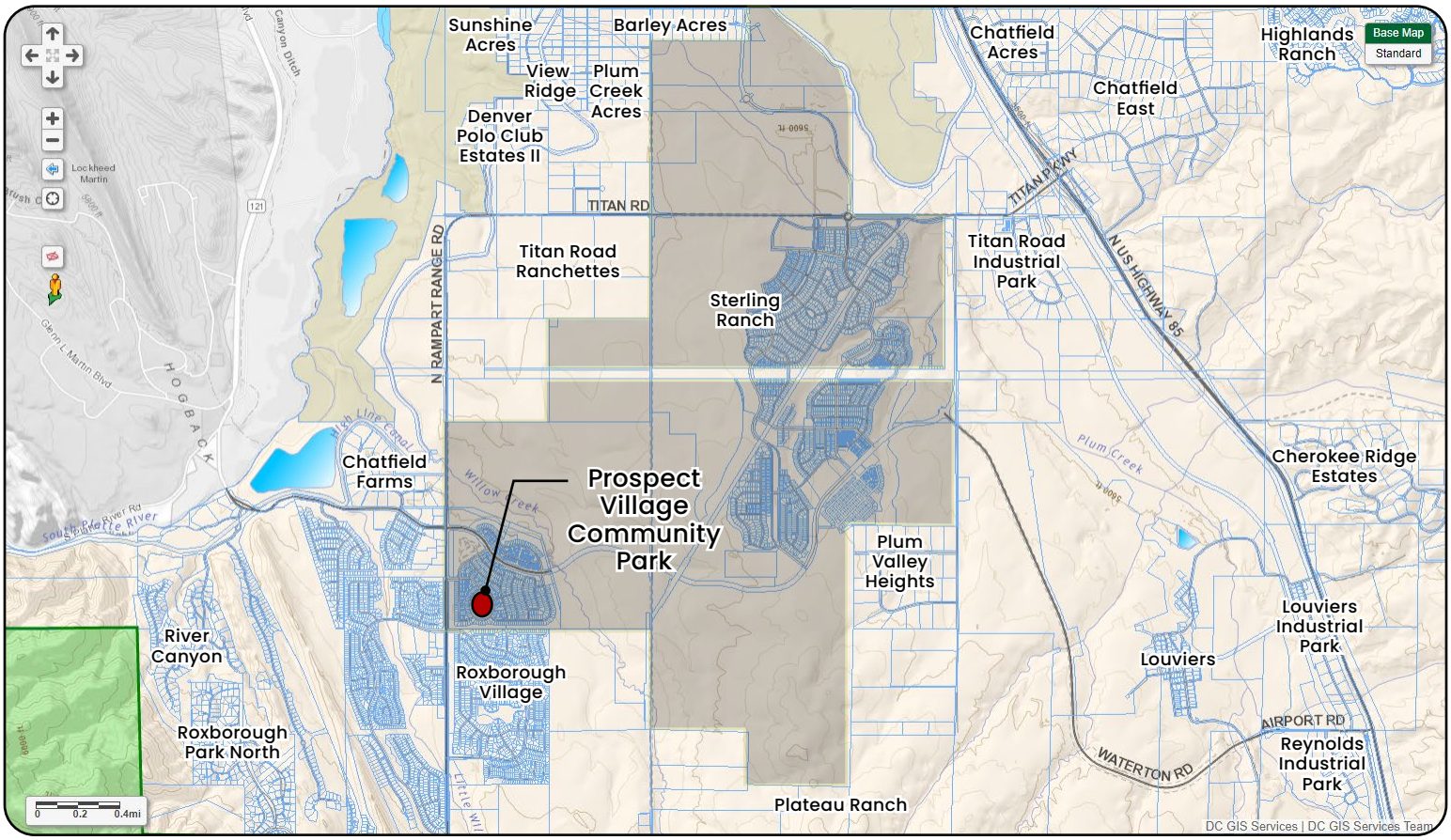
GEOGRAPHIC SERVICE AREA



Geographic Service Area

The Geographic Service Area of Prospect Village Community Park includes but is not limited to the Roxborough SUA, the Chatfield Valley Subarea, the Louviers Rural Community, and the Chatfield Urban Area, of which the Sterling Ranch PD is a part.

PROJECT VICINITY



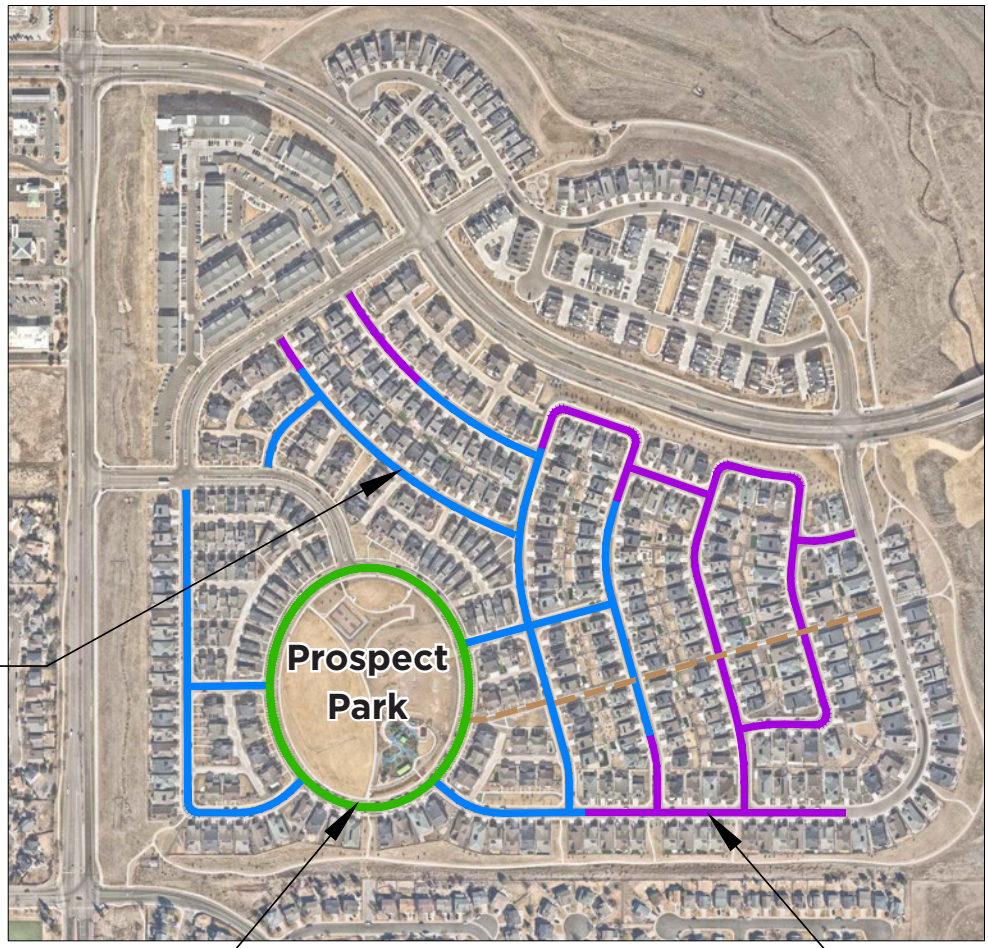
Sterling Ranch

Sterling Ranch is a master planned community zoned for 16,050 new homes in the northwest corner of Douglas County east of Rampart Range Road, west of Moore Road, and bisected by Titan Road and the newly constructed Waterton Road extension. The 3,400-acre community at full build-out anticipates approximately 1,300 acres of opens space, miles of interconnected trails, and park spaces that will invest in community.

Prospect Village Community Park

Prospect Village Community Park is a partially constructed 8-acre oval shaped park formed by Monte Vista Circle in Prospect Village at the western boundary of the Sterling Ranch Community. The park can be easily accessed via trails and public thoroughfares by our adjacent neighbors including Roxborough Village, Chatfield Farms, Roxborough Park North, Plum Valley Heights, Louviers, and others.

On-Street Parking near Prospect Park



$\frac{1}{8}$ *mile walk*
285 spaces

Around Circle
136 spaces

$\frac{1}{4}$ *mile walk*
183 spaces

Legend

Phase 1 (Existing)

1. Volleyball Lawn
2. Basketball Court (Full Court)
3. Multi-Purpose Turf Field / Event Lawn
4. Shade Structure / Bandstand
5. Picnic Area
6. Native Grass Area
7. Seating Area
8. Inclusive Playground (+/- 16,700 sf)
9. Shade Structure
10. Play Lawn
11. Textured Play Ramp
12. Regional Trail Connections

Phase 2 (Proposed L&E)

Pool with Zero Entry Feature & Splash/ Play Area, Restaurant, Pool Building, Pool Mechanical, Overlook Patio, Spa, Fire Feature & Parking Lot

STERLING RANCH
COLORADO

This plan is illustrative only, and is subject to change.

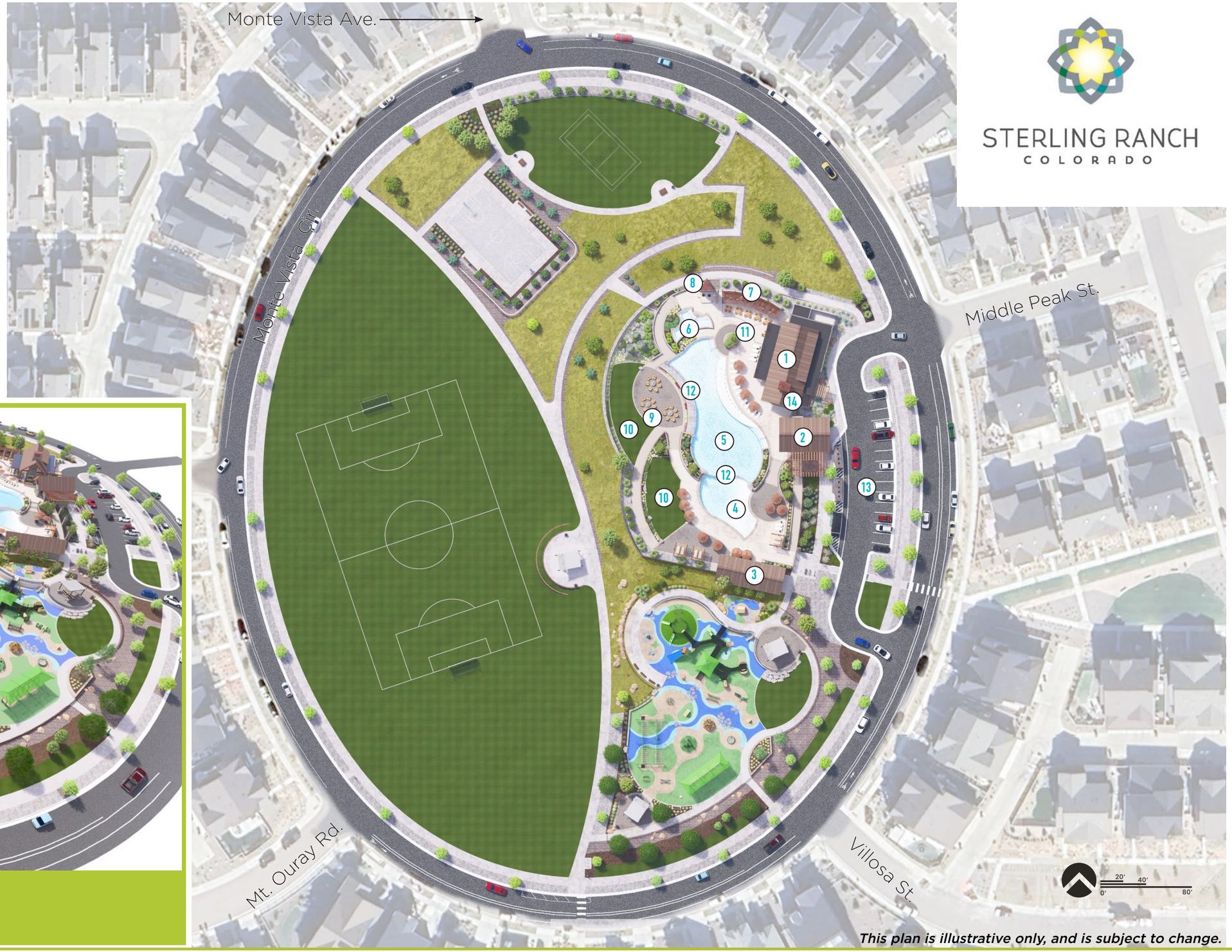
Prospect Village Community Park Phase 2 – Site Context

Douglas County, Colorado

Legend

Phase 2 (Proposed L&E)

1. Restaurant
2. Bathhouse (Restrooms/Changing Rooms/ Showers)
3. Pool Mechanical Building & Park Restrooms
4. Zero Entry Splash Pool
5. Main Pool
6. Spa
7. Cabanas
8. Fireplace w/ Clock Tower Chimney
9. Lower Viewing Patio & Fire Pits
10. Lawn Area
11. Restaurant Patio
12. Infinity Edge
13. Parking Lot
14. Indoor/Outdoor Fireplace



STERLING RANCH
COLORADO

This plan is illustrative only, and is subject to change.

Prospect Village Community Park Phase 2 – Illustrative Site Plan

Douglas County, Colorado

LEGEND

A **AZURE SPRINKLE SANDSCAPE REFINED**
Primary Pool Decking

B **SANDSTONE BROOM FINISH**
Banding, Coping, Stairs and Ramps

C **ADOBE FLAGSTONE PATTERN**
Accent Pool Decking and Fire Pit Area

This plan is illustrative only. Layout & Materials are subject to change.

This plan is illustrative only, and is subject to change.

Prospect Village Community Park Phase 2 – Illustrative Rendering

Douglas County, Colorado

Sterling Ranch - Filing 3A

This plan is illustrative only, and is subject to change.

Prospect Village Community Park Phase 2 – Illustrative Rendering

Douglas County, Colorado

Sterling Ranch – Filing 3A

Sterling Ranch Filing 3A, Tracts D and E
Request for Location and Extent
Planning Commission Staff Report - Page 19 of 47

pcs group

This plan is illustrative only, and is subject to change.

Prospect Village Community Park Phase 2 – Illustrative Rendering

Douglas County, Colorado

Sterling Ranch - Filing 3A

This plan is illustrative only, and is subject to change.

Prospect Village Community Park Phase 2 - Illustrative Rendering

Douglas County, Colorado

Sterling Ranch - Filing 3A

Sterling Ranch Filing 3A, Tracts D and E
Amended Location and Extent
Planning Commission Staff Report - Page 21 of 47

This plan is illustrative only, and is subject to change.

Prospect Village Community Park Phase 2 - Site Context

Douglas County, Colorado

Sterling Ranch - Filing 3A

This plan is illustrative only, and is subject to change.

Prospect Village Community Park Phase 2 – Site Context

Douglas County, Colorado

This plan is illustrative only, and is subject to change.

Prospect Village Community Park Phase 2 – Site Context

Douglas County, Colorado

This plan is illustrative only, and is subject to change.

Prospect Village Community Park Phase 2 - Site Context

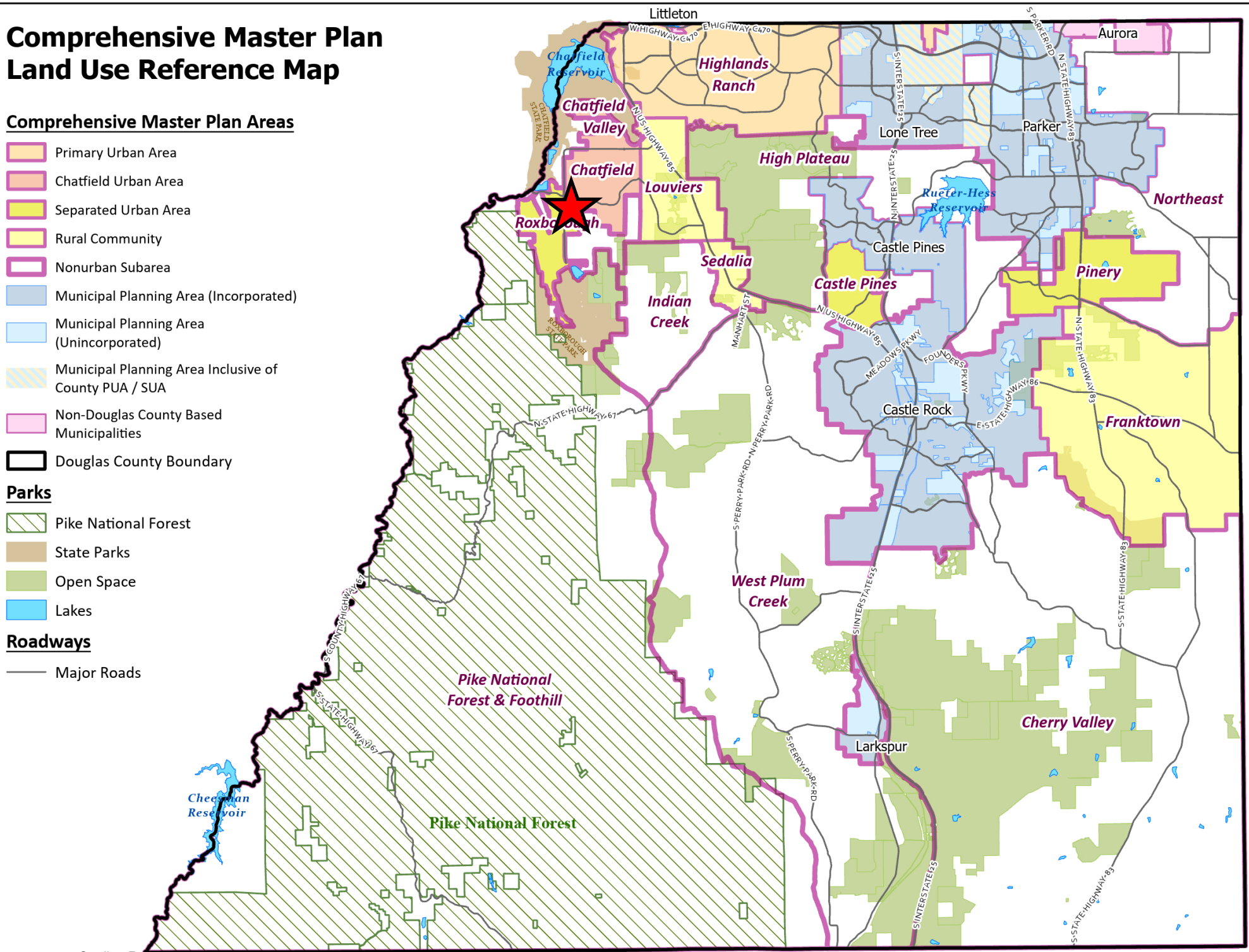
Douglas County, Colorado

Sterling Ranch - Filing 3A

Sterling Ranch Filing 3A, Tracts D and E
Preliminary Plan - Location and Extent
Planning Commission Staff Report - Page 25 of 47

pcs group 72

Comprehensive Master Plan
Land Use Reference Map



Sterling Ranch Filing 3A, Tracts D and E
LE2026-005

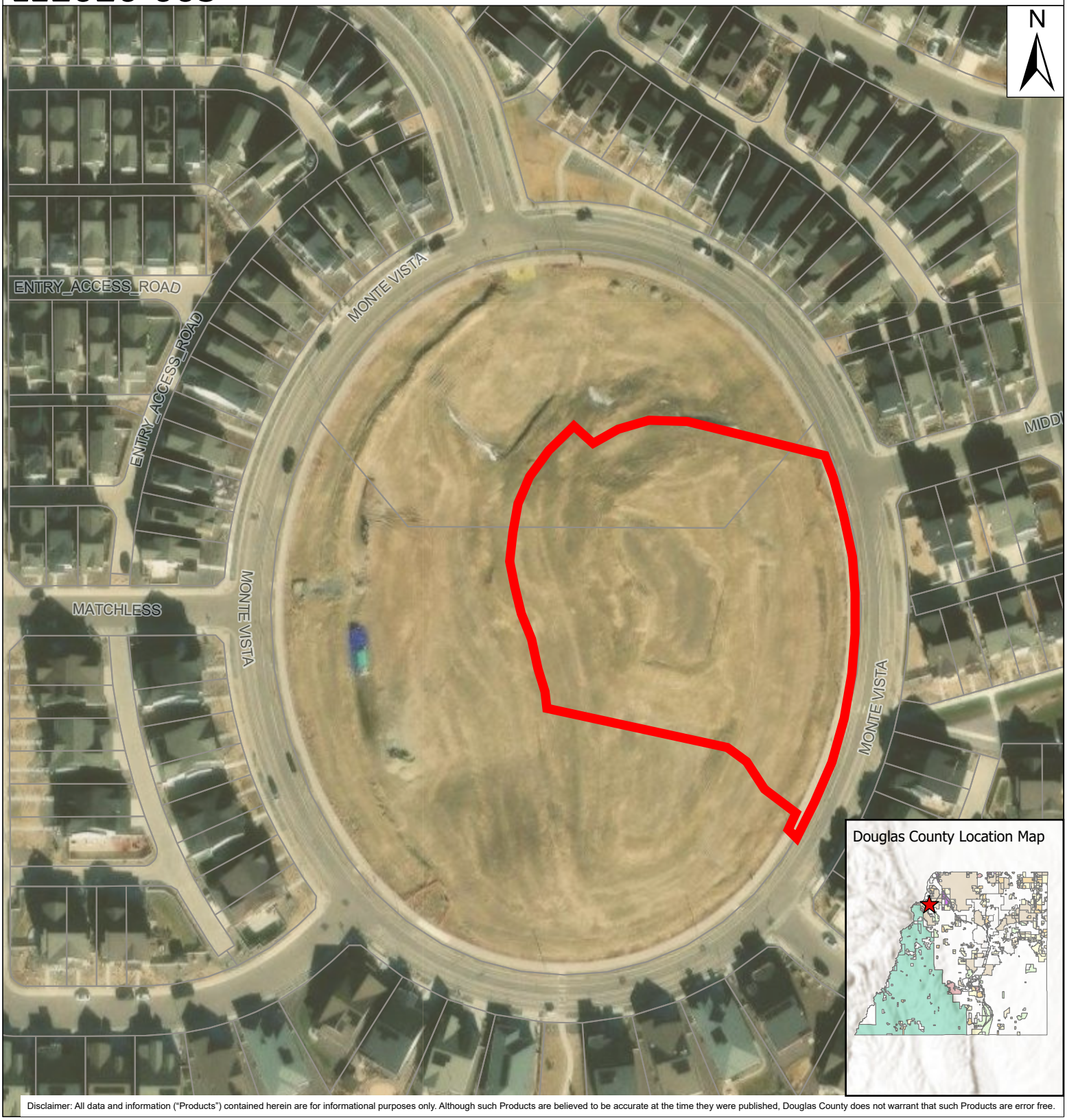
Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

A1 - AGRICULTURAL ONE

PD - PLANNED DEVELOPMENT

Sterling Ranch Filing 3A, Tracts D and E
LE2026-005

DOUGLAS COUNTY COLORADO



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Project Name: Sterling Ranch Filing 3A, Tracts D and E - Location and Extent
Project File #: LE2026-005
Date Sent: 03/30/2026 **Date Due:** 04/13/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/03/2026	**Verbatim response**: The proposed addresses are: RESTAURANT - 8160 MONTE VISTA CIRCLE; RESTROOMS/POOLHOUSE - 8160A MONTE VISTA CIRCLE; POOL CHECK IN BLDG - 8160B MONTE VISTA CIRCLE; MECHANICAL BLDG - 8160C MONTE VISTA CIRCLE. These addresses are for plan review only 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.	Comments provided to applicant.
Arrowhead Shores HOA		No response was received as of staff report preparation.	
AT&T Long Distance - ROW	04/02/2026	**Summary of response letter:** AT&T reviewed the request and noted there should be no conflicts with AT&T Long Lines.	No action necessary.
Building Services	04/03/2026	**Verbatim response:** Permit(s) required for all structures. Please visit Douglas County's website for requirements and contact 303-660-7497 if you have any questions.	Comments provided to applicant.
CenturyLink		No response was received as of staff report preparation.	
Chatfield Community Association		No response was received as of staff report preparation.	
Chatfield Farms 1-A HOA		No response was received as of staff report preparation.	
Comcast		No response was received as of staff report preparation.	
Dominion Water and Sanitation District		No response was received as of staff report preparation.	
Douglas County Health Department	03/31/2026	**Verbatim response:** <u>Food Service Plan Review</u>: Plans for all new and remodeled retail food establishments must be reviewed by DCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food	Comments provided to applicant.

Project Name: Sterling Ranch Filing 3A, Tracts D and E - Location and Extent
Project File #: LE2026-005
Date Sent: 03/30/2026 **Date Due:** 04/13/2026

Agency	Date Received	Agency Response	Response Resolution
		establishment to our office at 410 S Wilcox Street, Castle Rock, along with the Plan Review Specification Packet. We recommend a review of the plans by DCHD be completed before Douglas County issues a building permit for the construction. The applicant may call DCHD at our office at (720) 907-4886, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found online at DCHD's website at https://www.douglas.co.us/health-department/environmental-health/. Pool Plan Review: Swimming pools, interactive water fountains, splash pads, and other aquatic venues are environments in which bathers can be exposed to diseases, chemicals, or environmental contaminants and hazards. Plans and specifications for all new public pools, semi-public pools, spray pads, or other aquatic venues are required by the Colorado Revised Statutes (C.R.S. 25-5-802) to be reviewed and approved by DCHD at least 30 days prior to construction, remodeling, or modification of an aquatic venue. This will ensure that the facility is designed and operated to meet all applicable sections of the 5CCR1003-5, Swimming Pools and Mineral Baths regulation to provide bathers a safe and clean environment. The applicant shall submit plans for the proposed aquatic facility to our DCHD, along with the Pool Plan Review form found at http://www.DCHD.org/DocumentCenter/View/2348. More information can be found at http://www.DCHD.org/262/Pools-Spas-Water-Features. We recommend the review and approval of plans by DCHD be completed before Douglas County issues a building permit for the construction.	
Douglas County Parks and Trails		No response was received as of staff report preparation.	

Project Name: Sterling Ranch Filing 3A, Tracts D and E - Location and Extent
Project File #: LE2026-005
Date Sent: 03/30/2026 **Date Due:** 04/13/2026

Agency	Date Received	Agency Response	Response Resolution
Engineering Services		No response was received as of staff report preparation.	
Office of Emergency Management	03/31/2026	No comment.	No action necessary.
Roxborough Village First HOA		No response was received as of staff report preparation.	
Sheriff's Office		No response was received as of staff report preparation.	
South Metro Fire Rescue		No response was received as of staff report preparation.	
Sterling Ranch Community Authority Board		No response was received as of staff report preparation.	
Xcel Energy-Right of Way & Permits (PSCo)	03/31/2026	**Summary of Response**: Xcel Energy reviewed the request and has no apparent conflict. The developer must complete the application process for any new electric service.	Comments provided to applicant.

Brett Thomas

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, April 2, 2026 2:50 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: LANA SCARLETT-ROWELL (ls1762@att.com) <ls1762@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>
Subject: Monte Vista Cir Castle Rock, Colorado Douglas County eReferral #LE2026-005

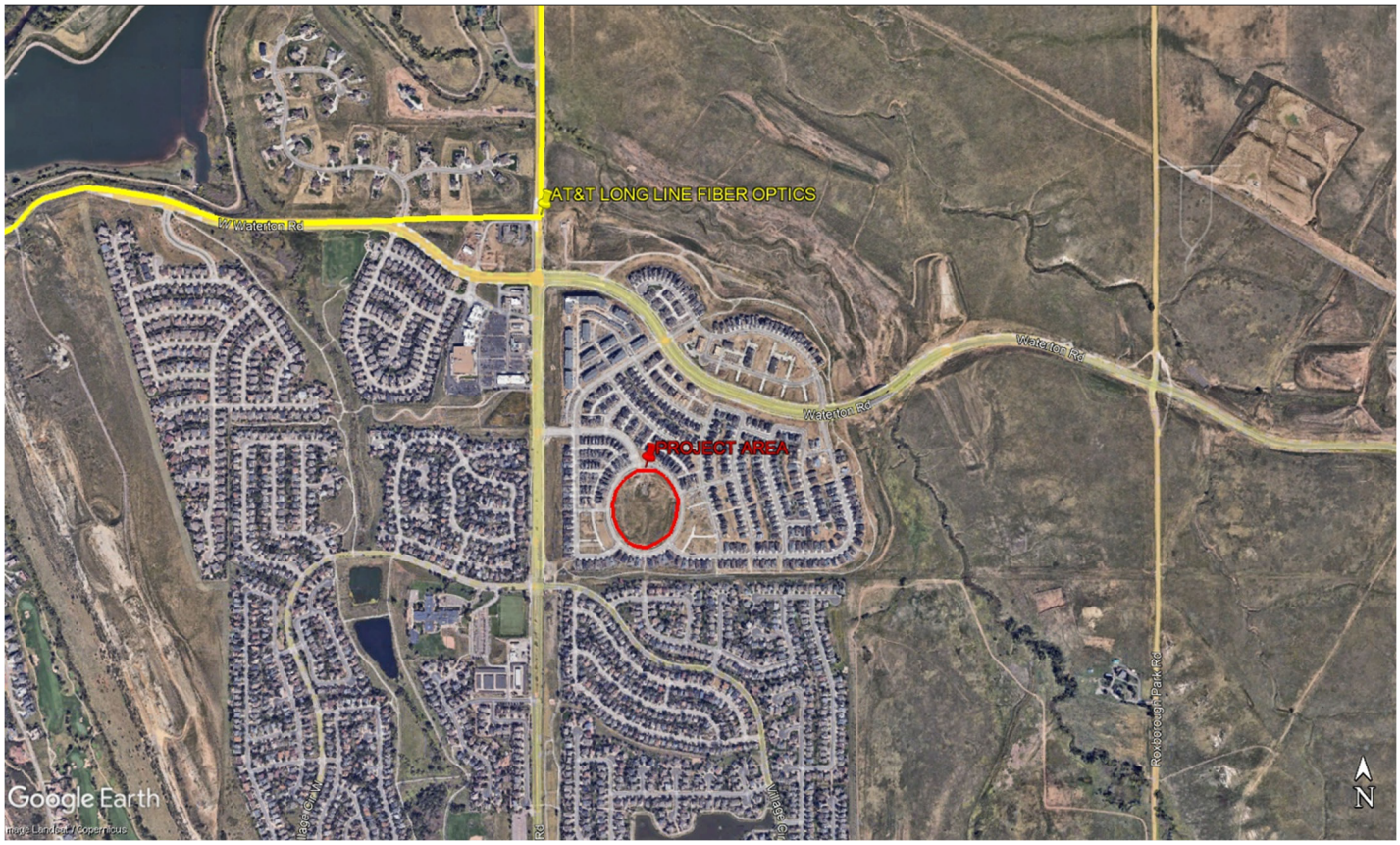
Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Monte Vista Cir Castle Rock, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com



The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

Right of Way & Permits

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

March 31, 2026

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

Attn: Brett Thomas

Re: Sterling Ranch Filing 3A, Tracts D and E, Case # LE2026-005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the approval of a Location and Extent (L & E) to construct the second phase of Prospect Community Park to include a swimming pool and spa, restaurant, pool house, and other improvements and currently has no apparent conflict.

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

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

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.

STERLING RANCH FILING 3A - PROSPECT VILLAGE COMMUNITY PARK

PHASE 2 - LOCATION & EXTENTS

LOCATED IN A PORTION OF PLANNING AREAS D2 AND RP (REGIONAL PARK) SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, SOUTHEAST QUARTER OF SECTION 30, NORTHEAST QUARTER OF SECTION 31, AND NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
3325 S TIMBERLINE ROAD, SUITE 130
FORT COLLINS, COLORADO 80525
(970) 822-7911
CONTACT: CAITLIN SHEAHAN, P.E.

OWNER/DEVELOPER
STERLING RANCH COMMUNITY AUTHORITY BOARD
9350 ROXBOROUGH PARK ROAD
STERLING RANCH, COLORADO 80125
TELEPHONE: (720) 822-6360
CONTACT: KEVIN JOHNK, P.E.

LANDSCAPE ARCHITECT
PCS GROUP, INC.
#3, B-180 INDEPENDENCE PLAZA
1007 16TH STREET
DENVER, CO 80265
(303) 531-4905
CONTACT: CURTIS DAVIDSON, PLA

ARCHITECT
BILO BUCK ARCHITECTS
3550 FRONTIER AVE, A2
BOULDER, COLORADO 80301
(847) 421-5130
CONTACT: RORY BILOCERKOWYCZ, AIA

GEOTECH
A. G. WASSENAAR, INC.
3211 SOUTH ZUNI STREET
ENGLEWOOD, COLORADO 80110
(303) 759-8100
CONTACT: ASHLEY MCDANIELS, P.E.

SURVEYOR
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122
(303) 713-1898
CONTACT: ANTHONY PEALL, PLS

STERLING RANCH
COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, SOUTHEAST QUARTER OF SECTION 30, NORTHEAST QUARTER OF SECTION 31, AND NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, MONUMENTED ON THE WEST END BY A 3 ¼ INCH ALUMINUM CAP STAMPED "LS 11530" AND ON THE EAST END BY A 3 ¼ INCH ALUMINUM CAP STAMPED "LS 10377," ASSUMED TO BEAR SOUTH 89°39'29" WEST 2,641.93 FEET.

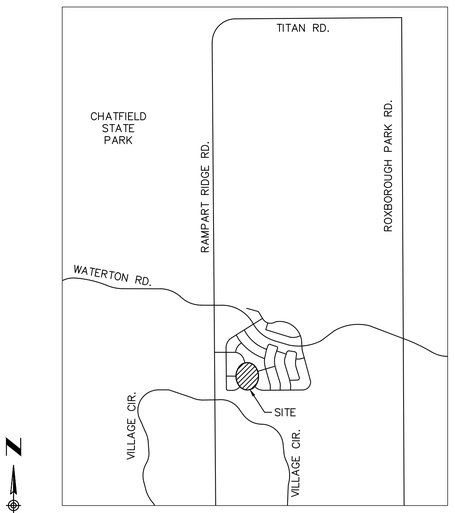
BENCHMARK:

NGS POINT "A 307" ELEVATION OF 5540.05' (NAVD 88) BEING CONTROL POINT #102, LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68 WEST.

NOTE: ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO THE PROJECT BENCHMARK HORIZONTAL CONTROL, INCLUDING THE BASIS OF BEARING, SHALL BE IN ACCORDANCE WITH THE FINAL SUBDIVISION PLAT FOR THIS PROJECT.

LEGEND

- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- PROPERTY LINE
- PROPOSED PHASE 1/2 BOUNDARY
- ACCESSIBLE ROUTE (AR)
- EXISTING SANITARY SEWER MAIN (SS)
- EXISTING PUBLIC WATER MAIN (W)
- PROPOSED PUBLIC WATER MAIN (8" W)
- PROPOSED PUBLIC SEWER MAIN (8" SS)
- PROPOSED CONTOUR (12)
- EXISTING CONTOURS (2)
- PROPOSED CANOPY OVERHANG
- PROPOSED FENCE (REFER TO LANDSCAPE AND ARCHITECTURAL PLANS)
- PROPOSED SWALE (12" MIN DEPTH) GRADE TO DRAIN
- EXISTING TRENCH DRAIN (TR)
- PROPOSED UNDERDRAIN (UD)
- EXISTING STORM SEWER (ST)
- PROPOSED STORM SEWER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPED AREA (REFER TO LANDSCAPE PLANS)
- PROPOSED POOL & BUILDING AREAS (REFER TO ARCHITECTURAL PLANS)
- PROPOSED FLOW ARROW
- PROPOSED SPOT ELEVATION (10.00 P)
- EXISTING PAVEMENT SPOT ELEVATION (10.00 P)
- EXISTING SANITARY SEWER MANHOLE (SS)
- PROPOSED SEWER MANHOLE (S)
- EXISTING STORM SEWER MANHOLE (ST)
- PROPOSED STORM SEWER MANHOLE (SD)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATERMAIN BEND
- PROPOSED WATERMAIN BEND
- PROPOSED UTILITY CAP
- PROPOSED SIDEWALK CHASE
- EXISTING TYPE C INLET OR NYLOPLAST DRAIN
- PROPOSED 5' TYPE R INLET
- EXISTING STORM CLEANOUT
- PROPOSED STORM CLEANOUT
- PROPOSED PARKING COUNT (#)
- PROPOSED TRANSFORMER (T)



VICINITY MAP

1" = 3000'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN

STERLING RANCH COLORADO

811 Know what's **below.** **Call** before you dig.

Sterling Ranch Prospect Park - Phase 2

COVER SHEET

DOUGLAS COUNTY, CO

Kimley»Horn

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3325 SOUTH TIMBERLINE ROAD, SUITE 130
FORT COLLINS, CO 80525 (970) 822-7911

PRELIMINARY
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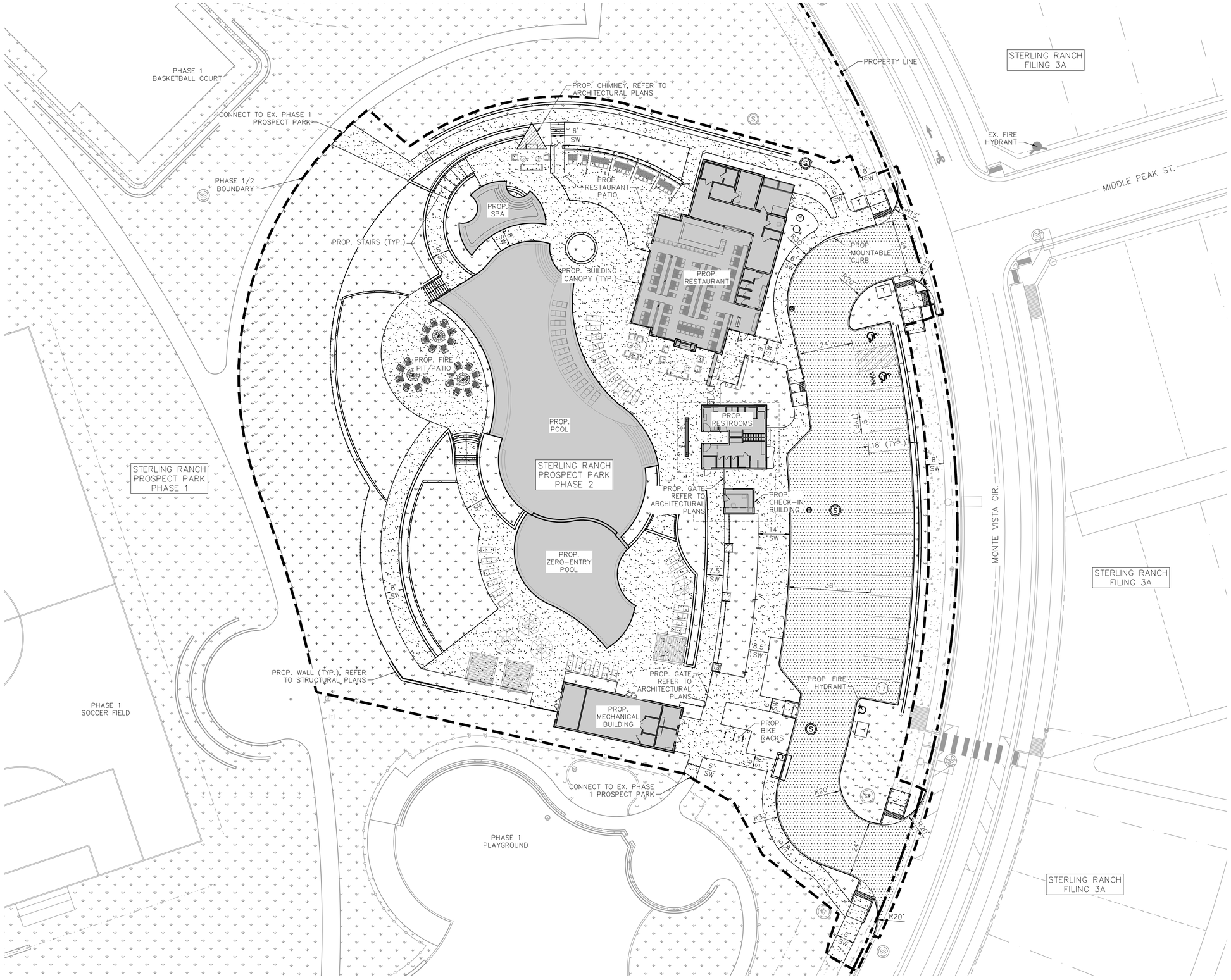
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DESIGNED	DRAWN	CHECKED
KH TEAM	KH TEAM	CARS

SCALE (H): N/A
SCALE (V): N/A
DATE: 3/31/2026
PROJECT NO. 196393013
DWG. NAME L&E-COVR-93013.dwg
SHEET NO. 1 of 4 shts

K:\NCO_Civil\196393007 - Sterling Ranch Prospect Park\CADD\PlanSheets\L&E - Phase 2\L&E-COVR-93013.dwg Mar 31, 2026 Alexandra.Soran
THE CONSULTANT PREPARED THIS DOCUMENT IN ACCORDANCE WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



NOTES

1. FOR WALLS 4-FEET IN HEIGHT AND LOWER, REFER TO LANDSCAPE PLANS. FOR WALLS 4-FEET AND HIGHER REFER TO STRUCTURAL DESIGN BY OTHERS.
2. SITE FURNITURE SHOWN FOR REFERENCE ONLY.

STERLING RANCH COLORADO

811 Know what's **below.** **Call** before you dig.

Sterling Ranch Prospect Park - Phase 2

SITE PLAN

DOUGLAS COUNTY, CO

Kimley»Horn

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3325 SOUTH TIMBERLINE ROAD, SUITE 130
FORT COLLINS, CO 80525 (970) 822-7911

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Kimley-Horn and Associates, Inc.

DESIGNED	DRAWN	CHECKED
KH TEAM	KH TEAM	CARS

SCALE (H): 1" = 20'
SCALE (V): N/A
DATE: 3/31/2026
PROJECT NO. 196393013
DWG. NAME L&E-SITE-93013.dwg
SHEET NO. 2 of 4 shts

K:\NCO_Civil\196393007 - Sterling Ranch Prospect Park\CADD\PlanSheets\L&E - Phase 2\L&E-SITE-93013.dwg Mar 31, 2026 Alexandra.Soran
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NOTES

1. FOR WALLS 4–FEET IN HEIGHT AND LOWER, REFER TO LANDSCAPE PLANS. FOR WALLS 4–FEET AND HIGHER, REFER TO STRUCTURAL DESIGN BY OTHERS.
2. WHERE ACCESSIBLE ROUTE IS NOTED, LONGITUDINAL SLOPE MUST NOT EXCEED 5% UNLESS IDENTIFIED AS A RAMP AND CROSS–SLOPES MUST NOT EXCEED 2%.

ACRONYMS:
WSE = POOL ELEVATION
FFE = FINISHED FLOOR ELEVATION
LP = LOW POINT
HP = HIGH POINT

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

STERLING RANCH
COLORADO

811 Know what's **below.** **Call** before you dig.

Sterling Ranch Prospect Park - Phase 2

GRADING PLAN

DOUGLAS COUNTY, CO

Kimley»Horn

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FORT COLLINS, CO 80525 (970) 822–7911

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Kimley-Horn and Associates, Inc.

DESIGNED	DRAWN	CHECKED
KH TEAM	KH TEAM	CARS

SCALE (H): 1" = 20'
SCALE (V): N/A
DATE: 3/31/2026
PROJECT NO. 196393013
DWG. NAME L&E–GRAD–93013.dwg
SHEET NO. 3 of 4 shts

C:\NCO_Civil\196393007 – Sterling Ranch Prospect Park\CADD\PlanSheets\L&E – Phase 2\L&E–GRAD–93013.dwg Mar 31, 2026 Alexandra Soran
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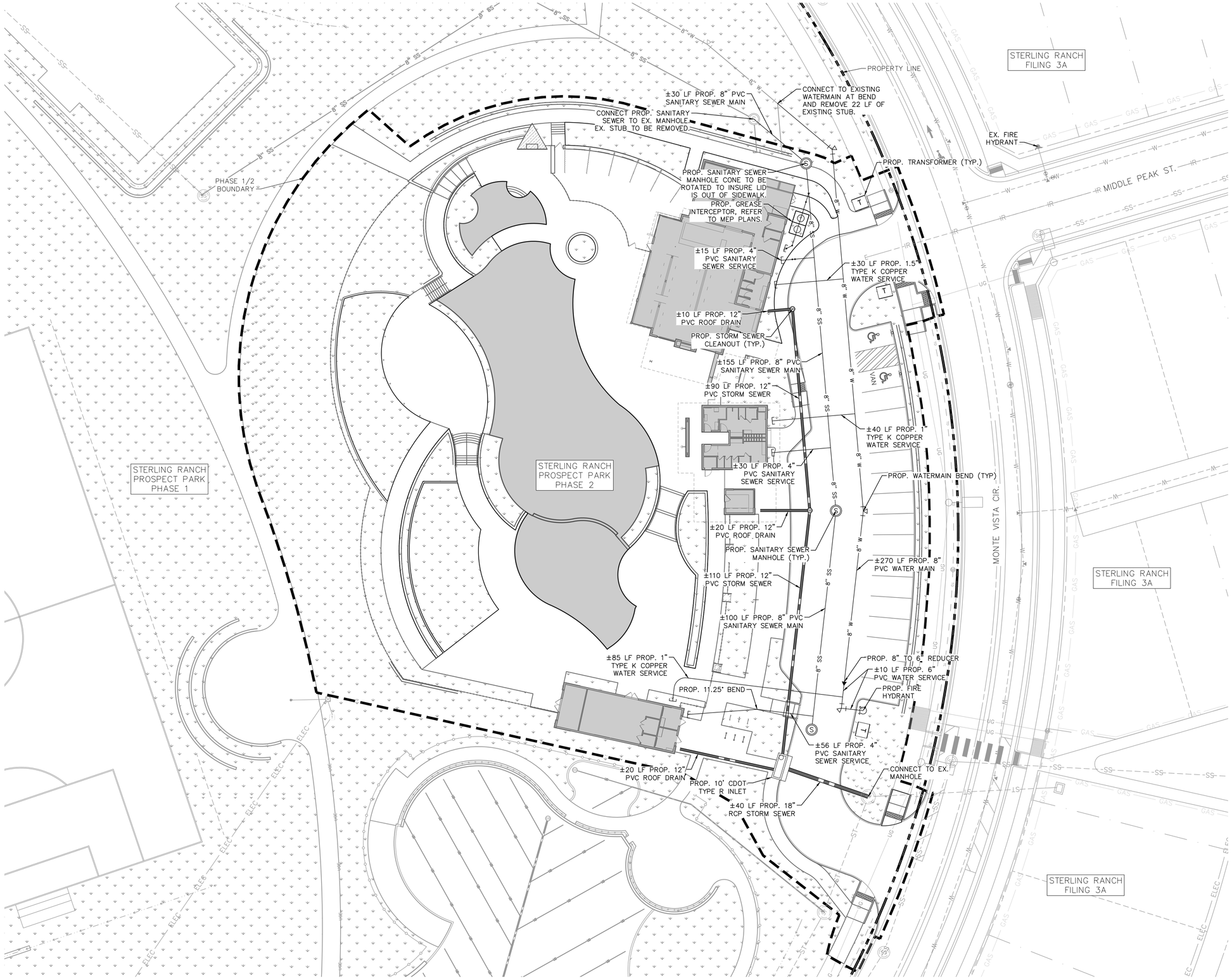

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

STERLING RANCH COLORADO

811 Know what's **below.** **Call** before you dig.

Sterling Ranch Prospect Park - Phase 2

UTILITY PLAN

DOUGLAS COUNTY, CO

Kimley»Horn

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3325 SOUTH TIMBERLINE ROAD, SUITE 130
FORT COLLINS, CO 80525 (970) 822-7911

DESIGNED	DRAWN	CHECKED
KH TEAM	KH TEAM	CARS

SCALE (H): 1" = 20'
SCALE (V): N/A

DATE: 3/31/2026

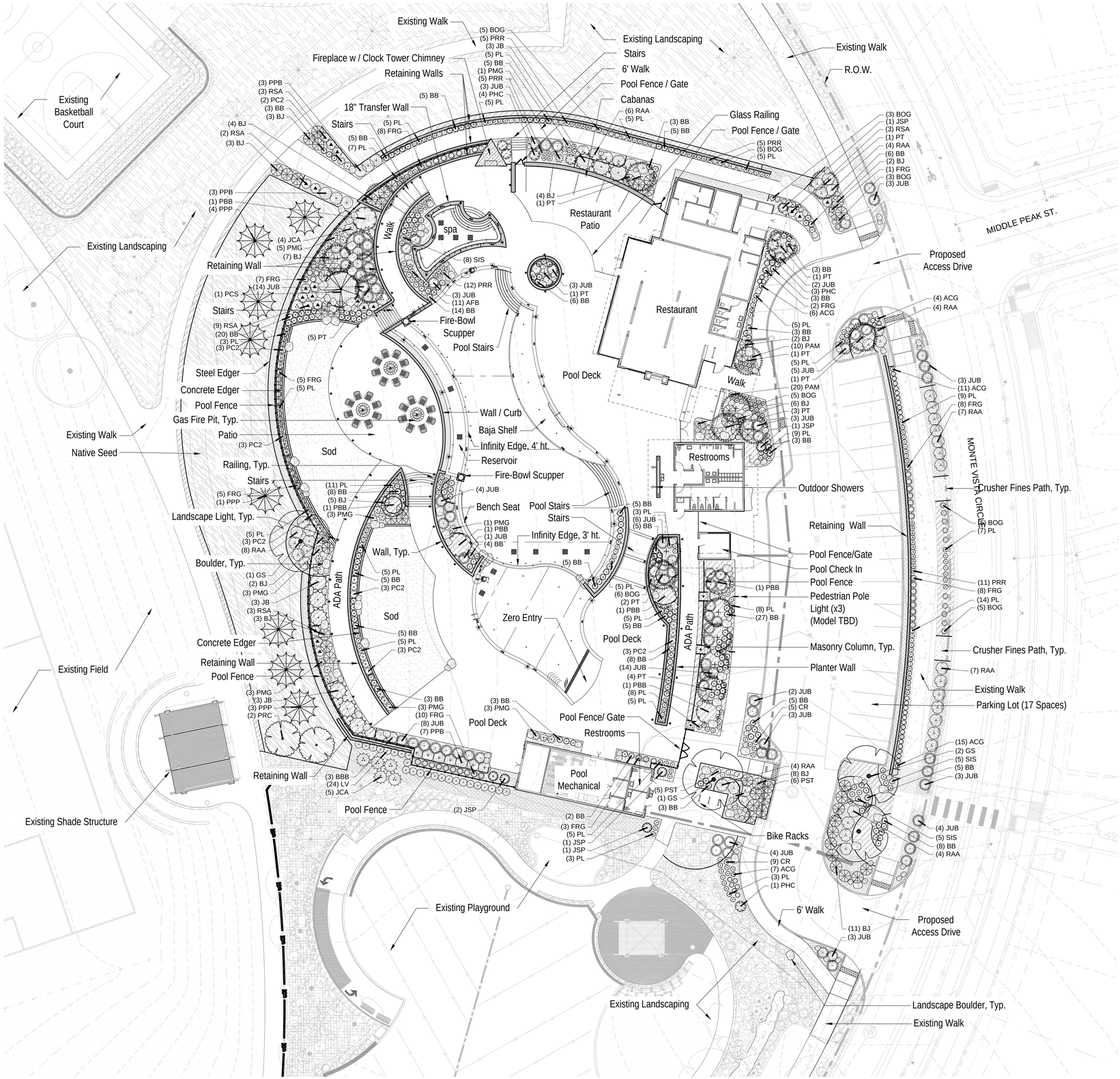
PROJECT NO. 196393013

DWG. NAME L&E-UTIL-93013.dwg

SHEET NO. 4 of 4 shts

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

K:\NCO_Civil\196393007 - Sterling Ranch Prospect Park\CADD\PlanSheets\L&E - Phase 2\L&E-UTIL-93013.dwg Mar 31, 2026 Alexandra.Soran
THESE DOCUMENTS, ALL DIMENSIONS, NOTES, AND DRAWINGS CONTAINED HEREIN, AS AN INSTRUMENT OF SERVICE, IS PREPARED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THESE DOCUMENTS, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS RETAINED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

- • Landscape Light (Path Light, Bollard Light, Stair Light, Wall Light)
- — 12' Pedestrian Pole Light

Note: Specific fixtures and final spacing/locations to be determined with input from the Sterling Ranch Design Review Committee and coordination with architectural finishes. All fixtures to be compliant with Douglas County's Dark Skies guidelines, and will be full cut-off.

Pool Fence

Wall

Landscape Boulders

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
GS	4	Gleditsia triacanthos `Shademaster` TM
PT	20	Populus tremuloides
EVERGREEN TREES		
JB	9	Juniperus chinensis `Blue Point`
JSP	6	Juniperus chinensis `Spartan`
PCS	1	Picea pungens
PBB	6	Picea pungens 'Baby Blue Eyes'
PPP	8	Pinus ponderosa scopulorum
ORNAMENTAL TREES		
PRC	2	Malus x `Prairie Rose`

CODE	QTY	BOTANICAL NAME
DECIDUOUS SHRUBS		
BBB	3	Buddleia davidii `Black Knight`
LV	24	Ligustrum vulgare 'Cheyenne'
RSA	20	Perovskia atriplicifolia
PL	160	Perovskia atriplicifolia `Little Spire` TM
PPB	13	Prunus besseyi `Pawnee Buttes`
RAA	44	Rhus trilobata `Autumn Amber`
EVERGREEN SHRUBS		
JCA	9	Juniperus chinensis 'Armstrongii'
JUB	91	Juniperus horizontalis `Blue Chip`
BJ	60	Juniperus sabina 'Buffalo'
PC2	20	Pinus mugo `Valley Cushion`
PHC	8	Pinus sylvestris `Hillside Creeper`
ORNAMENTAL GRASSES		
BB	190	Bouteloua gracilis `Blonde Ambition`
FRG	57	Calamagrostis `Karl Foerster`
BOG	37	Helictotrichon sempervirens
PMG	22	Miscanthus sinensis `Purpurascens`
SIS	18	Sorghastrum nutans `Indian Steel`
PERENNIALS / GROUNDCOVERS		
ACG	43	Achillea x `Coronation Gold`
AFB	11	Agastache x `Blue Fortune`
CR	14	Centranthus ruber
PRR	38	Penstemon `Red Rocks`
PST	11	Penstemon strictus
PAM	30	Phlox subulata `Atropurpurea`

SYMBOL	QTY	
SEED		
	8,072 sf	Mid Grass with Shrubs and Wildflowers
SOD		
	3,732 sf	DROUGHT RESISTANT BLUEGRASS
SURFACE		
	131 sf	Crusher Fines Gray, 6" Dpth.
MULCH		
	4,691 sf	MOUNTAIN GRANITE
	6,303 sf	RIVER ROCK, 1.5" DIA.
	5,811 sf	WOOD MULCH, `Gorilla Hair`, 4" Dpth.

NOTES:

1. Plant material and quantities may be subject to change pending availability at time of installation and review from the Sterling Ranch Design Review Committee.

NORTH

0 10' 20' 40'

SCALE: 1"=20'-0"

STERLING RANCH COLORADO

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Sterling Ranch Prospect Park - Phase 2

LANDSCAPE PLAN

DOUGLAS COUNTY, CO

pcs group

pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DESIGNED	DRAWN	CHECKED
CD	CD	

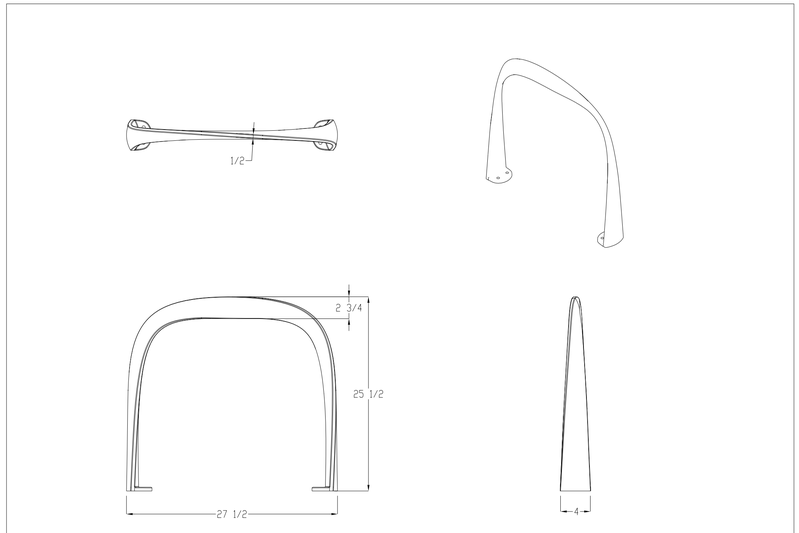
SCALE (H): 1" = 20'-0"
SCALE (V):

DATE: 3-26-2026

SHEET NO. 1 of 2 shts

PROJECT NO.

DWG. NAME



MAGLIN SITE FURNITURE INC. WWW.MAGLIN.COM TEL: 800-716-5506 FAX: 877-260-9393	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MAGLIN SITE FURNITURE INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MAGLIN SITE FURNITURE INC. IS PROHIBITED.	TITLE: SCBR1602 BIKE RACK PART NO: SCBR1602			DWG. NO: SCBR1602 REV: 0 APPR:
		SCALE: (A) 1:10	WEIGHT: 18.29LBS	DATE: AUG/23/2012	DRAWN BY: C.MOUSLEY SHEET: 1 OF 1

NOTES:
1.BIKE RACKS TO BE MAGLIN SCBR1600-S POWDERCOAT: OR SIMILAR
2.(3) BIKE RACKS TOTAL. SURFACE MOUNT - INSTALL PER MANUFACTURERS SPECIFICATIONS.
3.CONTACT: BECKY RATTE 800-716-5506, EBRATTE@maglin.com

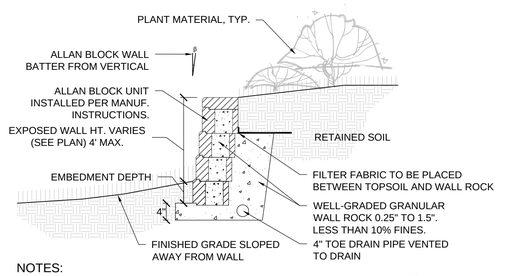
1 BIKE RACK

N.T.S.

Name	Metric Units	U.S. Customary Units	Weight	Units/Pallet	Weight/Pallet
AB Bordeaux	152mm H x 327mm W x 229mm L	6" H x 12.9" W x 9" L	23 lbs	128	2974 lbs
AB Barcelona	152mm H x 247mm W x 457mm L	6" H x 10.3" W x 18" L	23 lbs	64	2276 lbs
AB Palermo	203mm H x 242mm W x 229mm L	8" H x 9.5" W x 9" L	33 lbs	64	2276 lbs
AB Dover	203mm H x 247mm W x 457mm L	8" H x 10.3" W x 18" L	73 lbs	32	2340 lbs
*AB Europa Corners	203mm H x 333mm W x 429mm L	8" H x 8" W x 16" L	53 lbs	32L, 32R	3392 lbs
AB Europa Cap	152mm H x 279mm W x 413mm L	6" H x 11" W x 16" L	33 lbs	64	3555 lbs

*AB Corners are sold per pair; one left and one right.

Units are packaged separately to allow them to be used individually or blend them together to create my AB Victory Blend™ patterned wall. All units are engineered with a 4" setback. See page 37 for pattern configuration.
Printed colors shown in this brochure may vary from actual product colors. We recommend selecting colors from actual product samples.



NOTES:
1. LANDSCAPE WALLS TO BE ALLAN BLOCK, AB EUROPA COLLECTION, GREY BLEND OR SIMILAR.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND GEOTECH REPORT.

2 RETAINING WALL (ALLAN BLOCK)

N.T.S.

NOTES:

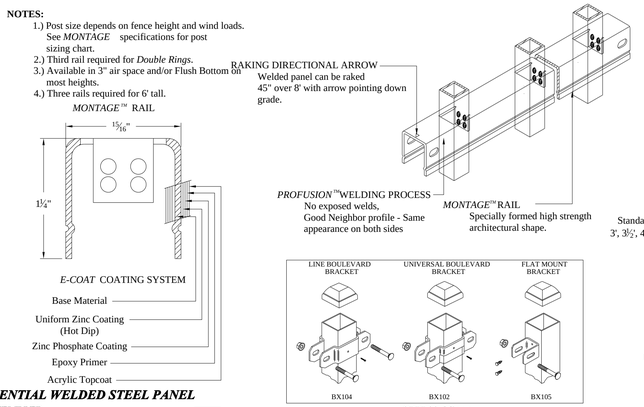
1. DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
2. SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
3. STONE TYPE AND SELECTION TO COMPLEMENT EXISTING MONUMENT MATERIALS.

NOTES:
1.BOULDERS TO BE 'GOLD STONE BOULDERS, FROM FRONT RANGE MATERIALS (303-960-9996) OR SIMILAR.

3 LANDSCAPE BOULDER

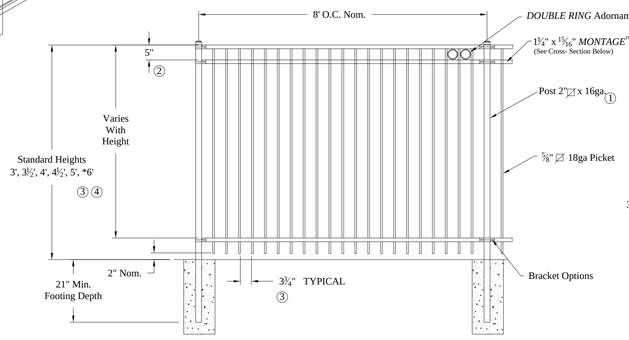
N.T.S.

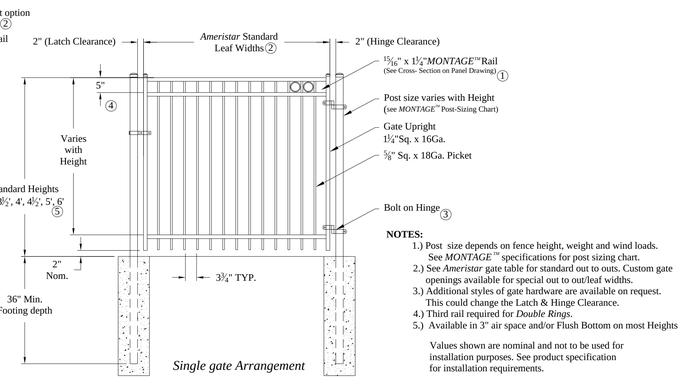
NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.
4.) Three rails required for 6' tall.



RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED
MONTAGE MAJESTIC 2/3-RAIL

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com





Single gate Arrangement

NOTES:
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE*™ specifications for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Third rail required for *Double Rings*.
5.) Available in 3" air space and/or Flush Bottom on most Heights

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

NOTES:
1. POOL FENCE AND GATES TO BE AMERISTAR MONTAGE PLUS MAJESTIC 3-RAIL OR SIMILAR. POWDER COAT COLOR: BRONZE
2. POOL FENCE AND GATES TO BE 5' HEIGHT. PRODUCTS MUST MEET ALL LOCAL REQUIREMENTS FOR POOL SAFETY.
3. CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. POOL GATES TO BE INSTALLED WITH POOL SAFETY HARDWARE KITS & LOCKING MECHANISMS. POOL SAFETY HARDWARE KIT TO BE AMERISTAR TPSGK KIT FOR POOLS WITH LOCKING MECHANISM, OR SIMILAR.

4 POOL FENCE & GATES

NTS

STERLING RANCH COLORADO

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Sterling Ranch Prospect Park - Phase 2

LANDSCAPE DETAILS

DOUGLAS COUNTY, CO

pcs group
pcs group inc. www.pcsgroupco.com
#3, B-180 Independence plaza
1007 16th street . denver co 80265
t 303.531.4905 . f 303.531.4908

DESIGNED	DRAWN	CHECKED
CD	CD	

SCALE (H):
SCALE (V):

PRELIMINARY
FOR REVIEW ONLY
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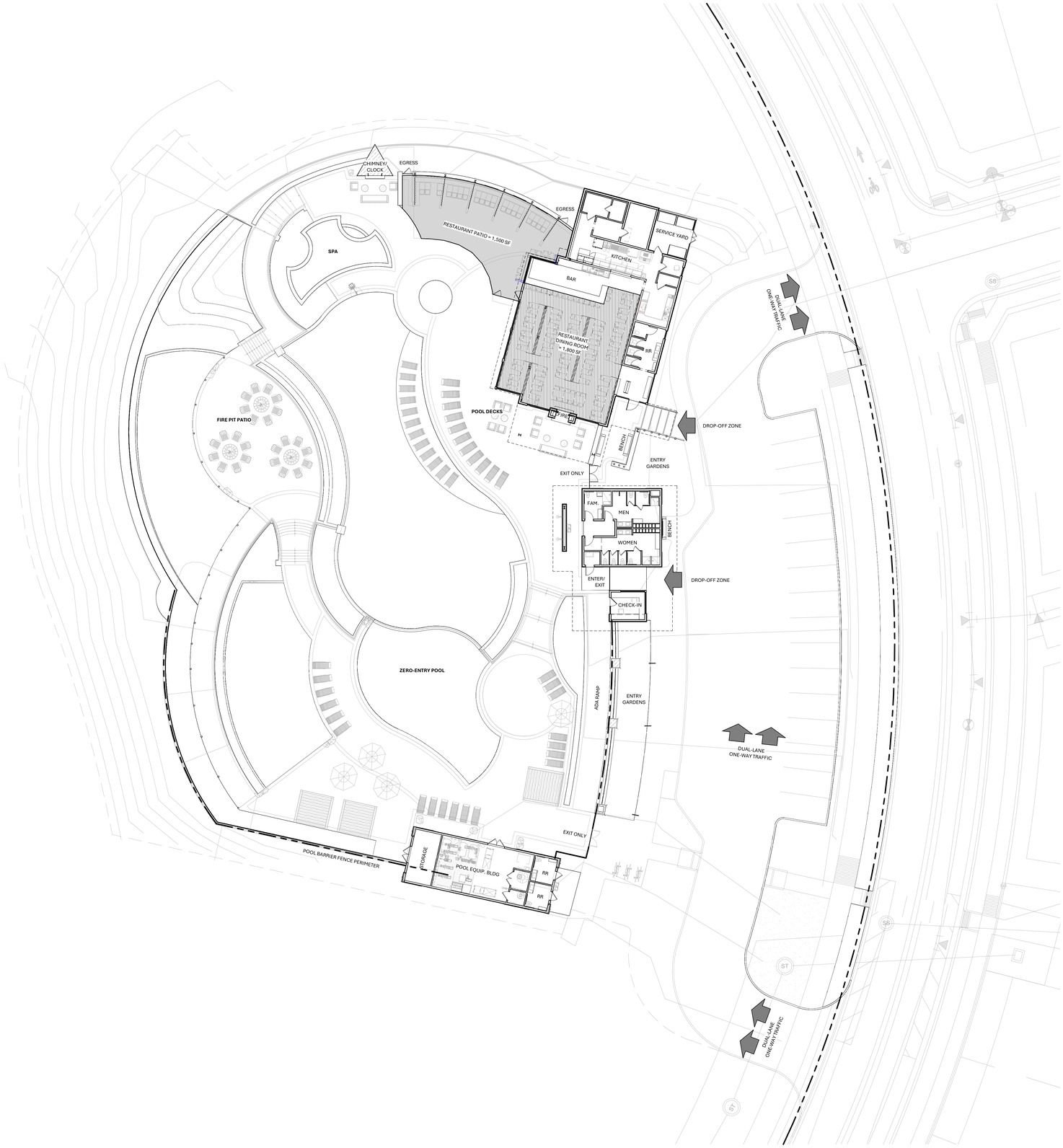
DATE: 3-26-2026
SHEET NO.: 2 of 2 shts
PROJECT NO.:
DWG. NAME:



BILO BUCK
ARCHITECTS

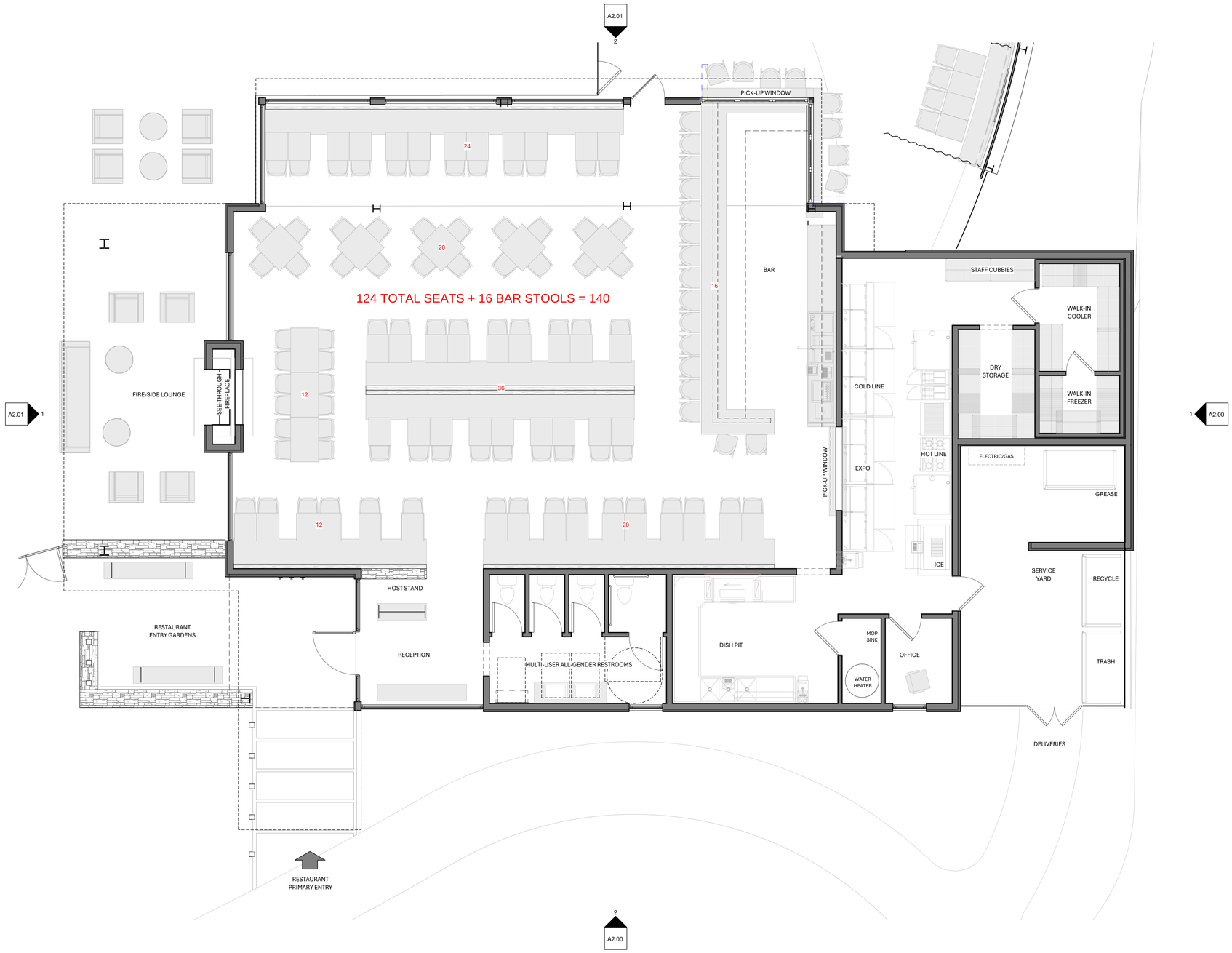
GENERAL NOTES

A. REFER TO PLAN AND ELEVATION DRAWINGS FOR ALL ACTUAL TOP OF SUBFLOOR AND TOP OF SLAB ELEVATIONS.
B. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS. VERIFY R.O. WITH WINDOW MANUFACTURER. REFER TO BUILDING ELEVATIONS FOR WINDOW OPERATIONS.
C. ALL INTERIOR WALL DIMENSIONS ARE 3 1/2" (2X4 ROUGH STUD) U.N.O. OR PER STRUCTURAL.
D. PROVIDE 1/2" CEMENT BOARD OVER 3/4" PLY. AT ALL HORIZONTAL TILE LOCATIONS (COUNTERS, SEATS, ETC.)-PROVIDE 1/2" CEMENT BD. SUBSTRATE AT ALL VERTICAL TILE LOCATIONS.
E. ALL ELEVATION TARGETS ARE TO TOP OF PLYWOOD OR T.O. CONCRETE U.N.O.
F. REFER TO BUILDING SECTION SHEETS FOR ALL ASSEMBLY TYPES.
G. SEE ELEVATIONS FOR ALL MATERIAL INFORMATION.

WALL LEGEND

- CONCRETE WALL
- CONCRETE WALL WITH 2X FURRING - ONE SIDE
- STONE VENEER ON STUD FRAMED WALL - ONE SIDE
- STONE VENEER ON STUD FRAMED WALL - BOTH SIDES
- STEEL RAINSCREEN SIDING ON STUD FRAMED WALL - ONE SIDE
- VERTICAL WOOD RAINSCREEN SIDING ON STUD FRAMED WALL - ONE SIDE
- STUD FRAMED WALL

PLAN KEY NOTES



1 MAIN LEVEL FLOOR PLAN - RESTAURANT
1/4" = 1'-0"

BILO BUCK ARCHITECTS

NOT FOR CONSTRUCTION

PROSPECT PARK - AQUATIC CENTER & RESTAURANT

STERLING RANCH
DOUGLAS COUNTY, COLORADO

ISSUANCE

2	25.10.28	SCHEMATIC DESIGN

DATE 03.25.26
PROJECT # 25.210

FLOOR PLAN - RESTAURANT

A1.00

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- STONE VENEER ON STUD FRAMED WALL - BOTH SIDES
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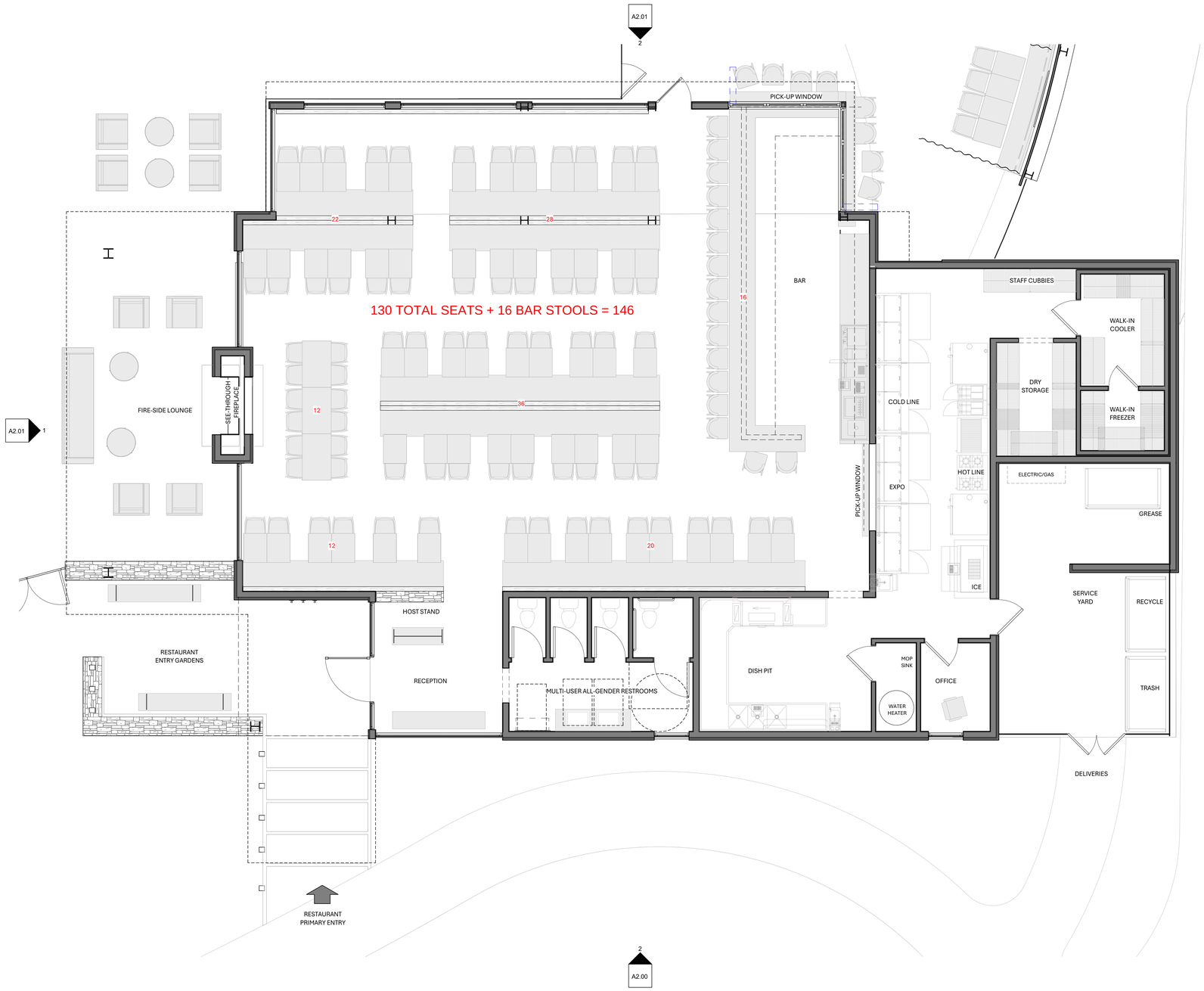
- VERTICAL WOOD RAINSCREEN SIDING ON STUD FRAMED WALL - ONE SIDE
- STUD FRAMED WALL

PLAN KEY NOTES



1 MAIN LEVEL FLOOR PLAN - RESTAURANT
1/4" = 1'-0"

BILO BUCK ARCHITECTS

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PROSPECT PARK - AQUATIC CENTER & RESTAURANT

STERLING RANCH
DOUGLAS COUNTY, COLORADO

ISSUANCE

2	25.10.28	SCHEMATIC DESIGN

DATE 03.25.26
PROJECT # 25.210

FLOOR PLAN - RESTAURANT

A1.00

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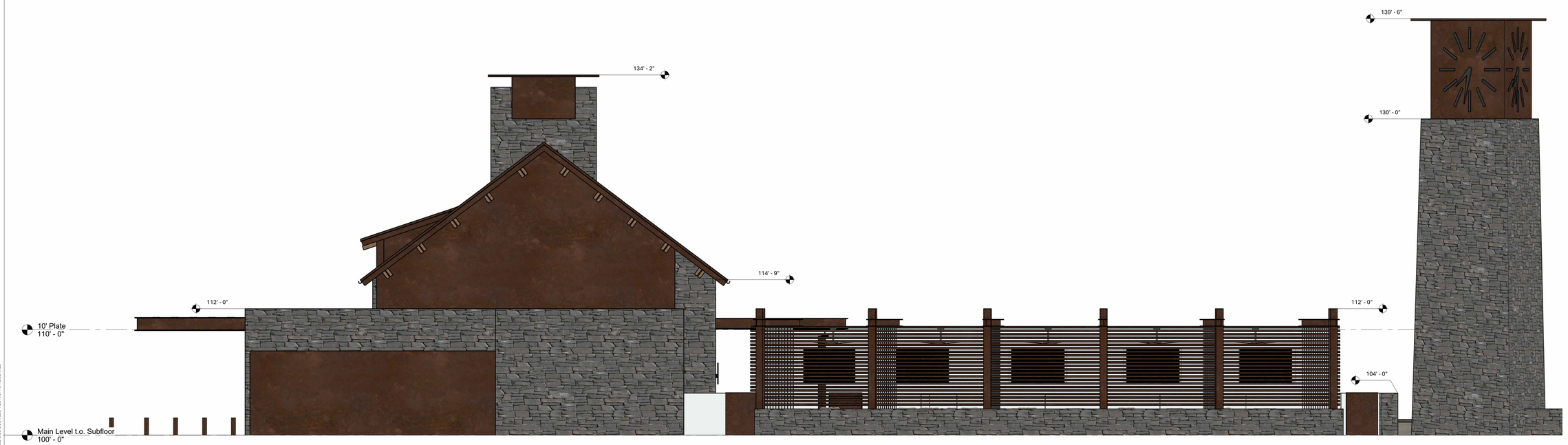
ELEVATION KEY NOTES

NO.	DESCRIPTION	MANUF.	COLOR/SPEC.
A	STANDING SEAM METAL ROOF	--	--
B	GUTTER, DOWNSPOUTS, EXPOSED FLASHING AT SLOPED ROOF	--	--
C	PAINTED FASCIA	--	--
D	STEEL C-CHANNEL FASCIA	--	--
E	STONE VENEER	--	--
F	WOOD SIDING	--	--
G	STEEL SIDING	--	--
H	EXTERIOR DOORS & WINDOWS	--	--
J	STEEL STRUCTURE	--	--
K	EXPOSED TIMBERS	--	--
L	CHIMNEY CAP	--	--
M	TYP. EXPOSED FLASHINGS	--	--
N	FRONT ENTRY DOOR	--	--
O	POOL PERIMETER FENCING	--	--
P	EXTERIOR LIGHTING	--	--
Q	--	--	--
R	--	--	--

NOTE:
1. GENERAL CONTRACTOR TO PROVIDE FULL SCALE, ON-SITE, MATERIAL / COLOR MOCK-UPS REPRESENTATIVE OF FINAL MATERIALS AND APPLICATION / INSTALLATION METHODS. 2. GENERAL CONTRACTOR TO RECEIVE ARCHITECT / CLIENT APPROVAL PRIOR TO FINAL ORDER OF MATERIAL OR INSTALLATION ON PROJECT. DETAILS REGARDING REQUESTED MOCKUP TO BE PROVIDED BY ARCHITECT AT GENERAL CONTRACTOR'S REQUEST.

2 RETAURANT - EAST ELEVATION
1/4" = 1'-0"



1 RETAURANT - NORTH ELEVATION
1/4" = 1'-0"

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PROSPECT PARK - AQUATIC CENTER & RESTAURANT

STERLING RANCH
DOUGLAS COUNTY, COLORADO

ISSUANCE

2	25.10.28	SCHEMATIC DESIGN

DATE 02.26.26
PROJECT # 25.210

BUILDING ELEVATIONS

A2.00

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ELEVATION KEY NOTES

NO.	DESCRIPTION	MANUF.	COLOR/SPEC.
A	STANDING SEAM METAL ROOF	--	--
B	GUTTER, DOWNSPOUTS, EXPOSED FLASHING AT SLOPED ROOF	--	--
C	PAINTED FASCIA	--	--
D	STEEL C-CHANNEL FASCIA	--	--
E	STONE VENEER	--	--
F	WOOD SIDING	--	--
G	STEEL SIDING	--	--
H	EXTERIOR DOORS & WINDOWS	--	--
J	STEEL STRUCTURE	--	--
K	EXPOSED TIMBERS	--	--
L	CHIMNEY CAP	--	--
M	TYP. EXPOSED FLASHINGS	--	--
N	FRONT ENTRY DOOR	--	--
O	POOL PERIMETER FENCING	--	--
P	EXTERIOR LIGHTING	--	--
Q	--	--	--
R	--	--	--

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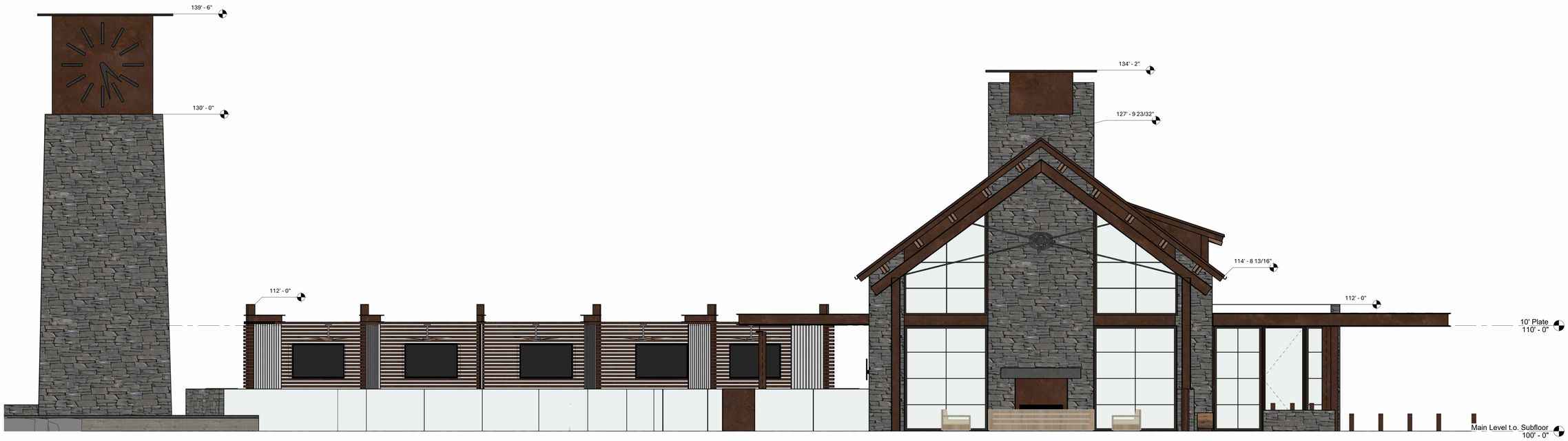
2 RESTAURANT - WEST ELEVATION
1/4" = 1'-0"



1 RESTAURANT - SOUTH ELEVATION
1/4" = 1'-0"

BILO BUCK ARCHITECTS

NOT FOR CONSTRUCTION

PROSPECT PARK - AQUATIC CENTER & RESTAURANT

STERLING RANCH
DOUGLAS COUNTY, COLORADO

ISSUANCE

2	25.10.28	SCHEMATIC DESIGN

DATE 02.26.26
PROJECT # 25.210

BUILDING ELEVATIONS

A2.01

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ELEVATION KEY NOTES

NO.	DESCRIPTION	MANUF.	COLOR/SPEC.
A	STANDING SEAM METAL ROOF	--	--
B	GUTTER, DOWNSPOUTS, EXPOSED FLASHING AT SLOPED ROOF	--	--
C	PAINTED FASCIA	--	--
D	STEEL C-CHANNEL FASCIA	--	--
E	STONE VENEER	--	--
F	WOOD SIDING	--	--
G	STEEL SIDING	--	--
H	EXTERIOR DOORS & WINDOWS	--	--
J	STEEL STRUCTURE	--	--
K	EXPOSED TIMBERS	--	--
L	CHIMNEY CAP	--	--
M	TYP. EXPOSED FLASHINGS	--	--
N	FRONT ENTRY DOOR	--	--
O	POOL PERIMETER FENCING	--	--
P	EXTERIOR LIGHTING	--	--
Q	--	--	--
R	--	--	--

NOTE:
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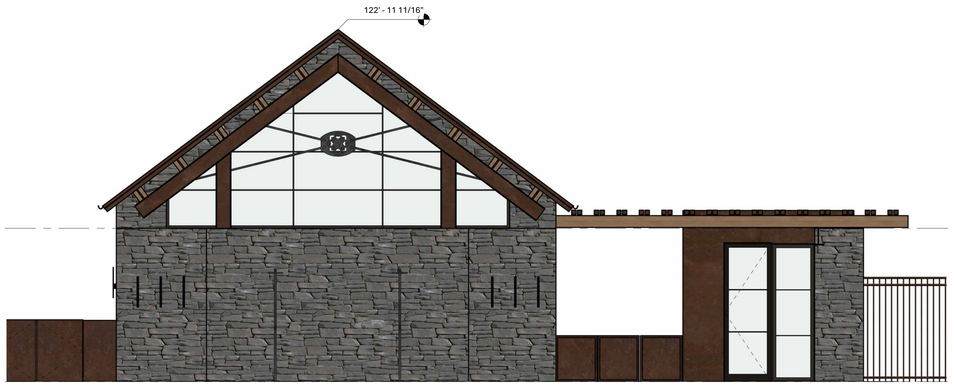
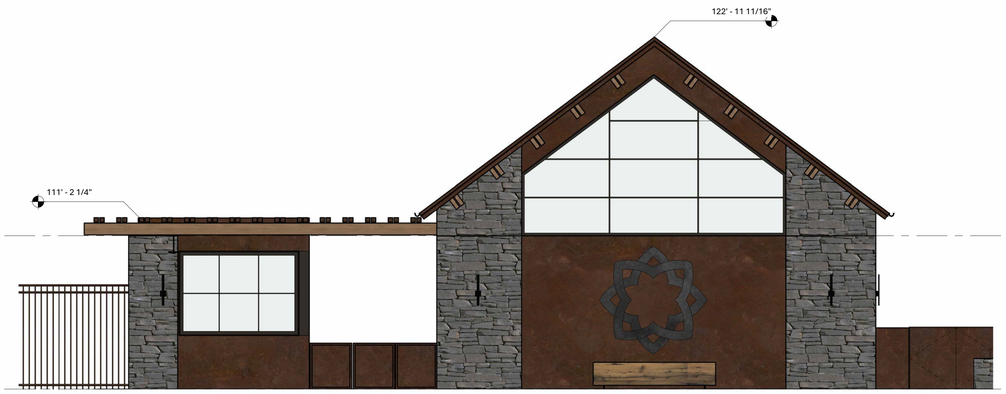


4 POOLHOUSE - WEST ELEVATION
1/4" = 1'-0"

3 POOLHOUSE - SOUTH ELEVATION
1/4" = 1'-0"



2 POOLHOUSE - EAST ELEVATION
1/4" = 1'-0"

1 POOLHOUSE - NORTH ELEVATION
1/4" = 1'-0"

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Sterling Ranch Filing 3A, Tracts D and E
Project File LE2026-005, Location and Extent
Planning Commission Staff Report - Page 45 of 47

BILO BUCK ARCHITECTS

NOT FOR CONSTRUCTION

PROSPECT PARK - AQUATIC CENTER & RESTAURANT

STERLING RANCH
DOUGLAS COUNTY, COLORADO

92

ISSUANCE

2	25.10.28	SCHEMATIC DESIGN

DATE 02.26.26
PROJECT # 25.210

BUILDING ELEVATIONS

A2.02

ELEVATION KEY NOTES

NO.	DESCRIPTION	MANUF.	COLOR/SPEC.
A	STANDING SEAM METAL ROOF	--	--
B	GUTTER, DOWNSPOUTS, EXPOSED FLASHING AT SLOPED ROOF	--	--
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D	STEEL C-CHANNEL FASCIA	--	--
E	STONE VENEER	--	--
F	WOOD SIDING	--	--
G	STEEL SIDING	--	--
H	EXTERIOR DOORS & WINDOWS	--	--
J	STEEL STRUCTURE	--	--
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L	CHIMNEY CAP	--	--
M	TYP. EXPOSED FLASHINGS	--	--
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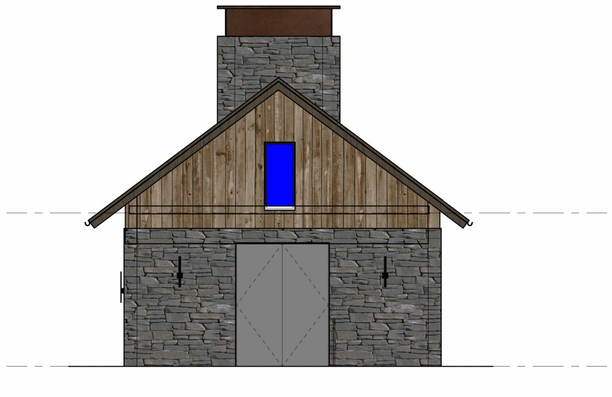
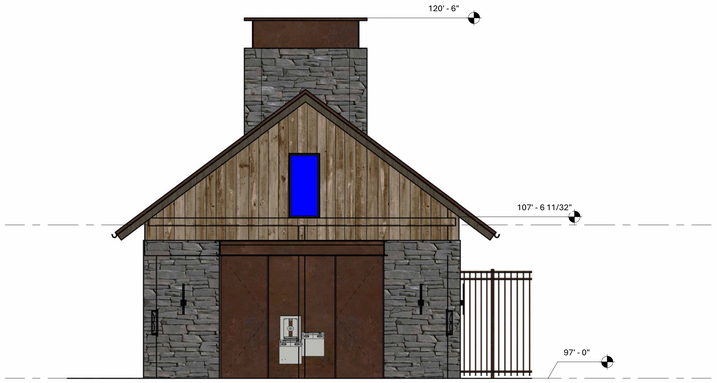
O	POOL PERIMETER FENCING	--	--
P	EXTERIOR LIGHTING	--	--
Q	--	--	--
R	--	--	--

NOTE:
1. GENERAL CONTRACTOR TO PROVIDE FULL SCALE, ON-SITE, MATERIAL / COLOR MOCK-UPS REPRESENTATIVE OF FINAL MATERIALS AND APPLICATION / INSTALLATION METHODS. 2. GENERAL CONTRACTOR TO RECEIVE ARCHITECT / CLIENT APPROVAL PRIOR TO FINAL ORDER OF MATERIAL OR INSTALLATION ON PROJECT. DETAILS REGARDING REQUESTED MOCKUP TO BE PROVIDED BY ARCHITECT AT GENERAL CONTRACTOR'S REQUEST.



4 MECH. BUILDING - WEST ELEVATION
1/4" = 1'-0"

3 MECH. BUILDING - SOUTH ELEVATION
1/4" = 1'-0"



2 MECH. BUILDING - EAST ELEVATION
1/4" = 1'-0"

1 MECH. BUILDING - NORTH ELEVATION
1/4" = 1'-0"

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12/5/2026 1:19:08 PM

BILO BUCK ARCHITECTS

NOT FOR CONSTRUCTION

PROSPECT PARK - AQUATIC CENTER & RESTAURANT

STERLING RANCH
DOUGLAS COUNTY, COLORADO

ISSUANCE

2	25.10.28	SCHEMATIC DESIGN

DATE 02.26.26
PROJECT # 25.210

BUILDING ELEVATIONS

A2.03

LEGEND

A **AZURE SPRINKLE SANDSCAPE REFINED**
Primary Pool Decking

B **SANDSTONE BROOM FINISH**
Banding, Coping, Stairs and Ramps

C **ADOBE FLAGSTONE PATTERN**
Accent Pool Decking and Fire Pit Area

This plan is illustrative only. Layout & Materials are subject to change.

Prospect Village Community Park Phase 2 - Illustrative Landscape Plan

Douglas County, Colorado

Sterling Ranch - Filing 3A

10

pcs group

MEETING DATE: April 20, 2026

STAFF PERSON RESPONSIBLE: Mike Pesicka, AICP, Principal Planner

DESCRIPTION: Stroh Exemption, 1st Amendment, Parcels A & B1 - Comprehensive Master Plan Land Use Map Amendment - Project File: DR2025-008.

SUMMARY: The request is for a Comprehensive Master Plan amendment to include approximately 22 acres of land into the Parker Municipal Planning Area (MPA).

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

REVIEW:

Steven E Koster	Approve	4/9/2026
Samantha Hutchison - FYI	Notified - FYI	4/9/2026

ATTACHMENTS:

Cover Page
Staff Report - DR2025-008

MEETING DATE: April 20, 2026

STAFF PERSON RESPONSIBLE: Mike Pesicka, AICP, Principal Planner

DESCRIPTION: Stroh Exemption, 1st Amendment, Parcels A & B1 - Comprehensive Master Plan Land Use Map Amendment - Project File: DR2025-008.

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REVIEW:

ATTACHMENTS:
Staff Report - DR2025-008

DOUGLAS COUNTY
COLORADO

Comprehensive Master Plan Amendment Staff Report

Date: April 8, 2026

To: Douglas County Planning Commission

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

Subject: **Stroh Exemption, 1st Amendment, Parcels A & B1 – CMP Land Use Map Amendment**

Project File: **DR2025-008**

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

I. EXECUTIVE SUMMARY

The request is a public-initiated amendment of the 2040 Douglas County Comprehensive Master Plan (CMP). The proposal amends the CMP Land Use Map (Map 1.1), the Parker Municipal Planning Area Map (Map 2.6), and the Northeast Subarea Map (Map 3.6) by including approximately 22 acres of land into the Parker Municipal Planning Area from the Northeast Subarea.

The project area consists of two parcels, Parcel A and Parcel B1, Stroh Exemption, 1st Amendment.

II. APPLICATION INFORMATION

A. Applicant

Grace Baptist Church of Parker, Inc.
11944 Pine Drive
Parker, CO 80138

B. Applicant's Representative

Ben Carlson, LJA
1765 W. 121st Avenue, Ste 300
Westminster, CO 80234

C. Request

The applicant requests a CMP amendment to include approximately 22 acres of land into the Parker Municipal Planning Area (MPA).

D. Process

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

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

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

E. Location

The site is located directly east of the intersection of Lincoln Avenue and Pine Drive, or approximately ¾ of a mile east of the intersection of Lincoln Avenue and S. Parker Road. A Vicinity Map, Zoning Map, and Aerial Map highlight site location and existing conditions and are provided in the staff report attachments.

F. Site Characteristics

The expansion area contains two existing residences and assessor structures. A mapped 100-year floodplain (Baldwin Gulch) does exist on a portion of the property. Vegetation on the site consists mainly of grass cover and some mature trees around the existing residential buildings.

III. PUBLIC NOTICE AND INPUT

A. Public Notice

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

B. Public Input

Courtesy Notice of an application in process were sent to all abutting landowners and to nearby homeowner's associations. There were multiple letters from the public received during the courtesy notice process which are attached to the staff report. Of the HOAs and community organizations that were sent a referral request, the Centennial Ranch HOA, and the Homestead Hills Civic Association (HHCA) responded.

The Centennial Ranch HOA opined that the proposed amendment will have impacts on traffic, on water and sewer systems of existing neighborhoods, and on the non-urban character and rural nature of the adjacent neighborhoods; that it proposes density that is not compatible with adjacent properties; and that it does not provide a public benefit. HHCA suggested that the proposal is not compatible with the rural

character of the Northeast Subarea, is proposing density that is incompatible with the neighboring rural properties, will have impacts to wildlife and the Baldwin Gulch area, will increase traffic, does not preserve open space, and lacks a compelling public benefit.

The applicant held a neighborhood meeting on September 10, 2025. Approximately 47 people attended the meeting. Many of the same concerns received from the courtesy notice were brought up at the meeting. Notes from the meeting are attached to this staff report.

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

IV. STAFF ANALYSIS

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

(1) Consistency with the spirit, intent, goals, objectives, and policies of the CMP.
Staff Comment: The applicant's narrative indicates that the proposal is consistent with goals, objectives, and policies in CMP Sections 2 (Urban Land Use). The applicant's narrative includes analysis of the goals, objectives, and policies of the Parker MPA, and nonurban Northeast Subarea that are specific to the proposal. The applicant's narrative and analysis are attached to the staff report.

Goals, objectives, and policies within CMP Section 2 including , Policies 2-1A.1, 2-1A.2, 2-6B.2, 2-6D.2, 2-15C.1, and 2-16B.2 support limiting and directing urban development to the Primary Urban Area (PUA), Separated Urban Area (SUA), Chatfield Urban Area, and Municipal Planning Areas over the expansion of existing urban areas. Goals, objectives, and policies within CMP Section 3 (Nonurban) including Goal 3-2support low-intensity activities that include farming, ranching, large lot residential, parks, and open spaces, establishing community separators and transitions between urban development and adjacent nonurban areas, and ensuring that land use and design is compatible with the natural and rural character of the nonurban area. 22 acres nonurban Northeast Subarea and into the Parker Municipal Planning Area, if approved.

The project site is located east of the intersection of Pine Drive and Lincoln Avenue, which forms the boundary between the Northeast Nonurban Subarea and the Parker MPA. Development east of Pine Drive consists of agricultural and residential zoning and land uses. To the west of Pine Drive is a mix of residential planned development zoning and uses and 5-acre residential development. Policy 3-1D.2 supports the establishment of community separators through the identification of suitable land uses and appropriate location of development. Land uses that do not maintain community separation are inconsistent with this Plan. The applicant proposes using required

setbacks and existing setbacks of adjacent properties to establish a community separator. Policy 3-3E-1 supports a maximum gross density of one dwelling unit per 2.5 acres in the Northeast Subarea, subject to other goals, objectives, and policies of the CMP. The applicant is proposing this map amendment to pursue approval of development that exceeds the gross maximum density of one dwelling per 2.5 acres. Adjoining properties to the north, south, and east range in size from 2.48 acres to 9.45 acres. Properties to the west across Pine Drive and south of Lincoln Avenue are part of the Lincoln Creek Village Planned Development which permits a density range of 5.0 dwelling units to 7.0 dwelling units per acre for attached single-family development. Properties west of Pine Drive and north of Lincoln Avenue are roughly 5 acres in size and zoned Rural Residential.

Policy 2-15C.1 supports developing in a manner that complements and enhances the existing development pattern of adjoining neighborhoods, including density, scale, and landscaping. Non-urban development borders the project on three sides. Policy 2-6B.2 encourages blending the existing character of adjoining developments with the design of new developments, and Policy 2-6D.3 supports providing transitions, through appropriate design techniques, from residential development to open space and adjacent non-urban areas.

(2) Compatible with surrounding land uses and zoning.
Staff Comment: Pine Drive forms the western boundary of the project site. West of Pine Drive is existing single-family attached development, that is zoned Planned Development (Lincoln Creek PD) and is located in the MPA, as well as large lot residential development to the west of Pine Drive and north of Lincoln Avenue that is zoned Rural Residential and located within the Northeast Subarea. To the north of the project site is an existing church on a 5-acre parcel that is zoned Agricultural One (A-1) in the Northeast Subarea, and to the south and east are existing, large-lot single-family residences on lots that range in size from 2.48 acres to 9.45 acres, are zoned Rural Residential (RR), and are also within the Northeast Subarea. The only adjacency of the site to the Town of Parker limits is the Lincoln Avenue and Pine Drive intersection.

(3) Compatibility with existing, natural, and environmental conditions of the site and preservation of important natural features and scenic view sheds, riparian corridors, wildlife habitat and movement corridors, and historic resources.
Staff Comment: The 100-year Baldwin Gulch floodplain runs through the southern portion of the project site from east to west. During future development, the applicant will be required to comply with all Douglas County standards for stormwater to ensure that there will be no negative impacts to Baldwin Gulch. The CMP identifies no Class 3 Geologic Hazards on the site. A geotechnical analysis will be required if future development occurs on the site. Since the site has not been surveyed for cultural resources, a survey of onsite historic and cultural resources may be required with future development. There are no scenic view sheds to preserve on the site.

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

(4) Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails for the development.

Staff Comment: The applicant submitted correspondence from the Parker Water and Sanitation District (PWSD) dated August 13, 2025, which is attached to this staff report. PWSD indicated that it will provide domestic water and sanitation sewer service to the site conditioned upon compliance with all District Rules and Regulations, Standards and Specifications, payment of tap fees, and/or conditions specific to the property. In their referral response dated November 12, 2025, PWSD also stated that the property must also be included into the PWSD service area.

In their referral response dated November 17, 2025, the Town of Parker Public Works stated that the Town owns and maintains the intersection of Lincoln Avenue and Pine Drive and is currently planning additional operational improvements to the intersection. Future traffic impacts should be analyzed in a traffic impact study, and the Town anticipates that the developer will be required to construct all improvements necessary to ensure an acceptable level of service at the Lincoln Avenue and Pine Drive intersection. Douglas County Engineering Services had no comments on the application.

The site lies within the service boundary of South Metro Fire Rescue (SMFR). SMFR has no objection to the CMP Map Amendment. SMFR will be provided a referral response request for more detailed comments as part of future development of the site.

Douglas County Parks and Trails provided a comment stating that the applicant will be responsible for future park dedication requirements outlined in Article 10 of the Douglas County Subdivision Resolution (DCSR). The Douglas County School District (DCSD) stated that at this time they are unable to estimate the development's anticipated student generation and impact to the School District at this time. DCSD reserves the right to estimate student generation and required DSCD land dedication or cash-in-lieu of land dedication at that time. If the applicant does not object to this request, DCSD has no objection to the proposed development. A referral response request will be sent to Parks and DCSD during future development review processes for determination of any necessary land dedication or payment of fees.

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

Staff Comment: The applicant's narrative indicates that the expansion area is anticipated to be connected to all existing services in the area. No new special districts

are proposed in association with the proposal. If the CMP Amendment is approved, coordination with the appropriate service providers will occur.

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

Staff Comment: Some limited urban development is southwest of the Lincoln Avenue and Pine Drive intersection. East of Pine Drive, in the Northeast Subarea, the nonurban residential and rural uses remain the prevailing land use pattern.

The applicant states that "continued population growth and changing household needs have increased demand for a broader range of housing types in locations where public services and infrastructure exist or are planned County growth. The proposed CMP Amendment formalizes Pine Drive as a logical boundary by concentrating development along this corridor and maintaining separation from rural residential areas using site design and transition standards to be established with future development processes." Further, the applicant states that "this transition is not accomplished by extending higher density eastward, but by aligning comparable urban level development with existing urban uses along Pine Drive while preserving lower density development patterns beyond the corridor. This approach reinforces a clear and defensible land use edge and avoids incremental encroachments into the Northeast Subarea."

Finally, the applicant states that the "site's proximity to transportation corridors, employment centers, and existing services, supports efficient use of existing infrastructure rather than requiring expansion into undeveloped areas. Collectively, these evolving conditions support an Amendment that directs growth to an appropriate, serviceable location while maintaining the character of the surrounding Nonurban lands consistent with long-term growth objectives."

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

Staff Comment: The CMP supports limiting and directing urban development to the PUA, SUA, Chatfield Urban Area as depicted on the CMP Land Use Map. The CMP prioritizes the build-out of existing urban areas over approval of new urban development. There have been no previous CMP Amendment requests to expand any Municipal Planning Area boundary.

The applicant states that "the proposed CMP Amendment does not expand the PUA, SUA, or Chatfield Urban Area. Instead it proposes a limited and context-sensitive expansion of the Unincorporated Parker MPA at a location that directly abuts the existing MPA boundary and serves as an established urban edge. The Pine Drive and Lincoln Avenue intersection is identified in the Town of Parker Comprehensive Master Plan as a Neighborhood Center intended to align neighborhood level commercial uses

at a defined transition point. Inclusion of the project site into the Parker MPA supports long range planning between Douglas County and the Town of Parker while keeping County land use control over the property." Further, the applicant states that "the amendment is geographically limited, contiguous to the existing MPA, and does not create leapfrog development or isolated urban areas. It reinforces an established planning boundary and concentrates development along an infrastructure-supported corridor, and preserves the integrity of surrounding Nonurban lands."

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

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

- *"The Amendment reinforces a clear and defensible urban edge along Pine Drive by aligning land use designation with existing and planned infrastructure. By concentrating urban-level development along this established corridor, it reduces pressure for incremental land use changes in the Northeast Nonurban Subarea and avoids scattered or piecemeal encroachment. This boundary clarification would not occur under the current designation. The Amendment also promotes infrastructure-efficient growth by directing development to an area served by existing or planned roadway capacity, utilities, and public services. This approach lessens the need for additional infrastructure extensions, supports fiscal responsibility, advances groundwater protection objectives, and reinforces coordinated service delivery."*

- *"Further, the Amendment enables a neighborhood-serving land use pattern at a location identified in adopted plans as appropriate for such activity, including limited commercial uses within a designated Neighborhood Center. This supports convenient access to daily services, reduces vehicle trips, and enhances overall community connectivity. Finally, the amendment introduces housing diversity at a site suited to accommodate it without altering the prevailing large-lot character of surrounding nonurban lands. By focusing on compact development at the urban edge, the proposal expands housing choice while preserving rural land use patters beyond Pine Drive."*

V. STAFF ASSESSMENT

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

ATTACHMENTS **PAGE**

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Zoning Map 36
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DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

Planning Services

LAND USE APPLICATION

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

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

OFFICE USE ONLY

PROJECT FILE #:

PROJECT NAME:

PROJECT TYPE: Comprehensive Plan Amendment

MARKETING NAME: Bellbern

SITE ADDRESS: 11944 Pine Dr.

OWNER(S):

Name(s): Grace Baptist Church of Parker Inc.

Address: 11944 Pine Dr., Parker CO 80138

Phone:

Email:

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

Name: Ben Carlson, LJA & Alaina Marler, LJA

Address: 1765 West 121st Avenue, Suite 300, Westminster, CO 80234

Phone: 303-421-4224

Email: bcarlson@lja.com & amarler@lja.com

PLANNING FEES:

ENGINEERING FEES:

TOTAL FEES:

RELATED PROJECTS:

LEGAL DESCRIPTION:

Subdivision Name: Stroh Exemption, 1st Amendment

Filing #: N/A Lot #: N/A Block #: N/A Section #: 14 Township: 6 South Range: 66 West

STATE PARCEL NUMBER(S): 223314208007

ZONING:

Present Zoning: RR Rural Residential Proposed Zoning: N/A Gross Acreage: 12.65

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

SERVICE PROVIDERS:

Fire District: South Metro Fire District Metro District: TBD Gas: Xcel

Water: PWSD Sewer: PWSD Electric: Core

Roads: ☒ Public ☐ Private (please explain):

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

Applicant Signature

9/11/2025
Date

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

Planning Services

LAND USE APPLICATION

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OFFICE USE ONLY

PROJECT FILE #:

PROJECT NAME:

PROJECT TYPE: Comprehensive Plan Amendment

MARKETING NAME: Bellbern

SITE ADDRESS: 12020 Pine Dr.

OWNER(S):

Name(s): Daniel C Jordan & Laura A Jordan

Address: 12020 Pine Dr., Parker CO 80138

Phone:

Email:

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

Name: Ben Carlson, LJA & Alaina Marler, LJA

Address: 1765 West 121st Avenue, Suite 300, Westminster, CO 80234

Phone: 303-421-4224

Email: bcarlson@lja.com & amarler@lja.com

PLANNING FEES:

ENGINEERING FEES:

TOTAL FEES:

RELATED PROJECTS:

LEGAL DESCRIPTION:

Subdivision Name: Stroh Exemption Plat

Filing #: N/A Lot #: N/A Block #: N/A Section #: 11 Township: 6 South Range: 66 West

STATE PARCEL NUMBER(S): 223311013007 and 223311013005

ZONING:

Present Zoning: A1 Agricultural Proposed Zoning: N/A Gross Acreage: 9.64

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

SERVICE PROVIDERS:

Fire District: South Metro Fire Exhibit Metro District: TBD Gas: Xcel

Water: PWSD Sewer: PWSD Electric: Core

Roads: ☒ Public ☐ Private (please explain):

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

Applicant Signature

9/11/2025
Date

LJA LAND DEVELOPMENT

BELLBERN NARRATIVE

Stroh Exemption, 1st Amendment, Parcel A & B1

COMPREHENSIVE MASTER PLAN AMENDMENT

DOUGLAS COUNTY, COLORADO

PREPARED FOR:
DOUGLAS COUNTY

PREPARED BY:
LJA

ON BEHALF OF:
KB HOME

Submittal #4: March 3, 2026
Submittal #3: January 27, 2026
Submittal #2: October 24, 2025
Initial Submittal: September 12, 2025

303.421.4224
www.LJA.com
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

March 3, 2026

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

Reference: 4th Submittal
Bellbern Narrative
Stroh Exemption, 1st Amendment, Parcel A & B1
COMPREHENSIVE MASTER PLAN AMENDMENT

Dear Douglas County Planning Services Division:

We are pleased to provide this fourth (4th) and final submittal of the Comprehensive Master Plan Amendment application for the properties located east of the Pine Drive and Lincoln Avenue intersection.

The Applicant is requesting a Land Use Amendment per the Douglas County Comprehensive Master Plan:

Owner	Address	Acct #/Ex. Zoning	State Parcel #	Account Type	Legal Description
Grace Baptist Church of Parker Inc	11944 Pine Drive, Parker, CO 80138	R0494802 (RR) Rural Residential	223314208007	Exempt	Parcel B1 Stroh Exemption Plat 1st Amendment 12.65 AM/L
Daniel C Jordan & Laura A Jordan	12020 Pine Drive, Parker, CO 80138	R0436833 (A1) Agricultural	223311013007	Agricultural	Most of Parcel A Stroh Exemption Plat 7.69 AM/L MTD 0436838
Daniel C Jordan & Laura A Jordan	NA	R0436838 (A1) Agricultural	223311013005	Agricultural	Pt of Parcel A Stroh Exemption Plat 1.237 AM/L MTD 0436833

Thank you for your consideration of this Comprehensive Master Plan Amendment application. We look forward to collaborating with Douglas County throughout the formal Amendment process. Please do not hesitate to reach out with any questions or concerns to help facilitate the approval process. We appreciate your time and look forward to your response.

Respectfully,

JCarpenter

Jennifer Carpenter
Project Manager / Landscape Architect

DRAFT

303.421.4224
www.LJA.com
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

INTENT OF COMPREHENSIVE MASTER PLAN AMENDMENT

The Applicant respectfully submits this application for a ***Comprehensive Master Plan Amendment*** (CMP) for the Bellbern property, a +/- 21.58-acre site located east of the intersection of Lincoln Avenue and Pine Drive in Douglas County, Colorado.

The proposed CMP Amendment would reclassify the subject property as follows:

Existing	Proposed
Non-Urban Land Use Area: Northeast Subarea	Urban Land Use: Municipal Planning Area - Unincorporated Parker

The subject property represents a logical extension of the Urban Land Use Area as it satisfies the applicable criteria for approval of the CMP Amendment for the following reasons:

1. The Area's Evolving Character
2. Proximity to Downtown Parker
3. Existing and Planned Infrastructure Improvements
4. The County's Long-Term Growth Projections
5. A Contiguous and Sequential Growth Pattern
6. Logical Expansion Along Pine Drive

Following approval of the CMP Amendment, the Applicant intends to submit a Rezoning application to establish a Planned Development (PD) zone district. The PD zoning framework provides flexibility beyond conventional zoning and allows for a coordinated mix of residential and commercial uses tailored to the site's context. It also enables the establishment of customized development and design standards that support the project objectives and respond to surrounding conditions.

As outlined in the Comprehensive Master Plan, Douglas County anticipates continued population growth. This project is intended to accommodate that demand in a planned, orderly, and infrastructure-efficient manner. This proposed Amendment will allow for residential and commercial development in a location influenced by adjacent urban development and served by existing and planned infrastructure, including right-of-way improvements.

The *Commercial Planning Area,* which will contribute to the County's tax base, is anticipated to be located at the intersection of Lincoln Avenue and Pine Drive. The remainder of the property is planned to include residential and open space planning areas. The *Residential Planning Area* is envisioned to feature alley-loaded homes that introduce an additional housing type to the area and foster an inviting, community-oriented streetscape with a walkable, pedestrian-friendly streetscape design. Enhanced landscape buffers and building setbacks are proposed along the north and east edges of the property, exceeding Code minimums and incorporating strategic plantings to provide visual screening and appropriate transitions to adjacent properties.

The *Open Space Planning Areas* are planned to incorporate parks and trails along the Baldwin Gulch and the detention pond, creating a connected green infrastructure network and supporting pedestrian connectivity. The project proposes to evaluate trail connections beyond the site as part of an integrated pedestrian and open space network, ensuring connectivity to existing and planned Douglas County regional trail system. These

connections are intended to enhance multimodal access, promote walkability, and support long-term community connectivity consistent with County trail planning objectives.

The project proposes to evaluate right-of-way improvements along Pine Drive extending beyond the site frontage to enhance corridor continuity, safety, and overall functionality. These improvements will improve vehicular operations, pedestrian connectivity, and emergency access while contributing to the ultimate roadway configuration envisioned for the corridor. By extending improvements beyond the immediate site, the project provides proportional infrastructure and lifestyle benefits to the broader community.

CONSISTENCY WITH THE GOALS, OBJECTIVES, POLICIES AND INTENT OF THE CMP

As Douglas County has grown in this region, the physical context, infrastructure capacity, and development patterns surrounding the subject property have evolved in a manner that distinguishes the site from the interior areas of the Northeast Subarea of the Nonurban Land Use designation. While the goals, objectives, and policies of the Comprehensive Master Plan continue to guide preservation of nonurban resources, the conditions that supported a Nonurban designation at this boundary location have changed.

The Nonurban land use policies are intended to protect rural character, preserve non-urban resources, and discourage urban-level development in areas lacking public facilities and services. However, the subject area has experienced substantial changes, including the expansion of Downtown Parker and businesses from Main Street and Pine Drive, residential development along Pine Drive and overall transportation infrastructure improvements, as well as increasing availability of utilities. As a result, the existing designation no longer reflects the site's functional role within the County's growth framework.

This Amendment proposes to reclassify the subject parcels to the Unincorporated Parker Municipal Planning Area within the Urban Land Use section of the Comprehensive Master Plan, consistent with the Plan's intent to direct growth to appropriate locations. The site is located at a prominent intersection and is well positioned to accommodate neighborhood-serving commercial uses and compatible residential development while minimizing the need for outward extension of urban services.

This Amendment supports orderly and efficient development patterns and reinforces long-term preservation of surrounding Nonurban lands by aligning the land use designation with existing and planned infrastructure and concentrating development at an established growth node.

COMPREHENSIVE MASTER PLAN - SECTION 2: GENERAL URBAN LAND USE

The proposed Bellbern project is consistent with the County's definition and expectations for Urban development. Urban development is generally characterized by residential uses at a gross density greater than one dwelling unit per 2.5 acres and includes commercial, business, and industrial uses. Uses within a planned development of a similar scale and character are also considered to be urban. Urban development in Douglas County should consider environmental and visual resources that include wildlife, habitat, recreation, and sense of place. Balancing these values as the County grows supports a high quality of life for current and future residents.

GOAL 2-1

Improve and enhance existing Infrastructure; support healthy living; reduce vehicle miles travelled; maintain air quality standards; and conserve open space

This Amendment supports Goal 2-1 by directing development to an area served by existing and planned infrastructure while promoting a land use pattern that supports healthy living, reduces vehicle miles traveled, protects air quality, and conserves surrounding open space.

The site is located within an established service area and is supported by a will-serve letter from Parker Water and Sanitation, confirming the availability of renewable water and centralized sewer service without the need to extend utilities into interior Nonurban areas. By utilizing existing and planned infrastructure, the Amendment reinforces efficient, fiscally responsible service delivery and discourages dispersed or fragmented growth patterns. Douglas County's planned widening of Pine Drive will further enhance access, safety, and traffic operations, integrating the site into the broader transportation network and improving connectivity to nearby community services.

The introduction of neighborhood-serving commercial uses in proximity to existing and planned residential neighborhoods reduces routine trip lengths and overall vehicle miles. Shorter trips, combined with on- and off-site pedestrian connections, support walkability and active transportation while limiting mobile-source emissions. Collectively, these measures advance a coordinated development pattern that reduces auto dependence, supports healthier lifestyles, strengthens long-term air quality protection, and conserves open space by focusing growth within a designated urban area.

Objective 2-1A. Direct Urban-Level Development to Designated Urban Areas

Policy 2-1A.1: Limit and direct urban development to the Primary Urban Area (PUA), Separated Urban Areas (SUAs), Chatfield Urban Area, and Municipal Planning Areas depicted on the CMP Land Use Map

The proposed expansion of the Unincorporated Parker Municipal Planning Area (MPA) is consistent with Policy 2-1A.1 because it directs and coordinates future urban development into an established growth area, maintains logical and contiguous expansion patterns, and aligns with planned municipal infrastructure and service capacity.

The Amendment does not create a new growth area; it refines the boundary of an existing, recognized MPA to support coordinated long-term planning consistent with the Comprehensive Master Plan's urban containment strategy. The expansion is contiguous to the current MPA and adjacent to existing and planned development, representing a logical and sequential outward extension that avoids dispersed or leapfrog growth.

The expansion area is positioned where municipal services can logically extend from existing systems in accordance with adopted service plans. Including the property within the MPA ensures that future development will occur under coordinated municipal planning, infrastructure alignment, and established growth management policies, thereby reinforcing orderly and efficient urban expansion.

Policy 2-1A.2: Prioritize the build-out of existing urban areas over approval of new urban development

The proposed expansion of the Unincorporated Parker Municipal Planning Area (MPA) is consistent with Policy 2-1A.2 because it represents a contiguous and sequential extension of an existing designated urban area and supports orderly growth within the County's adopted framework, consistent with the Policy's prioritization principles and the Comprehensive Master Plan growth strategy.

The subject property is directly adjacent to the Unincorporated Parker MPA and near planned and existing infrastructure at an active intersection and future commercial node. Expanding the boundary at this location extends the established growth area rather than creating an isolated urban enclave. Directing urban-level at this location—rather than allowing continued rural-residential patterns along a developing urban and commercial corridor—reflects sound land use planning and avoids leapfrog development.

While Policy 2-1A.2 prioritizes build-out of existing urban areas, it allows logical and coordinated boundary adjustments where infrastructure and municipal service planning support expansion. The Amendment aligns with this framework by directing anticipated growth into a recognized Municipal Planning Area rather than permitting dispersed development beyond defined growth boundaries.

The Amendment does not redirect infrastructure investment, service commitments, or development capacity from established urban areas. Those areas will continue to build in accordance with market demand, adopted capital improvement programs, and infrastructure availability, and inclusion of this property within the Parker MPA does not alter that sequence. Incorporating the property into the existing Municipal Planning Area ensures future development occurs within a coordinated service area subject to comprehensive planning and infrastructure phasing, reinforcing the CMP's strategy to promote compact, orderly, and fiscally responsible growth while upholding the intent of Policy 2-1A.2.

Objective 2-1C. Ensure development in designated Urban Areas is consistent with the CMP

The proposed MPA expansion and future development will proceed through established County and municipal review processes to ensure consistency among zoning, subdivision regulations, capital improvements planning, and the Comprehensive Master Plan. Infrastructure availability, including water, sewer, and roadway improvements, has been evaluated in coordination with service providers and planned capital improvements, ensuring alignment with adopted service and growth management policies.

The Amendment does not predetermine final density or intensity. Those determinations will occur at the subdivision or site improvement stage, where environmental conditions, visual impacts, infrastructure capacity, and compatibility with adjacent uses will be carefully evaluated. The site's location at a planned commercial node, adjacent to existing and planned development and served by renewable water and centralized sewer service, supports urban-level development consistent with surrounding land use patterns, subject to review during subsequent processes.

Inclusion of the subject property within the Parker MPA establishes the framework for future zoning consistent with the CMP Land Use Map and the Plan's goals and policies. Any subsequent rezoning will be evaluated for consistency with the CMP, infrastructure capacity, and compatibility with adjacent uses, ensuring alignment with long-term growth management objectives.

This Amendment therefore reinforces, rather than conflicts with, the Comprehensive Master Plan by directing growth to a designated Urban Area, utilizing existing infrastructure, and ensuring coordinated development consistent with adopted County policy.

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GOAL 2-2

Support environmental systems comprised of water, wildlife, wildlife habitat, recreation & sense of place

This Amendment supports Goal 2-2 by protecting and enhancing environmental systems, including water resources, wildlife habitat, recreation corridors, and community character. The Baldwin Gulch corridor, located along the southern portion of the site, will be preserved as a primary environmental feature and integrated into the overall project design. Minor improvements recommended by the Mile High Flood District may be implemented to maintain floodplain function, support long-term drainage performance, and enhance wildlife movement and habitat continuity. These improvements will not alter established floodplain boundaries and will preserve the natural character of the corridor.

Open space is planned adjacent to the Baldwin Gulch corridor, reinforcing the County's open space objectives while creating a transition between developed areas and preserved environmental systems. Potential future extensions of the Baldwin Gulch Trail through the site, along with integrated amenities such as seating, wayfinding, and trail connections, will enhance connectivity and support a strong sense of place consistent with Goal 2-2.

GOAL 2-3

Provide connected parks, trails, and recreational facilities appropriate to the scale of the development

This Amendment supports Goal 2-3 by establishing standards within the forthcoming Planned Development (PD) to integrate open space, parks, and trails throughout the site, providing residents with meaningful recreational opportunities through walkable streets, internal trail connections, and access to adjacent regional systems. Sidewalk and trail connections to Pine Drive and Centennial Drive will be incorporated where feasible and consistent with County standards through the PD and subdivision process, enhancing pedestrian connectivity to adjacent neighborhoods, including Centennial Ranches.

The site is well positioned within the regional trail network. Off-site connections will be evaluated to enhance multimodal access and strengthen long-term community connectivity consistent with County trail planning objectives. The Cherry Creek Trail is accessible to the west via the Baldwin Gulch Trail near Lincoln Avenue and Pine Drive, and the Northeast Trail Study Area lies to the east. A proposed multi-use trail along the Baldwin Gulch corridor on the southern edge of the property will establish an internal east–west connection and support integration with existing and planned regional trails.

The project will evaluate proportional right-of-way improvements along Pine Drive beyond the site frontage to enhance corridor continuity, safety, and functionality. These improvements will support vehicular operations, pedestrian access, and emergency response while contributing to the planned ultimate roadway configuration.

GOAL 2-4

Establish public spaces and gathering spaces in new and existing neighborhoods

This Amendment supports Goal 2-4 by incorporating neighborhood-serving commercial uses, integrated open space, and pedestrian connections that function as community gathering areas and focal points for the surrounding neighborhood. Through the inclusion of trails, walkable streets, and thoughtfully designed activity spaces, the proposal establishes a centrally located, accessible, and cohesive neighborhood center that supports social interaction and community identity.

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GOAL 2-5

Design Development to complement both the natural and historic landscape

This Amendment supports Goal 2-5 by promoting site planning and design techniques that respect natural features, incorporate open space, and minimize visual and environmental impacts. Through thoughtful layout, buffering, and context-sensitive design, the Amendment encourages development that complements the surrounding landscape while conserving natural resources and protecting scenic character.

GOAL 2-6

Achieve Compatibility between residential and nonresidential land uses, in terms of land use and design

Objective 2-6B. Use design techniques and land use elements to provide compatibility between residential and nonresidential uses and create a sense of community identity.

This Amendment supports Goal 2-6 by establishing a framework for compatible, high-quality development that integrates thoughtful land use transitions, context-sensitive site planning, and cohesive architectural design. The forthcoming Planned Development will incorporate graduated transitions in scale and intensity, buffering and screening techniques, operational impact mitigation, and pedestrian-oriented design to ensure harmonious integration with adjacent residential neighborhoods. Building mass and scale will be visually moderated through architectural articulation and high-quality materials, while landscaping will provide buffering, screening, and shade to soften transitions between uses. Lighting will be designed as an integral element of the project to minimize off-site impacts and adhere to dark-sky practices in conformance with County standards. Collectively, these measures advance the intent of Goal 2-6 by promoting compatible, well-designed development that enhances community character and protects adjoining residential areas.

Policy 2-6B.2: Blend the existing character of adjoining developments with the design of new developments

The forthcoming PD will incorporate context-sensitive site planning, landscaping and buffering, architectural design, and operational measures that transition scale and intensity from adjoining residential development while maintaining a cohesive community identity. Compatibility will be achieved through deliberate design techniques rather than simple separation of uses, consistent with Goal 2-6 and Objective 2-6B.

Development patterns will respond to adjacent residential neighborhoods through building orientation, internal circulation, and transitional setbacks. Higher-intensity elements will be located away from shared property lines where feasible, promoting an orderly relationship between proposed and surrounding uses.

Graduated transitions in scale and intensity will be incorporated where residential and nonresidential uses interface. Building height and massing will reduce perceived scale along residential edges, and parking, service, and loading areas will be appropriately located and screened. Enhanced landscaping, berming where appropriate, and decorative screening will soften views and reinforce neighborhood character, with existing vegetation preserved where feasible.

Architectural materials, colors, roof forms, and façade articulation will complement surrounding development, and variation in massing will reduce visual bulk. Operational compatibility will be ensured through directed and shielded lighting, site design measures to minimize noise, and controlled access points to limit traffic intrusion into adjacent neighborhoods.

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Objective 2-6D. Integrate site and architectural variety and provide housing choices in neighborhood design.

Policy 2-6D.3: Provide transition, through appropriate design techniques, from residential development to open space and adjacent nonurban areas.

The Amendment is consistent with Objective 2-6D and Policy 2-6D.3, as the street network and site design incorporate context-sensitive techniques that balance aesthetic quality, safe circulation, and functional performance while establishing defined and compatible transitions at the project's edges. The site's location between busy Pine Drive and the Non-Urban Area to the east allows the development to function as a transitional buffer, moderating intensity and visual character between the roadway corridor and adjacent open lands.

Internal streets will include coordinated streetscape elements such as sidewalks, street trees, landscaping, and appropriate lighting to enhance neighborhood character while maintaining vehicular operations, emergency access, and public safety. The organization of the street network and lotting pattern further reinforces this buffering function by directing higher activity toward Pine Drive and orienting softer edge treatments toward the eastern boundary.

Where the development abuts open space and non-urban areas, increased setbacks, landscape buffering, preservation of natural features where feasible, and graduated building massing will create a softened edge condition. Street sections at these interfaces are designed to reduce visual intrusion while maintaining safe and efficient circulation. Through coordinated site planning, architectural variation, and intentional edge treatments, the project provides a deliberate and compatible transition from a busy roadway corridor to residential development and ultimately to adjacent non-urban areas, consistent with County policy.

GOAL 2-7

Foster a balanced community and robust economy

The Amendment supports Goal 2-7 by advancing a balanced pattern of residential and neighborhood-serving commercial development that strengthens the local economic base while enhancing the availability of community services. The proposal promotes a range of housing opportunities integrated with convenient access to services, transportation, and employment, supporting daily needs within the community and reducing reliance on longer trips. The Amendment framework allows for diverse housing types that are near established commercial areas; such as Main Street and Parker Road and supports coordination with County and municipal housing initiatives that expand attainable housing opportunities consistent with adopted policies.

By introducing complementary commercial uses and creating opportunities for business investment, the proposal contributes to long-term economic vitality and supports partnerships that enable residents and businesses to prosper. The integrated land use pattern enhances access to community services, encourages transportation connectivity, and supports workforce accessibility. Collectively, these measures promote a resilient, service-oriented, and economically sustainable community consistent with Objectives 2-7B and 2-7C and their associated policies.

GOAL 2-8

Conserve Resources

The Amendment supports Goal 2-8 by promoting development patterns and site design that minimize energy consumption in both residential and nonresidential development. The project framework encourages energy

and resource efficient building design, subdivision layouts that provide opportunities for solar orientation and renewable energy integration and coordinated land use patterns that reduce overall energy demand through connectivity and reduced vehicle trips. The Amendment also supports sustainable construction practices, including opportunities for recycled building materials and consideration of on-site recycling facilities where appropriate. Collectively, these measures advance long-term resource conservation and align with Objective 2-8A and its associated policies.

GOAL 2-9

Ensure Development occurs concurrently with essential services and infrastructure.

This Amendment supports Goal 2-9 by directing growth to an area served by existing and planned infrastructure and municipal services. Future development within the amended area will be subject to review to confirm adequate capacity and will be required to address and mitigate impacts on transportation facilities, utilities, and public services as part of the development approval process. By aligning land use decisions with infrastructure planning and service availability, the Amendment promotes orderly, coordinated growth that occurs concurrently with the provision of essential services.

COMPREHENSIVE MASTER PLAN - SECTION 2: SEPARATED URBAN AREAS

GOAL 2-15

Preserve the integrity of the Separated Urban Areas

This Amendment supports Goal 2-15 by reinforcing orderly build-out within the established Separated Urban Area framework and aligning development with adopted capital improvement planning and service capacity. The Amendment does not create or expand SUA and ensures that future development will occur concurrently with adequate public facilities, infrastructure, and emergency services while supporting the fiscal health of applicable special districts. Development within the amended area will complement adjoining neighborhoods in terms of density, scale, and landscaping while protecting open space, natural features, and viewsheds where appropriate. Connectivity, parks, trails, and coordinated transportation improvements will be consistent with County plans, and compatible land uses will maintain community separation and the overall integrity of the SUA.

Objective 2-15C. Develop in a manner that complements and enhances the character of the built and natural environment

Policy 2-15C.1: Develop in a manner that complements and enhances the existing development pattern of adjoining neighborhoods, including density, scale, and landscaping

The Amendment is consistent with Objective 2-15C and Policy 2-15C.1 by incorporating graduated land use and density transitions, enhanced landscape and open space buffering, context-sensitive street design, preservation of views and natural features, and coordinated operational and safety considerations that complement adjoining neighborhoods in terms of density, scale, and landscaping. These integrated design strategies create a compatible edge condition between residential development, open space, and adjacent nonurban areas while balancing aesthetic quality with functional performance.

The development provides a gradual transition in intensity along its edges through lower intensity uses, increased setbacks, moderated building massing, and perimeter buffering adjacent to open space and nonurban areas. Preservation of natural features where feasible, together with native and drought-tolerant landscaping

consistent with the surrounding character, minimizes contrasts in scale, softens the urban edge, and maintains the visual integrity of adjacent nonurban lands.

Streets within and along the perimeter of the development are designed to accommodate safe and efficient vehicular, pedestrian, and bicycle circulation while incorporating coordinated streetscape elements such as sidewalks, street trees, and landscaping. The layout maintains view corridors where feasible and responds to natural topography through sensitive building placement and grading practices. Lighting, access configuration, and roadway geometry meet applicable safety and engineering standards while minimizing impacts to adjacent residential and nonurban properties, with lighting directed and shielded to prevent trespass.

GOAL 2-16

Encourage coordinated Comprehensive Master Plans between the county and municipalities.
Objective 2-16B. Ensure development inside municipal planning areas (maps) Is consistent with the Douglas County Comprehensive Master Plan

Policy 2-16B.2: Protect the municipal sales-tax base by encouraging owners of undeveloped, unincorporated lands within MPAs to petition municipalities for annexation and development

This Amendment is consistent with Goal 2-16 and Objective 2-16B because the subject property is located within the Parker Municipal Planning Area and will develop in a manner coordinated with the established County–municipal planning framework. Although annexation is not proposed, the Amendment reinforces the role of the MPA as the appropriate location for urban-level development and supports long-term planning consistency between Douglas County and the Town of Parker.

The Municipal Planning Area designation is intended to guide coordinated growth, infrastructure planning, and service delivery within areas anticipated for municipal influence. Development within this framework will be reviewed for consistency with the Comprehensive Master Plan and applicable intergovernmental coordination policies, ensuring that land use decisions do not conflict with municipal planning objectives. By directing commercial and mixed-use development to occur within the established MPA boundary, the proposal supports the long-term fiscal and economic stability of the area and aligns with the coordinated growth strategy envisioned by Goal 2-16

The Amendment does not create a competing growth area or undermine municipal planning authority; rather, it affirms the established MPA boundary as the appropriate framework for orderly development and continued County coordination.

CONSISTENCY WITH MAPS CONTAINED IN THE CMP

This Amendment is consistent with the mapping framework and growth management intent of the Douglas County Comprehensive Master Plan. The Amendment does not disregard or override the adopted maps; rather, it refines the Urban Land Use boundary in a manner that aligns mapped land use designations with existing infrastructure, development patterns, and the site's location along an established urban edge.

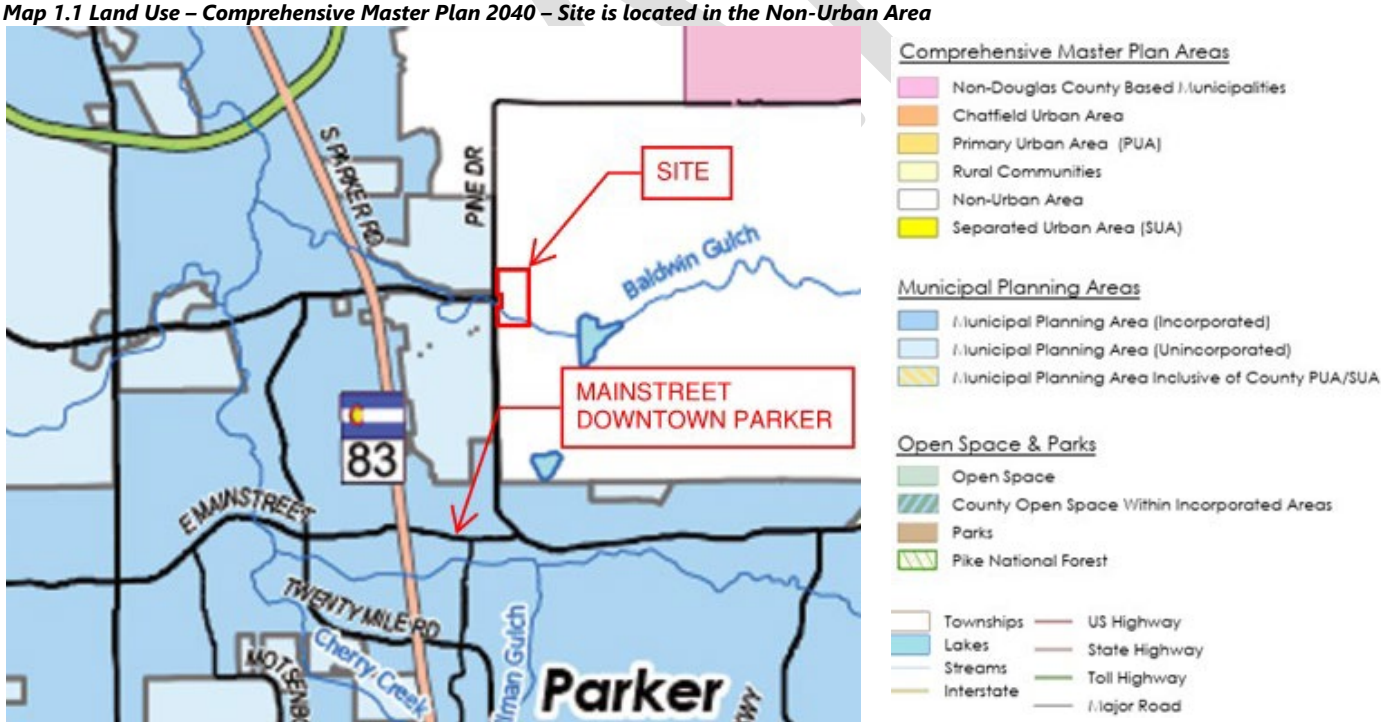
Existing	Proposed
Non-Urban Land Use Area: Northeast Subarea	Urban Land Use: Municipal Planning Area - Unincorporated Parker

The Land Use Map currently designates the subject property within the Nonurban Land Use Area: Northeast Subarea. The Amendment would reclassify the site to the Unincorporated Parker Municipal Planning Area, aligning the designation with its location along the established Urban boundary and reinforcing the County's growth management framework.

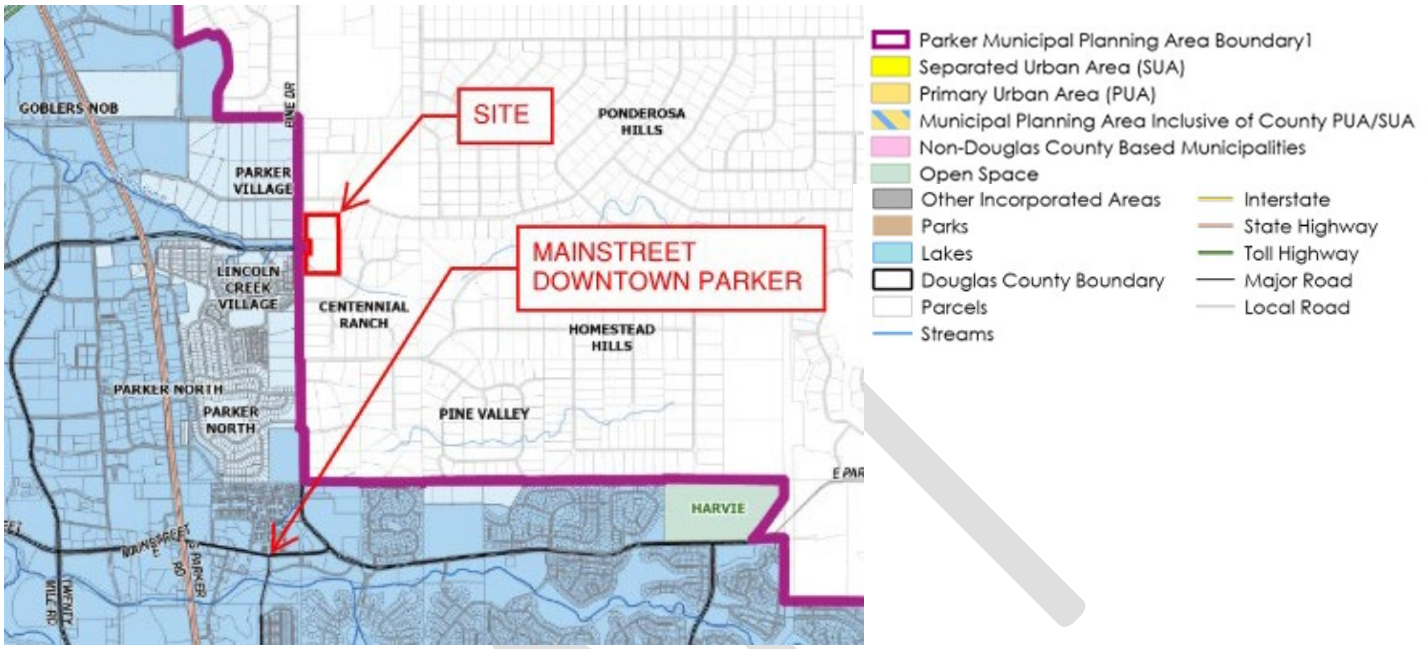
As shown on the Land Use Map and Municipal Planning Area Map, the property directly abuts the existing Urban Land Use boundary west of Pine Drive and lies opposite established urban development, including the Lincoln Creek Village Planned Development. Pine Drive serves as a defined physical and planning boundary supported by roadway capacity, planned improvements, and available utilities. Reclassification affirms Pine Drive as the defensible edge of the Urban Land Use Area and represents a logical refinement of the mapped boundary rather than an expansion into interior Nonurban lands.

The Comprehensive Master Plan allows targeted boundary adjustments at municipal planning area edges where infrastructure and development patterns support urban use. The subject property meets these criteria. Concentrating development along Pine Drive while regulating intensity eastward maintains a deliberate transition and upholds the Plan's strategy to contain urban growth within clearly defined limits.

Map 1.1 Land Use – Comprehensive Master Plan 2040 – Site is located in the Non-Urban Area

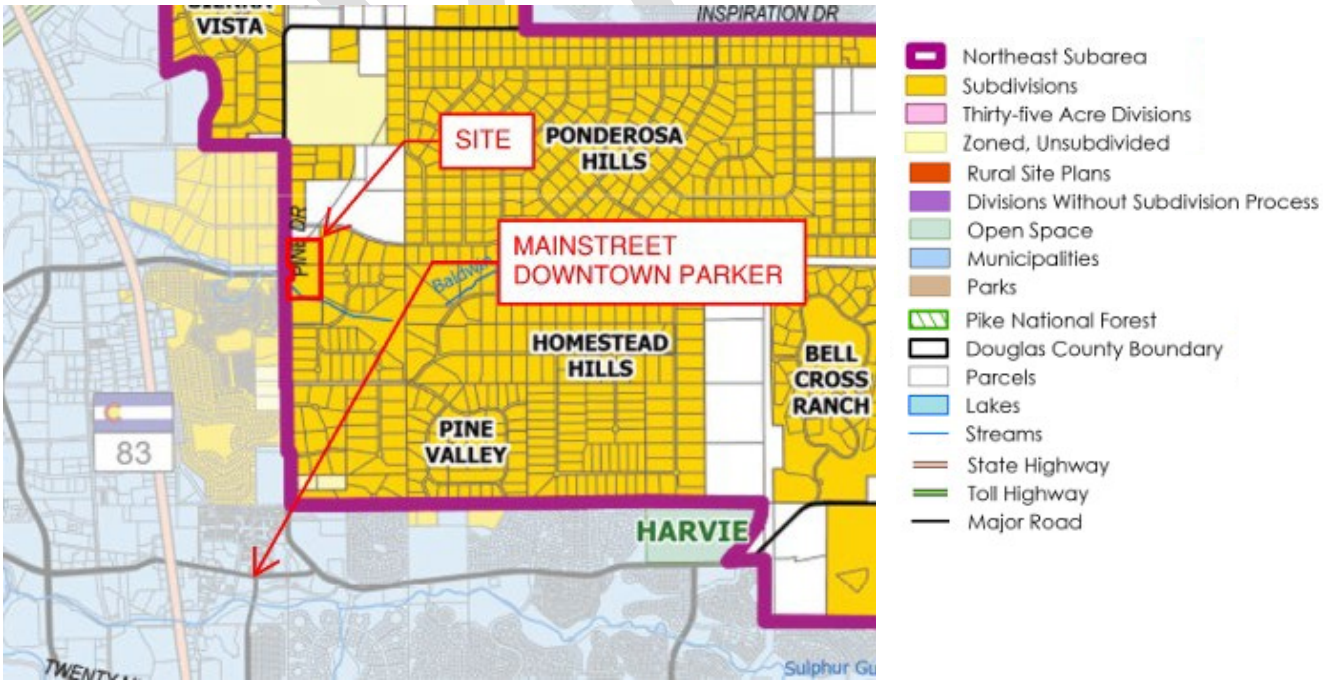


Map 2.6 Parker Municipal Planning Area – Comprehensive Master Plan 2040 – Site is proposed to be Included



Northeast Subarea Map 3.6 identifies the property as a "Subdivision," reflecting its relationship to surrounding development patterns and distinguishing it from the agricultural and resource-based lands that characterize the interior of the Nonurban Area.

Map 3.6 Northeast Subarea – Comprehensive Master Plan 2040



Accordingly, the proposed Amendment is consistent with the Comprehensive Master Plan maps because it:

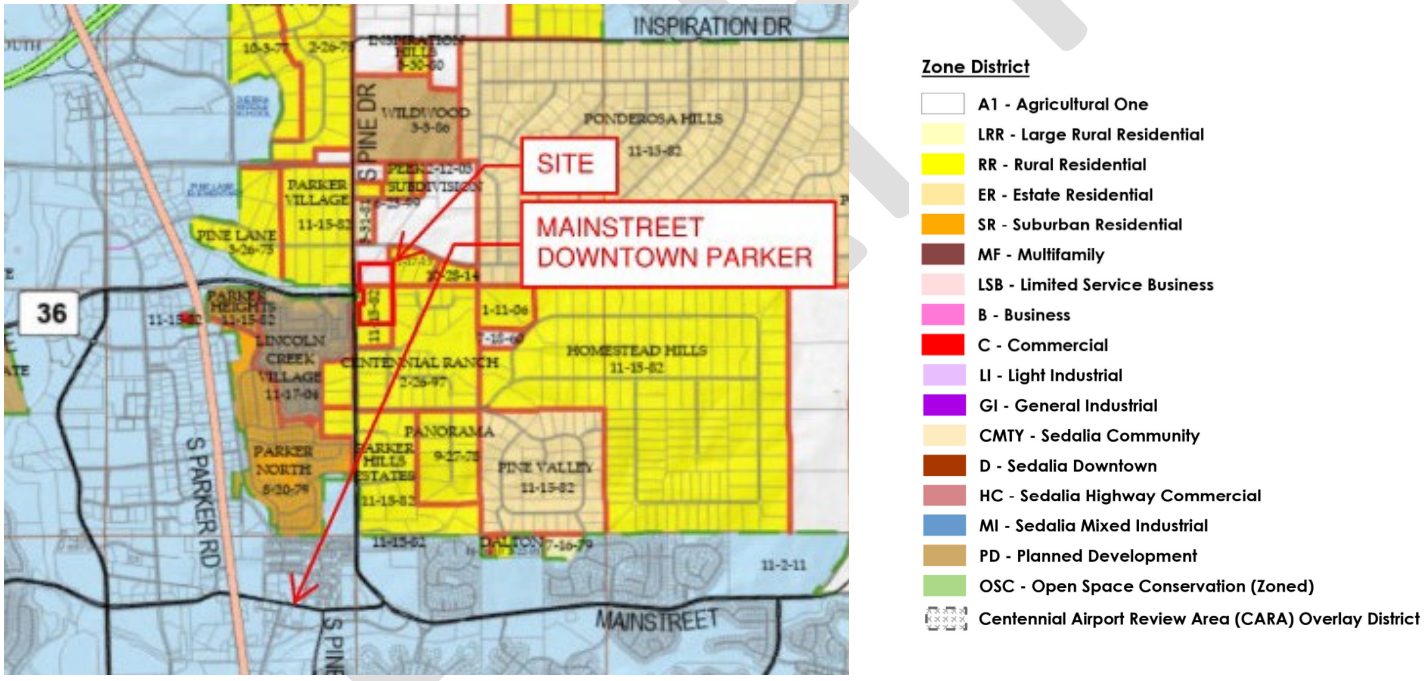
- Reinforces Pine Drive as the defined Urban Land Use boundary;
- Places urban land uses at the mapped edge of the Urban Area rather than within interior Nonurban lands; and
- Establishes a regulated transition between urban and nonurban land uses through open space, natural corridors, and site-specific development standards.

This approach advances orderly growth, preserves the integrity of the Northeast Subarea, and maintains a clear and defensible interface between urban and nonurban land use patterns consistent with the Comprehensive Master Plan's mapping framework and growth management strategy.

COMPATIBILITY WITH SURROUNDING LAND USES AND ZONING

The proposed development is compatible with surrounding land uses and zoning and is designed to function as a logical, context-sensitive transition between established urban development and adjacent large-lot residential areas.

Douglas County Zone District Map



To the west, across Pine Drive, lies Lincoln Creek Village, a paired-home community zoned Planned Development (PD) within the Unincorporated Parker Municipal Planning Area. The Bellbern residential component proposes a similar housing type and density, reinforcing continuity and a cohesive development pattern along the Pine Drive corridor.

To the north, the Spirit of Hope Lutheran Church represents a compatible institutional use commonly integrated with residential neighborhoods under Douglas County zoning practices. Compatibility will be reinforced through building placement, landscaped setbacks, and internal circulation standards established as enforceable provisions within the Planned Development zoning.

Properties to the south and east are zoned Rural Residential (RR). Compatibility with these areas will be achieved through graduated site design and enforceable transition standards, including increased setbacks, enhanced landscape buffering, moderated building scale near shared boundaries, designated open space tracts, and preservation of natural features. These measures will be incorporated into the PD zoning and subsequent development approvals.

The Baldwin Gulch corridor along the southern portion of the site provides an existing natural buffer and will be preserved as open space. Protection of this corridor through PD zoning will provide separation, visual relief, and ecological continuity between the proposed development and surrounding Rural Residential properties.

Finally, the site's proximity—approximately one mile north of the Main Street and Parker Road commercial corridor—places neighborhood-serving residential development within convenient access to services and employment centers while maintaining separation from more intensive commercial uses.

ENVIRONMENTAL CONDITIONS AND HAZARDS EXISTING ON THE SITE

Based on available records and preliminary review conducted to date, no known environmental hazards have been identified on the project site. This determination is appropriate to the CMP Amendment stage and reflects the level of evaluation required at this planning phase.

As the project advances through zoning, subdivision, and site plan review, additional environmental assessments will be conducted in accordance with Douglas County regulations and applicable state and federal standards. Any environmental conditions identified during subsequent review will be addressed through site-specific mitigation measures and enforceable development standards, ensuring compliance with all applicable environmental requirements.

IMPORTANT NATURAL FEATURES, SCENIC VIEWSHEDS, RIPARIAN CORRIDORS, AND WILDLIFE HABITAT MOVEMENT CORRIDORS

Preliminary environmental mapping identifies a mule deer winter concentration area along the western edge of the site. This habitat extends beyond the project boundaries, continuing east across adjacent Nonurban residential properties and west of Pine Drive into portions of the Urban Planning Area. The Baldwin Gulch corridor along the southern portion of the site is also associated with a designated Aquatic Native Species Conservation Waters area, reflecting its ecological significance within the broader landscape.

The Baldwin Gulch corridor will be preserved and integrated into the overall site design as a key natural feature. Minor improvements recommended by the Mile High Flood District may be implemented to maintain floodplain function and long-term drainage performance while supporting wildlife movement and habitat continuity. These measures ensure that important environmental systems are retained and incorporated into the development framework in a manner consistent with County objectives for resource protection and responsible land use.

The Colorado Parks and Wildlife District Wildlife Manager for the Parker/Castle Rock East – Area 5 district indicated no objection to the application moving forward at the time of resubmittal.

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HISTORIC RESOURCES

Based on a review of available records and preliminary evaluation appropriate to the CMP Amendment stage, no known historic resources have been identified on the subject property. As the project proceeds through zoning, subdivision, and site plan review, additional historic resource evaluations will be conducted as required by applicable local, state, and federal regulations. Any previously unidentified cultural or historic resources encountered during future phases of development will be addressed in accordance with established review, consultation, and mitigation procedures to ensure compliance with applicable preservation standards.

IMPACTS ON THE EXISTING ROAD NETWORK

The proposed development anticipates completion of the fourth leg of the existing intersection at Pine Drive and Lincoln Avenue, allowing it to function as a full-movement access point serving the site. Intersection improvements will be designed in accordance with applicable agency standards through subsequent transportation and engineering review.

Preliminary transportation coordination indicates that the surrounding roadway network can accommodate projected traffic volumes with targeted intersection and corridor improvements implemented over time. As the project advances through zoning, site plan, and engineering review, traffic operations, access configuration, and safety will be evaluated to confirm appropriate design and identify any required mitigation consistent with adopted standards.

In addition to the primary access at Pine Drive and Lincoln Avenue, secondary right-in/right-out access is anticipated north of the intersection. This access will support internal circulation while aligning with applicable access management standards and minimizing impacts to through traffic along Pine Drive.

CAPABILITIES OF, AND IMPACTS ON, EXISTING OR PLANNED SPECIAL DISTRICTS AFFECTED BY THE AMENDMENT

Based on available information, the proposed Amendment is not anticipated to adversely affect the service capacity of any existing special districts. No new special districts are proposed in association with the Amendment. As the project proceeds through subsequent entitlement and development review processes, coordination with applicable service providers will continue to confirm service availability and ensure compliance with adopted standards.

WATER SUPPLY AND PROVISION OF WATER AND SANITARY SEWAGE TREATMENT

Domestic water and sanitary sewer service for the site are anticipated to be provided by the Parker Water and Sanitation District, as confirmed by a will-serve letter, subject to compliance with all applicable District rules, regulations, standards, and specifications. Service availability, infrastructure requirements, and associated fees will be addressed through continued coordination with the District during subsequent entitlement, engineering, and development review processes.

An Inclusion Agreement with the District is anticipated in conjunction with future County approvals, as required. Water supply will be provided through the District's renewable water system, consistent with County and District policies. Utility sizing and system design will be based on projected demand, including anticipated population and water usage, and will be evaluated and confirmed during detailed engineering review.

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AVAILABILITY OF PUBLIC FACILITIES
SCHOOLS, PARKS, AND TRAILS, LIBRARIES, FIRE STATIONS, ETC.

Schools

The proposed development is located within the attendance areas of Pine Lane Elementary School, Sierra Middle School, and Chaparral High School, which serve the surrounding community. Based on planning-level projections, the development is anticipated to generate a limited number of students. Student generation estimates and coordination with the Douglas County School District will be addressed through established review processes. The development does not meet the minimum acreage threshold for on-site school land dedication; therefore, a cash-in-lieu contribution is anticipated, with final calculations and agreements to be determined during subsequent entitlement and development phases.

Douglas County School District Planning and Construction staff indicated no objection to the proposed development at the time of resubmittal.

Libraries

Public library services for the proposed development are provided by the existing library facility located south of the site along Pine Drive near Mainstreet. This facility serves the surrounding community and will continue to provide educational, informational, and community resources to future residents of the development.

Fire/Police

The proposed development is located within District 43 and is served by the Douglas County Sheriff's Office for law enforcement services. Fire protection and emergency response are provided by South Metro Fire Rescue, with Fire Station 41 located approximately one mile south of the site along Pine Drive near Main Street.

As part of this Amendment review, the Douglas County Sheriff's Office received the application and provided no comments. South Metro Fire Rescue likewise reviewed the proposal and indicated no objection at this time. Both agencies will continue to have the opportunity to review and comment during subsequent entitlement and development processes to ensure ongoing coordination and compliance with applicable standards.

Parks and Trails

The proposed development will include an internal trail network connecting residential areas to open space corridors and linking to existing and planned County pedestrian and trail systems in accordance with Douglas County standards.

To the west, pedestrian and trail connections across Pine Drive will be evaluated through subsequent transportation and site design review to determine appropriate crossing treatments. These connections are intended to link the site to the Baldwin Gulch Trail and the broader County trail network, including access to the Cherry Creek Trail.

To the east, connectivity is anticipated along the Baldwin Gulch corridor, providing a logical alignment for future connections toward the Northeast Trail Study Area. Opportunities for off-site trail extensions will be evaluated to ensure integration with the regional trail system consistent with County planning objectives.

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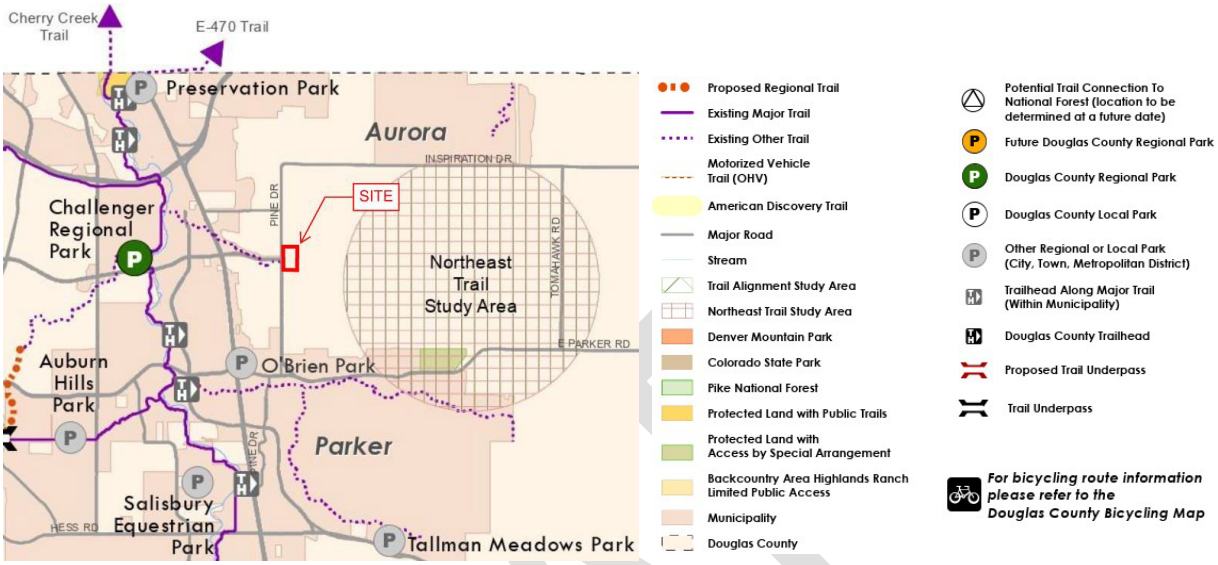
Final trail alignments and improvements will be determined during subsequent zoning, site plan, and engineering review to ensure coordination with roadway design and long-term open space and trail planning. Collectively, these improvements support multimodal access and long-term community connectivity.

Douglas County Parks and Trails Plan Map



CONDITIONS THAT HAVE CHANGED IN THE COUNTY TO WARRANT THE AMENDMENT

Evolving growth patterns and infrastructure investment within Douglas County support the proposed Amendment. The site is located along Pine Drive, a corridor identified for roadway capacity improvements, reflecting the County's response to increasing transportation demands associated with continued population growth. Ongoing housing demand and urban expansion have heightened the need to direct development to areas where infrastructure and public services exist or are planned. The subject property's proximity to established urban development and available infrastructure supports a land use designation that aligns with current growth trends and reinforces the County's strategy to accommodate growth in appropriate, serviceable locations.

IF APPLICABLE, EVIDENCE TO SUPPORT APPROVAL CRITERIA 10-2A (7) AND (8)

Approval Criteria 10-2A (6): How social, economic, or land use conditions of the County have changed or are in the process of changing in such a manner to support the proposed Amendment to the CMP

The proposed Amendment is supported by evolving social, economic, and land use conditions within Douglas County. Urban-level development has continued to expand within and adjacent to the Parker Municipal Planning Area, and the subject property is no longer isolated rural land but is located within an area experiencing planned urban growth. Surrounding development patterns, roadway improvements, and planned service extensions reflect a broader transition from a predominantly rural setting to one influenced by coordinated urban planning and infrastructure investment.

Infrastructure planning and service capacity have also improved. Municipal systems, including water, wastewater, transportation networks, and emergency services have been extended or are planned in proximity to the site,

supporting orderly and serviceable expansion. Continued population growth within Douglas County and the Parker area has increased demand for residential and supporting land uses within designated growth areas, reinforcing the need to align land use boundaries with available infrastructure and long-range planning objectives.

Approval Criteria 10-2A (7): How land proposed for urban development is a logical expansion of the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area, as applicable.
Although this Amendment does not expand the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area, it represents a logical and contiguous refinement of the Unincorporated Parker Municipal Planning Area (MPA). The subject property directly abuts the existing Parker MPA boundary west of Pine Drive, placing it at the established urban edge rather than within interior Nonurban lands.

The site is located along Pine Drive, a corridor identified for roadway widening in Douglas County's Capital Improvements Program. The scale, function, and planned public investment in this corridor reflect urban-adjacent infrastructure capacity and distinguish the property from interior rural areas. Aligning the MPA boundary at this location brings the land use designation into alignment with existing and planned public facilities, consistent with the Comprehensive Master Plan's growth management framework.

The Pine Drive and Lincoln Avenue intersection is further identified in the Town of Parker Comprehensive Master Plan as a Neighborhood Center intended to accommodate neighborhood-serving commercial uses. Inclusion of the subject property within the Parker MPA reinforces coordinated County–municipal planning and aligns County land use decisions with the Town's adopted long-range vision.

The Amendment is geographically limited and directly contiguous to the existing MPA. It does not create leapfrog development or isolated urban enclaves; rather, it reinforces an established planning boundary and concentrates urban-level development at a logical edge while preserving the integrity of the surrounding Northeast Subarea.

Approval Criteria 10-2A (8): Compelling Public Benefit
The compelling public benefit of this Amendment lies in the location and planning outcome it enables. By incorporating the site into the Unincorporated Parker Municipal Planning Area, the Amendment directs urban-level development that includes an attainable housing product in proximity to busy commercial districts and adjacent to existing development rather than extending growth pressure into interior Nonurban lands.

Locating development along Pine Drive—a defined urban edge and infrastructure-supported corridor where roadway improvements and centralized utilities exist or are planned—promotes efficient, infrastructure-supported growth, reduces reliance on individual wells, and supports long-term groundwater protection objectives. It also aligns land use designations with planned public investment. The project further proposes to evaluate right-of-way improvements along Pine Drive extending beyond the site frontage to enhance corridor continuity, safety, and overall functionality. These improvements are intended to improve vehicular operations, pedestrian connectivity, and emergency access while contributing proportionally to the ultimate roadway configuration envisioned for the corridor, thereby providing broader infrastructure and quality-of-life benefits to the surrounding community.

The Amendment also advances a neighborhood-serving commercial land use pattern at a location specifically identified in the Town of Parker's adopted plans. Integrating limited commercial uses with residential development at this designated node reinforces coordinated County–municipal planning, provides convenient access to daily services, reduces short vehicle trips, and supports more efficient use of the transportation network.

In addition, the Amendment introduces housing diversity in an area currently characterized by large-lot residential development. The proposed housing type provides attainable, lower-maintenance options for residents at varied life stages.

Collectively, these outcomes—efficient infrastructure utilization, corridor improvements, protection of interior Nonurban lands, coordinated planning alignment, neighborhood-serving services, and expanded housing choice—constitute a compelling public benefit that would not be realized without the proposed Amendment.

COMPREHENSIVE MASTER PLAN AMENDMENT APPROVAL CRITERIA

All the following criteria shall be considered by the Planning Commission when approving or disapproving CMP Amendment requests. All applications must demonstrate:

(1) Consistency with the spirit, intent, goals, objectives, and policies of the CMP.

Response: The proposed Amendment transitions the subject property from a Nonurban designation to inclusion within the Unincorporated Parker Municipal Planning Area, aligning the land use classification with its location along an established urban edge and infrastructure-supported corridor. This refinement reflects existing development patterns and planned public investment while maintaining the integrity of surrounding Nonurban lands.

The Amendment directs urban-level development to a site contiguous to existing urban development and served by existing and planned infrastructure, reinforcing a compact pattern along a primary roadway rather than extending growth into interior rural areas. Centralized water and wastewater service, planned pedestrian and trail connections, and preservation of the Baldwin Gulch corridor as open space further advance infrastructure efficiency, environmental stewardship, access to services, and overall quality of life. Collectively, these factors demonstrate consistency with the CMP's goals, objectives, and policies.

(2) Compatibility with surrounding land uses and zoning.

Response: As stated, the proposed Amendment is compatible with surrounding land uses and zoning. The development is designed to function as a logical, context-sensitive transition between existing urban development and adjacent large-lot residential areas.

To the west, across Pine Drive, an urban corridor, Lincoln Creek Village is a paired-home community zoned Planned Development (PD) within the Unincorporated Parker Municipal Planning Area. This establishes an urban pattern and continuity consistent with the proposed residential component. The proposed commercial component is appropriately located at the intersection of two urban roadways and within an area identified by the Town of Parker as a Neighborhood Center, supporting compatibility through planned intensity and coordinated land use.

To the north, the Spirit of Hope Lutheran Church represents a compatible institutional use commonly integrated with residential neighborhoods.

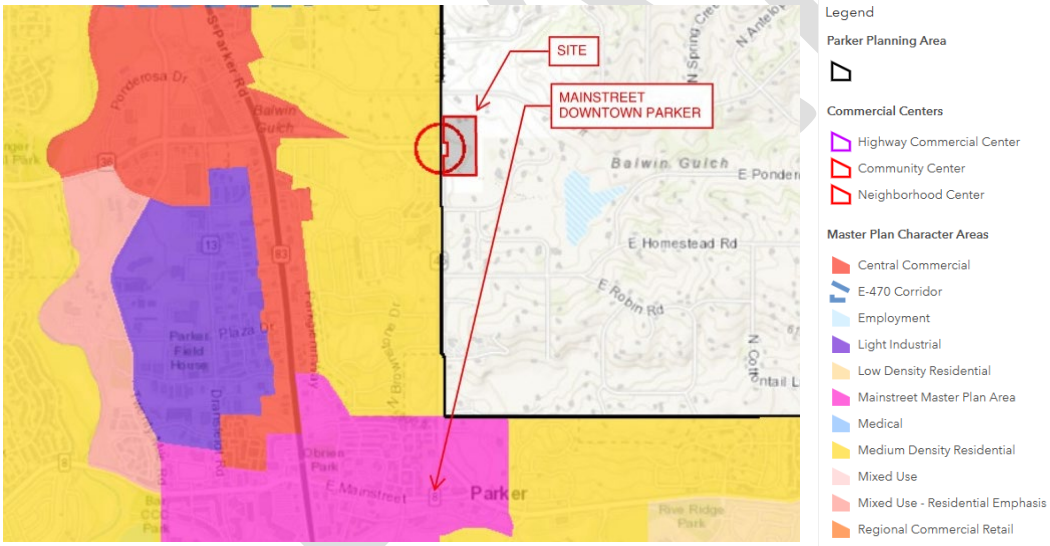
Properties to the south and east are zoned Rural Residential (RR). Compatibility with these areas will be ensured through site design and transition standards incorporated through PD zoning. Increased setbacks, building scale, landscape buffering, designated open space tracts, and preservation of the Baldwin Gulch corridor will provide physical and visual separation.

The site is located less than 1-mile from Parker Road and approximately 1.3 miles from Main Street which functions as established commercial corridors. This proximity positions neighborhood-serving development – retail, restaurants, personal services and event venues within convenient access to established services and employment centers, while preserving the residential character of the area.

Additionally, this location includes the Parker Townhomes development by Parker Townhomes LLC, which consists of 85 new townhomes at a density of 14 dwelling units per acre.

Rather than extending higher-density development into interior rural areas, the Amendment reinforces the established urban edge along Pine Drive and maintains a clear, defensible transition between Urban and Nonurban land use patterns consistent with County growth management objectives.

Town of Parker – Master Plan – General Land Use Plan (Site is located in a Commercial Center - Neighborhood)



(3) Compatibility with existing, natural, and environmental conditions of the site and preservation of important natural features and scenic viewsheds, riparian corridors, wildlife habitat and movement corridors, and historic resources.

Response: The proposed Amendment is compatible with the site's natural and environmental conditions and supports preservation of identified natural features. The Amendment establishes a land use framework and does not authorize site disturbance; detailed environmental considerations will be addressed through subsequent zoning and development reviews.

The Baldwin Gulch corridor will be preserved and integrated into future site planning as a primary natural feature. Wildlife habitat and movement areas identified through preliminary mapping extend beyond the site and will be evaluated during future entitlement and development review. Scenic viewsheds and riparian areas will be addressed through site design, open space planning, and compliance with applicable environmental standards.

Based on available information at this stage, no historic resources have been identified on the property. Any additional environmental or cultural resource evaluations required by County, State, or Federal regulations will be completed during subsequent review processes to ensure continued compatibility with existing natural conditions.

(4) Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails for the development.

Response: The proposed Amendment is supported by the availability of public facilities and services necessary to accommodate future development within the Unincorporated Parker Municipal Planning Area. Water supply and sanitary sewer service are anticipated to be provided by existing service providers, subject to compliance with applicable standards and capacity requirements.

Transportation access and circulation will be evaluated through subsequent transportation planning and engineering review to ensure roadway, pedestrian, and emergency access is provided consistent with adopted standards. Fire protection and emergency services will continue to be provided by existing agencies, with coordination occurring through future entitlement and development processes.

Schools serving the area will continue to provide educational services, with enrollment impacts and any required mitigation addressed in accordance with District and County requirements. Parks, open space, and trail facilities are incorporated into the development framework and will be refined during future approvals to meet applicable standards.

Collectively, these considerations demonstrate that adequate public facilities and services are available or can be provided to support development consistent with the proposed Amendment.

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

Response: Based on available information, the proposed Amendment is not anticipated to adversely impact the service capacity of any existing special districts serving the area. No new special districts are proposed in association with the Amendment. As the project proceeds through subsequent entitlement and development review processes, coordination with applicable service providers will continue to confirm service availability, capacity, and compliance with adopted standards.

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

Response: Social, economic, and land use conditions within Douglas County have evolved in a manner that supports the proposed Amendment. Continued population growth and changing household needs have increased demand for a broader range of housing types in locations where infrastructure and public services exist or are planned.

From a land use perspective, County growth patterns increasingly emphasize directing urban-level development to the edges of established planning areas rather than into the interior of Nonurban lands. The subject site represents such an urban edge condition. The Amendment formalizes Pine Drive as a logical boundary by concentrating development along this corridor and maintaining separation from Rural Residential areas through site design and transition standards to be established during future entitlement processes.

The transition is not achieved by extending higher intensity eastward, but by aligning comparable urban-scale development with existing urban uses along Pine Drive while preserving lower-intensity patterns beyond the corridor. This approach reinforces a clear and defensible land use edge and avoids incremental encroachment into the Northeast Subarea.

Economically, the site's proximity to employment centers, transportation corridors, and existing services supports efficient use of infrastructure rather than requiring expansion into undeveloped areas. Collectively, these evolving conditions support an Amendment that directs growth to an appropriate, serviceable location while maintaining the character of surrounding Nonurban lands consistent with long-term growth management objectives.

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

Response: The proposed CMP Amendment does not expand the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area. Instead, it proposes a limited and context-sensitive expansion of the Unincorporated Parker Municipal Planning Area (MPA) at a location that directly abuts the existing MPA boundary and functions as an established urban edge.

The subject site is located along Pine Drive, a primary arterial identified for roadway widening in the County's Capital Improvements Program. Existing roadway capacity, available utilities, and adjacent urban development west of Pine Drive distinguish the property from interior Nonurban areas and support its suitability for urban-level development. Expanding the MPA at this location aligns the land use designation with existing and planned infrastructure, consistent with the County's growth management framework.

The Pine Drive and Lincoln Avenue intersection is identified in the Town of Parker Comprehensive Master Plan as a Neighborhood Center intended to accommodate neighborhood-serving commercial uses at a defined transition point. Inclusion of the site within the Unincorporated Parker MPA supports coordinated long-range planning between Douglas County and the Town of Parker while maintaining County land use authority over the property.

The Amendment is geographically limited, contiguous to the existing MPA, and does not create leapfrog development or isolated urban enclaves. It reinforces an established planning boundary, concentrates development along an infrastructure-supported corridor, and preserves the integrity of surrounding Nonurban lands. As such, the proposed Amendment represents a logical and orderly refinement of the urban planning area consistent with the Comprehensive Master Plan and Approval Criteria 10-2A (7).

DRAFT

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

Response: Although this Amendment does not expand the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area, it proposes a limited refinement of the Unincorporated Parker Municipal Planning Area (MPA). The compelling public benefit lies not in the introduction of development alone, but in the deliberate planning outcome achieved by adjusting the MPA boundary at this location.

The Amendment reinforces a clear and defensible urban edge along Pine Drive by aligning land use designation with existing and planned infrastructure. By concentrating urban-level development along this established corridor, it reduces pressure for incremental land use changes within the Northeast Nonurban Subarea and avoids scattered or piecemeal encroachment. This boundary clarification would not occur under the current designation. The Amendment also promotes infrastructure-efficient growth by directing development to an area served by existing or planned roadway capacity, utilities, and public services. This approach minimizes the need for additional infrastructure extensions, supports fiscal responsibility, advances groundwater protection objectives, and reinforces coordinated service delivery.

Further, the Amendment enables a neighborhood-serving land use pattern at a location identified in adopted plans as appropriate for such activity, including limited commercial uses within a designated Neighborhood Center. This supports convenient access to daily services, reduces short vehicle trips, and enhances overall community connectivity. Finally, the Amendment introduces housing diversity at a site suited to accommodate it without altering the prevailing large-lot character of surrounding Nonurban lands. By focusing on compact development at the urban edge, the proposal expands housing choice while preserving rural land use patterns beyond Pine Drive.

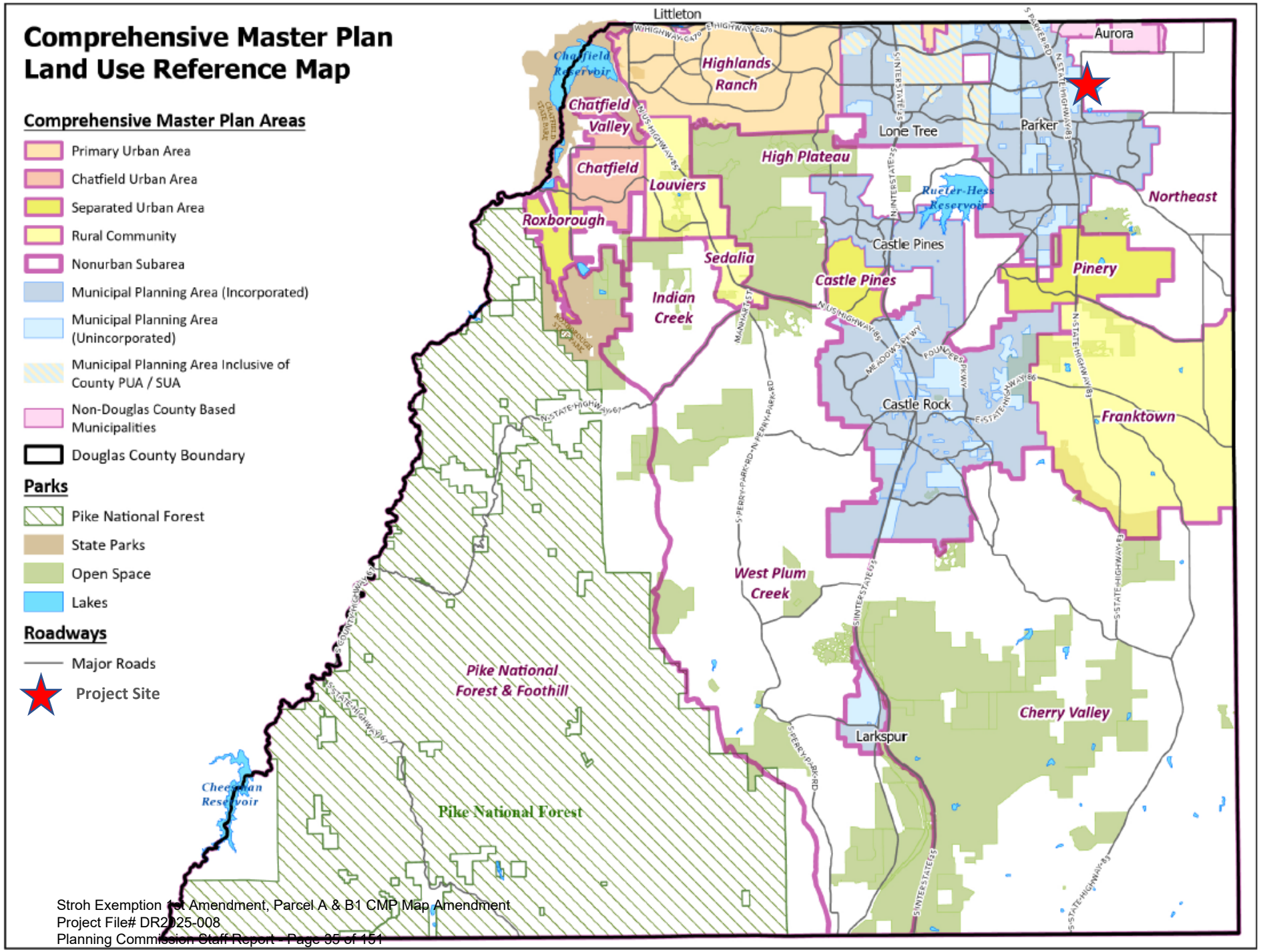
Collectively, these outcomes—establishment of a defined urban boundary, infrastructure-efficient growth, alignment with adopted planning frameworks, expanded housing choice, and protection of interior Nonurban lands—constitute a compelling public benefit consistent with Approval Criteria 10-2A (8).

CONCLUSION

The proposed Comprehensive Master Plan Amendment adjusts the Unincorporated Parker Municipal Planning Area boundary to reflect existing development patterns, available infrastructure, and the established urban edge along Pine Drive. The Amendment directs growth to a contiguous, serviceable location supported by planned roadway improvements and centralized utilities while preserving the integrity of interior Nonurban lands within the Northeast Subarea.

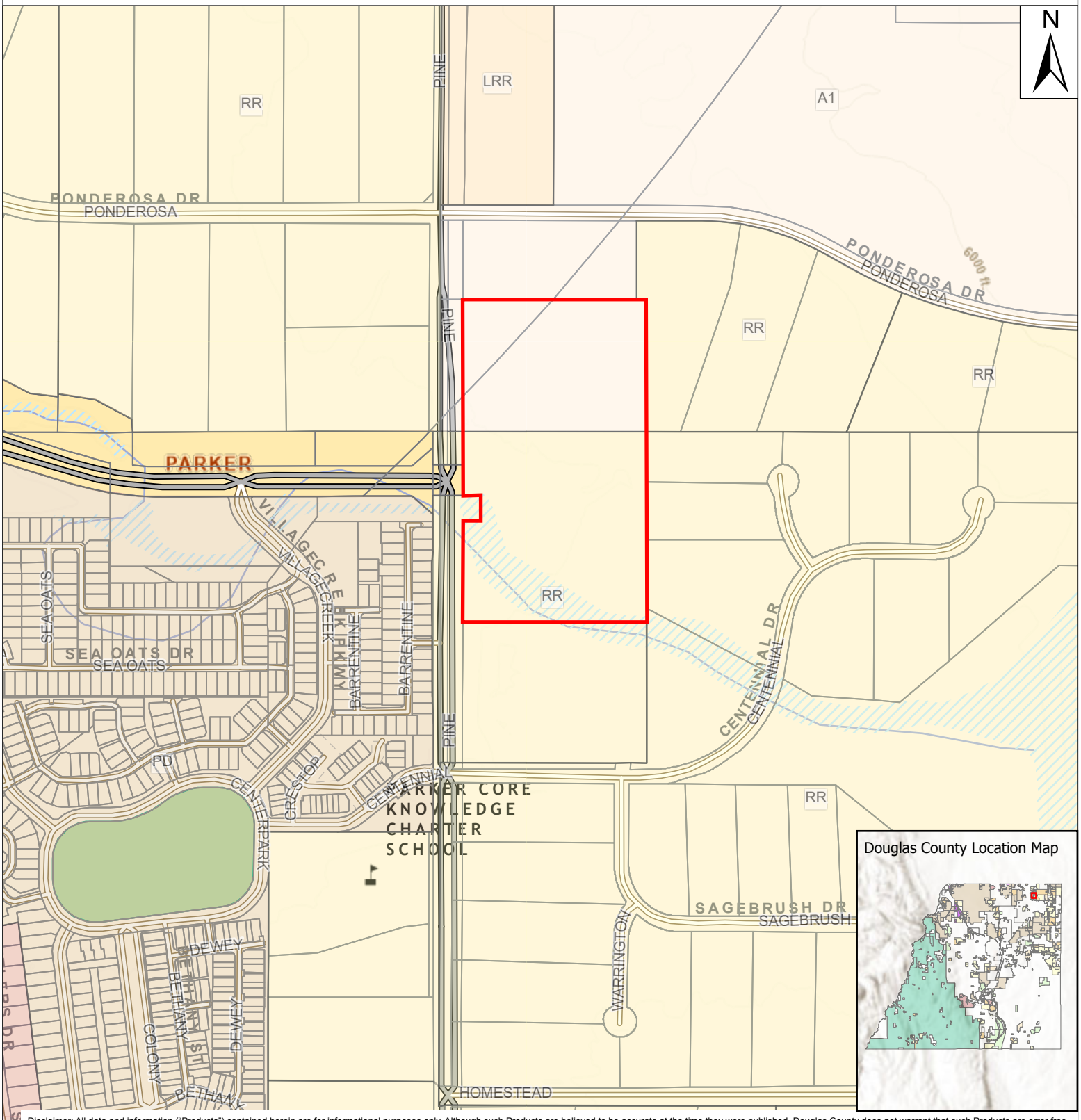
The request is consistent with the goals, objectives, and policies of the Comprehensive Master Plan and satisfies the applicable approval criteria. For these reasons, approval of the Comprehensive Master Plan Amendment is respectfully requested.

DRAFT


Comprehensive Master Plan
Land Use Reference Map
Comprehensive Master Plan Areas
Primary Urban Area
Chatfield Urban Area
Separated Urban Area
Rural Community
Nonurban Subarea
Municipal Planning Area (Incorporated)
Municipal Planning Area (Unincorporated)
Municipal Planning Area Inclusive of County PUA / SUA
Non-Douglas County Based Municipalities
Douglas County Boundary
Parks
Pike National Forest
State Parks
Open Space
Lakes
Roadways
Major Roads
Project Site
Littleton
Aurora
Lone Tree
Parker
Castle Pines
Castle Rock
Larkspur
Highlands Ranch
Chatfield Valley
Chatfield
Louviers
Roxborough
Sedalia
Indian Creek
High Plateau
Castle Pines
Pinery
Northeast
Franktown
West Plum Creek
Cherry Valley
Pike National Forest & Foothill
Pike National Forest
Rueter-Hess Reservoir
Chatfield Reservoir
Cheesman Reservoir

Zoning Map - Project No. DR2025-008

DOUGLAS COUNTY COLORADO



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 4/7/2026 11:27 AM

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- PD - PLANNED DEVELOPMENT

Aerial Map - Project No. DR2025-008

DOUGLAS COUNTY COLORADO

Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 4/7/2026 11:14 AM

Project Name: Stroh Exemption, 1st Amendment, Parcel A & B1
Project File #: DR2025-008
Date Sent: 11/12/2025 **Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/13/2025	No Comment:	No Response Required.
Arapahoe County Engineering Services Division		No Response Received:	No Response Required.
Arapahoe County PWD/ Planning		No Response Received:	No Response Required.
Assessor	12/12/2025	Received: Please make sure Developers are aware of Tax line on north end of property.	Applicant is aware of the tax line on the north end of the property.
AT&T Long Distance - ROW	11/20/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near Stroh Exemption, Parker, CO 80138 (Project # DR2025-008). The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.	No Response Required.
Bell Cross Ranch HOA		No Response Received:	No Response Required
Building Services	11/20/2025	No Comment:	No Response Required
CDPHE - All Referrals		No Response Received:	No Response Required
Centennial Ranch HOA	12/12/2025	Received: Following is a summary of comments received from the Centennial Ranch HOA. For details please reference their letter dated 12-12-25. -The Centennial Ranch HOA had concerns with traffic, impacts on the water systems of existing neighborhoods, insufficient sewer systems, the non-urban character and rural nature of the adjacent neighborhoods, higher density, and lack of a public benefit.	The applicant has received the response from the Centennial Ranch HOA. The applicant has held meetings with the HOA to receive feedback and discuss their concerns with the proposed CMP map amendment. The HOA will receive future land use applications for review and comment.
CenturyLink		No Response Received:	No Response Required

Project Name: Stroh Exemption, 1st Amendment, Parcel A & B1
Project File #: DR2025-008
Date Sent: 11/12/2025 **Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	11/13/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for DR2025-008, Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive master plan Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72.	No Response Required.
City of Aurora		No Response Received:	No Response Required
Colorado Division of Housing		No Response Received:	No Response Required
Colorado Division of Water Resources	12/11/2025	Received: Following is a summary of comments received from the Division of Water Resources (DWR). For details please reference their email dated December 11, 2025. -This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101 (10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral. -We do not have any comments on Parker's ability to provide water service to the two parcels.	No Response Required. DWR will received future land use applications for this development.
Colorado Geological Survey	12/08/2025	No Comment:	No Response Required

Project Name: Stroh Exemption, 1st Amendment, Parcel A & B1
Project File #: DR2025-008
Date Sent: 11/12/2025 **Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife (East DC - Dist 549)	12/22/2025	Received: Upon review of the proposed referral request. Colorado Parks and Wildlife (CPW) has no objections to the application moving forward as planned for approval.	No Response Required.
Comcast		No Response Received:	No Response Required
CORE Electric Cooperative	12/16/2025	No Comment:	No Response Required
Department of Human Services		No Response Received:	No Response Required
Douglas County Health Department	12/16/2025	Received: Following is a summary of comments received from the Douglas County Health Department (DCHD). For details please reference their review letter dated December 15, 2025. -A will serve letter from Parker Water and Sanitation District (PWSD) was submitted so DCHD is providing a favorable recommendation regarding the proposed method of water and sewer service. -There is an existing OWTS on the project site. DCHD may refuse to issue future OWTS permits where sewage treatment is available within 400 feet of the property line. A letter from PWSD. If the properties tie into the sewer system, the OWTS serving the project shall be abandoned.	The applicant will continue to coordinate with DCHD on future connections to sewer services in the area and the need to abandon existing OWTS if a sewer connection is made. Future land use applications will be referred to DCHD for review and comment.
Douglas County Historic Preservation	11/26/2025	Received: Following is a summary of comments received from Douglas County Historic Preservation. For details please review their letter dated November 26, 2025. -At this time the curator has no recommendations, but if there is future development with ground disturbance on the property a cultural survey should be conducted. There have been no previous surveys or studies done on the property.	The applicant is aware that if future development occurs with ground disturbance then a cultural resource survey should be submitted for review by Douglas County Historic Preservation.

Project Name: Stroh Exemption, 1st Amendment, Parcel A & B1
Project File #: DR2025-008
Date Sent: 11/12/2025 **Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Housing Partnership		No Response Received:	No Response Required
Douglas County Parks and Trails	12/08/2025	Received: This applicant would be responsible for park dedication requirements outlined in Article 10 of the Douglas County Subdivision Resolution	No Response Required
Douglas County School District RE 1		Received: Following is a summary of comments received from the Douglas County School District (DCSD), for details please review their letter dated December 18, 2025. -DCSD would like to reserve the right to estimate student generation and request required School District land dedication or cash-in-lieu at that time. Assuming the applicant nor the County object to this request, DCSD has no objection to the proposed development.	The applicant is aware of comments from the DCSD. Future land use applications will be provided to DCSD for review and comment on land dedication or cash-in-lieu requirements.
DRCOG		No Response Received:	No Response Required
Engineering Services	12/17/2025	No Comment:	No Response Required
Homestead Hills HOA	12/17/2025	Received: Following is a summary of comments received from the Homestead Hills HOA. For details please reference their letter dated 12-17-25. -HHCA had concerns with the development impacting the rural character of the Northeast Subarea, preservation of open space, proposed density that is incompatible with the neighboring rural properties, impacts to wildlife and the Baldwin Gulch area, increase in traffic, and lack of a compelling public benefit	The applicant has received the response from the Homestead Hills HOA. The applicant has held meetings with the HOA to receive feedback and discuss their concerns with the proposed CMP map amendment. The HOA will receive future land use applications for review and comment.

Project Name: Stroh Exemption, 1st Amendment, Parcel A & B1
Project File #: DR2025-008
Date Sent: 11/12/2025 **Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Mile High Flood District	12/09/2025	Received: We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case: - Outfall to Baldwin Gulch MHFD comments 1. We would like to review the stream corridor and design with future submittals We have no objections to the referenced project at this time. We appreciate the opportunity to review this application and look forward to reviewing future submittals.	Future land use application submittals will be referred to Mile High Flood District for review.
Office of Emergency Management	11/17/2025	No Comment:	No Response Required
Open Space and Natural Resources	12/15/2025	Received: If this property is included the urban area of the master plan, the map in Section 9 - Wildlife of the plan should be updated to reflect the amendment. Most of the property is currently mostly identified as an area with moderate wildlife habitat value. If approved this area should be reduced to low wildlife habitat value.	No Response Required.
Parker Economic Development		No Response Received:	No Response Required
Parker Water & Sanitation District	11/12/2025	Received: This property must include into the Parker Water District through inclusion.	The applicant is aware of the requirement to be included in the PWSD service area.
Ponderosa Hills Civic Association		No Response Received.	No Response Required

Project Name: Stroh Exemption, 1st Amendment, Parcel A & B1
Project File #: DR2025-008
Date Sent: 11/12/2025 **Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
RTD - Planning & Development Dept	12/15/2025	Received: This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.	The applicant is aware of comments from RTD. Future land use applications will be referred to RTD for review and comment.
Sheriff's Office		No Response Received:	No Response Required
Sheriff's Office E911		No Response Received:	No Response Required
Sierra Vista HOA		No Response Received:	No Response Required
South Metro Fire Rescue	11/14/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Douglas County Comprehensive Plan Land Use Map amendment.	No Response Required
Town of Parker Development Review		No Response Received:	No Response Required

Project Name: Stroh Exemption, 1st Amendment, Parcel A & B1
Project File #: DR2025-008
Date Sent: 11/12/2025 **Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Town of Parker Public Works	11/17/2025	Received: Thank you for the opportunity to review this application. The Town of Parker Engineering/Public Works Department has the following comments: While this referral is for a master plan amendment rather than a formal development application, the Town has concerns with the potential traffic impacts that this amendment may create. The Town owns and maintains/operates the adjacent intersection of Lincoln Avenue and Pine Drive, and is currently planning additional operational improvements to this intersection. The density and traffic impacts of this proposal should be carefully considered in regards to the adjacent roadways through a Traffic Impact Study. Should this proposal eventually be approved for development, it is the Town's expectation that the developer will be required to construct all improvements necessary to ensure an acceptable LOS at the adjacent intersection.	The applicant will be required to submit a traffic impact analysis with future land use application submittals and should continue to coordinate with the Town of Parker on necessary improvements to the intersection of Lincoln Avenue and Pine Drive. The Town will receive future land use applications for review and comment.
Travois HOA		No Response Received:	No Response Required
Xcel Energy-Right of Way & Permits	12/09/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict	No Response Required

From: James Peabody
To: Michael Pesicka; duanew cwc64.com; jt cwc64.com; LANA S.; LENNY V.
Subject: Re: Douglas County eReferral (Project Number (DR2025-008) Is Ready For Review
Date: Thursday, November 20, 2025 1:38:32 PM

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

Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near ***Stroh Exemption, Parker, CO 80138 (Project #* DR2025-008*).*** The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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

***** Map disclaimer: The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited. *****

Thank you,

James Peabody
Clearwater Consulting Group, Inc.
120 9th Ave. South, Suite #140
Nampa, ID 83651
C: (951) 201-1279
E: jamesp@cwc64.com

**** This message and any attachments are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately and delete the message from your system. ****

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, November 20, 2025 12:49 PM
To: James Peabody <jamesp@cwc64.com>
Subject: FW: Douglas County eReferral (Project Number (DR2025-008) Is Ready For Review

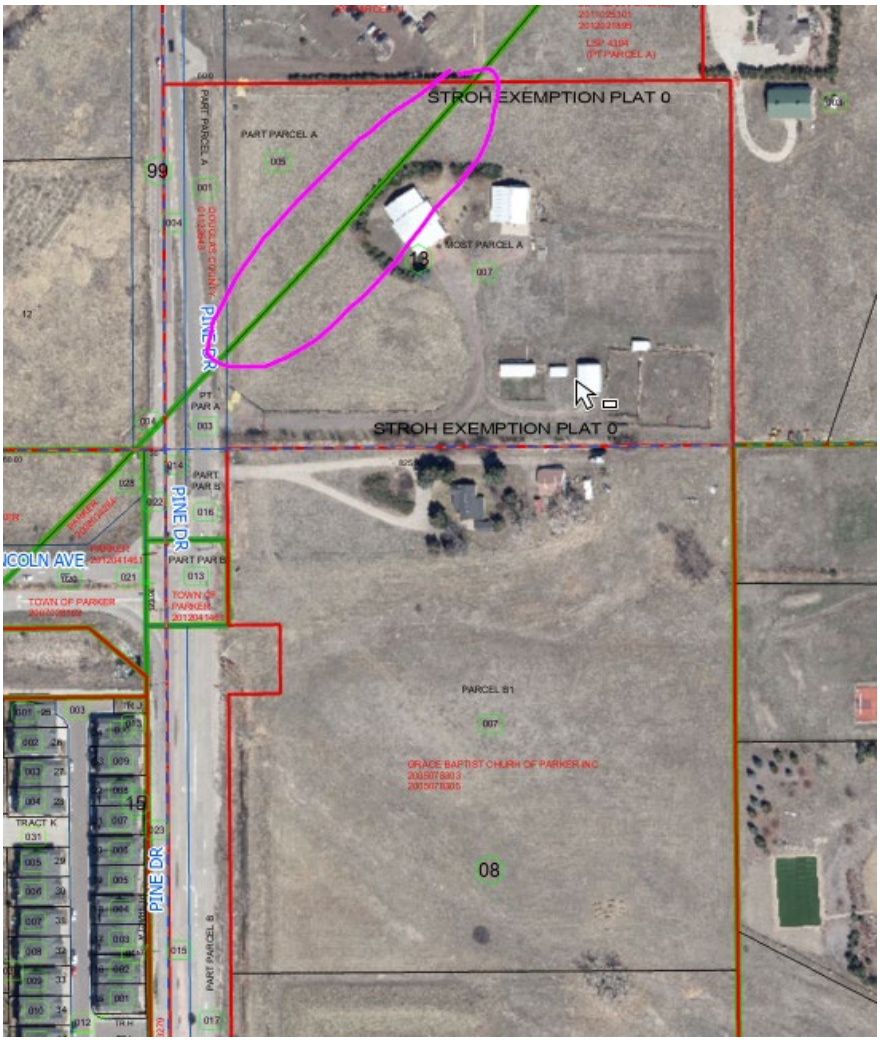
Ann

-----Original Message-----
From: mpesicka@douglas.co.us <mpesicka@douglas.co.us>

Image Landsat / Copernicus

From: Kyle Vistuba
To: Michael Pesicka
Cc: Jeremy Hirsch
Subject: RE: Project No. DR2025-008
Date: Thursday, December 18, 2025 7:17:02 AM
Attachments: image001.png

Hi Mike, Tax Line is correct as circled below in pink the green line is a tax line in which we must split the parcels along this line because the taxes are different on each side of this line. Just something for everyone to be aware of depending on how the configuration of the parcels is once this parcel is replated in the future.



Kyle Vistuba
GIS Specialist I | Douglas County Assessor
301 Wilcox Street | Castle Rock, CO 80104
303-660-7450 ext. 4260 | 303-479-9751 Fax

From: Jeremy Hirsch <JHirsch@douglas.co.us>

Sent: Wednesday, December 17, 2025 5:11 PM
To: Kyle Vistuba <kvistuba@douglas.co.us>
Subject: FW: Project No. DR2025-008

Kyle,

Please take a look at this one review.

Jeremy Hirsch
Assessment Administrator | Douglas County Assessor
301 Wilcox Street | Castle Rock, CO 80104
303-660-7450 ext. 4228 | 303-479-9751 Fax

From: Michael Pesicka <mpesicka@douglas.co.us>
Sent: Wednesday, December 17, 2025 7:37 AM
To: Jeremy Hirsch <JHirsch@douglas.co.us>
Subject: Project No. DR2025-008

Hi Jeremy,

The Assessor provided the following referral comment for Project No. DR2025-008: *Please make sure Developers are aware of Tax line on north end of property.* I just want to clarify that the comment is "Tax line" and not Tax lien".

Thank you,

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460
Email | mpesicka@douglas.co.us

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

Lathrop GPM LLP
lathropgpm.com

675 15th Street
Suite 2650
Denver, CO 80202
Main: 720.931.3200

Patrick Hickey
patrick.hickey@lathropgpm.com
720.931.3229

December 12, 2025

Via E-Mail

Douglas County Department of Planning
Development
Planning Services Department
100 Third Street
Castle Rock, Colorado 80104
planning@douglas.co.us
Attn: Mike Pesicka, Principal Planner at
Douglas County

RE: *Objection to Land Use Application Regarding Bellbern Development a/k/a Stroh Exemption ("Bellbern"): Project File # DR2025-008*

Dear Douglas County Planning Services Department:

Our firm represents the Centennial Ranch Homeowners Association ("CRHA") regarding its objection to the Land Use Application involving the proposed Bellbern development plan. Primarily, CRHA objects to Bellbern development because the proposed development fundamentally changes the nature of the area, dangerously increases the amount of traffic, and overburdens the water systems of existing neighborhoods surrounding the Bellbern development. The proposed Bellbern development is adjacent to the Centennial Ranch neighborhood.

Centennial Ranch is a peaceful and serene community with spacious home lots. Centennial Ranch residents choose to live at Centennial Ranch because it is quiet and has low density. The proposed Bellbern development is incongruent with CRHA residents' expectations for their community. Moreover, the proposed Bellbern development conflicts with the Douglas County Comprehensive Master Plan for the reasons described below.

As you know, the proposed Bellbern development seeks to amend the Douglas County Comprehensive Mater Plan Use Map to change 21.57 acres to CMP Section 2- Urban Land Use from its current designation as Nonurban land use.[1] Approving this change would be a mistake and even if the change in designation occurs, the proposed Bellbern development is still problematic. As a result, CRHA requests that Douglas County reject the proposed Bellbern development in its entirety.

[1]Defined terms not otherwise defined in this letter have the definitions assigned to them in the Douglas County Comprehensive Master Plan ("CMP").

1. **Existing Douglas County Nonurban Designation.**

Before addressing the various problems with the proposed Bellbern development, we must first consider the purpose of Nonurban Land Use. As Douglas County acknowledges, "[r]esidents of Douglas County value the 'small town' feel and the quietness that the nonurban areas provide. Through the Zoning and Subdivision Resolutions, the CMP provides a basis for preservation of the rural landscape, natural habitats, critical viewsheds, and community separators."[2] Furthermore, "[t]he CMP seeks to establish and preserve, through its policies, the values expressed by citizens for scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes." *Id.*

Centennial Ranch and the other neighborhoods in the area rightly expect that Douglas County will not change their communities by changing the designation of Bellbern from Nonurban to Urban and the documents submitted by Bellbern do not support such a change for the reasons submitted below. Additionally, even if the area is changed to Urban, Douglas County should still reject the Bellbern plan because of the significant harm it will cause due to increased traffic, water issues, decreased property value and a general overburdening of scare resources.

2. **The Bellbern Comprehensive Plan Violates the Goals of Nonurban Land Use.**

a. *Bellbern does not promote Nonurban Land Use Goal 3-1.*

Bellbern's Comprehensive Plan Amendment Narrative ("Narrative") submitted in support of the Bellbern development violates Douglas County's Goals for Nonurban land use. The Narrative claims that Bellbern supports Goal 3-1 which aims to protect and conserve the natural and rural character of the nonurban area. (Narrative p. 5). Bellbern's only support for this contention is that minor improvements to The Baldwin Gulch as part of the development will "preserve the existing floodplain limits and will preserve existing wildlife corridors and habitat opportunities." *Id.*

This simple statement ignores that Bellbern is seeking to inject 124 duplex units plus an additional 1.2 acres of commercial development into what is now a Nonurban area. Making minor improvements to The Baldwin Gulch does not mitigate the damage to the existing natural and rural character of the area that 124 duplex units and 1.2 acres of commercial development brings. This is especially true when considering that building125 duplexes adjacent to neighborhoods with large lots fundamentally changes the character and rural feels of those neighborhoods.

b. *Bellbern does not promote Nonurban Land Use Goal 3-2.*

[2] https://www.douglas.co.us/documents/cmp-section-3.pdf/

Bellbern contends that the proposed development supports Nonurban Land Use Goal 3-2 which seeks to promote the preservation of natural character and non-urban and rural areas. (Narrative p. 5). However, the narrative ignores the goal entirely and instead notes, "the current character for land uses in this region has changed and now provides urban opportunities." *Id.* Even if true, just because certain parts of Douglas County have changed does not mean that Douglas County should change a designation from Nonurban to Urban related to Bellbern.

124 duplexes on their face are incongruent with the preservation of natural character and bring increased traffic and density to an area which is intended to be non-urban and rural. In fact, Nonurban Policy 3-3E.2 notes that, "A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where there is adequate public infrastructure to support the proposed development and where the other goals, objectives, and policies of the Plan have been met." Instead of one dwelling per 2.5 acres, Bellbern seeks nearly six (6) dwellings per acre. This in itself violates 3.3E.2.

c. *Bellbern does not promote Nonurban Land Use Goal 3-3.*

Land use goal 3-3 seeks to "maintain the unique rural character" of Nonurban Subareas like the Northeast where the subject property is located. The Bellbern Narrative addressed this goal by pointing out that the project site is on the edge of the Northeast Subarea and adjacent to the Unincorporated Parker Municipal Planning Area which is designated as Urban. (Narrative p. 6). However, the Narrative does not address why that is relevant to the proposed change from Nonurban to Urban or how the Bellbern development will maintain the area's unique rural character.

Duplexes are not associated with rural character, nor is a population density many times higher than the maximum of one (1) dwelling per 2.5 acres. There is no basis to conclude that because a project site is near an Urban area that the project site should become an Urban area.

As a result, Bellbern's Narrative does not support the Nonurban land use goals, and the Narrative does not support changing the project site's designation from Nonurban to Urban. The Narrative, and other documentation submitted in support of the Bellbern development, illustrates how proposed Bellbern development will destroy the rural and natural character of the surrounding neighborhoods.

3. <u>The Bellbern Comprehensive Plan Amendment Fails Even as an Urban Area.</u>

Even if the subject area is amended as an Urban area, Douglas County should still not approve the development plan for Bellbern. This first reason is because the traffic plan for Bellbern and the additional traffic from Bellbern will create a significant safety hazard. The intersection of Pine Drive and Lincoln Avenue is already one of Parker's most dangerous choke points with frequent crashes, backups, and congestion. The proposed traffic impact analysis cannot add more space to an area where traffic is already past capacity.

Additionally, Bellbern's plan to generate impact fees and create affordable housing for teachers, public servants, and young families is a speculative and unsupported. Further, Douglas County School District is already overcrowded and adding 124 duplexes will immediately worsen the problem. Thus, the purposed impact fees to not justify approved the Bellbern plan.

Moreover, there is not adequate water available for the Bellbern development. The Bellbern plan asserts that it has "received a will-serve letter from Parker Water and Sanitation District (PWSD)" and will enter into an inclusion agreement. However, a letter is not an agreement and as a result, the water plan is speculative. Further, Colorado faces long-term drought and declining aquifers. PWSD has no new, sustainable source to guarantee service at this density. Douglas County code requires a dependable, long-term water supply and this requirement cannot be satisfied by speculative paperwork.

A lack of a dependable water supply is not the only water related problem. Specifically, the proposed Bellbern development lies within a regulatory floodway, and Bellbern's proposed detention ponds and other proposed improvements are insufficient. The proposed plan only shifts the water runoff but does not negate that Bellbern is within a floodway and building 125 duplexes in a floodplain is inherently dangerous.

Further, there are insufficient sewer resources available to support the proposed Bellbern development. The Narrative claims that the Parker Water and Sanitation District will provide adequate sanitation sewer service. (Narrative p. 10). However, the neighborhoods surrounding the proposed development rely on septic systems and CRHA has yet to see evidence that the Parker Water and Sanitation District can meet the requirements of 125 duplexes.

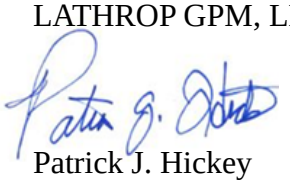
The proposed Bellbern plan is also detrimental to existing home values. Homes in the Centennial Ranch neighborhood paid a premium for the rural character of the area. Building 125 duplexes adjacent to Centennial Ranch will drive down home values in Centennial Ranch.

Finally, Bellbern's claim that the proposed development will provide a public benefit is a false promise. Any expected tax revenue does not outweigh the proposed development's negative impacts of broken planning rules, unsafe traffic, water scarcity, or flood risk. Further, attainable housing is not a public benefit if the proposed housing is built in a floodway.

As a result, CRHA objects to the Bellbern development plan and urges Douglas County to reject the plan in its entirety. CRHA anticipates providing additional information in support of its position and should you wish to discuss this letter or CRHA's overall position regarding the proposed Bellbern development, please feel free to contact me at your convenience.

Sincerely,

LATHROP GPM, LLP



Patrick J. Hickey

PJH/cls

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

December 15, 2025

Mike Pesicka
Planning Services
100 Third Street
Castle Rock, CO 80104

RE: DR2025-008

Dear Mike Pesicka,

Thank you for the opportunity to review and comment on the referenced Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive Master Plan Amendment application. 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 comment(s):

Water and Sewer Service
A will-serve letter has been provided by Parker Water and Sanitation. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal.

On-Site Wastewater Treatment System (OWTS) – Abandonment
DCHD's records indicate the presence of an OWTS on parcel numbers 223314208007 and 223311013007. In accordance with Regulation No. 22-01, Section 3.6, DCHD may refuse to issue future permits for the construction of an OWTS where a sewage treatment works is available within 400 feet of the nearest property line and connection can be made thereto. In order for DCHD to issue a permit, the applicant shall provide a letter from the sewer district, municipality, or county having jurisdiction, stating whether it is permissible for DCHD to issue a permit for installation, alteration, or repair of an OWTS.

If the existing properties choose to tie-in to the proposed sewer system in the future, the OWTS serving these parcels shall be abandoned in accordance with Regulation No. 22-01, Section 6.8. DCHD must be notified in writing once the system has been properly abandoned. For more information, or to obtain/submit the required OWTS Abandonment Form, the applicants may contact EH@douglas.co.us.

Please feel free to contact me at 720-907-4887 or KHochstetler@douglas.co.us if you have any questions about our comments.

Sincerely,

Kristin Hochstetler, Environmental Health Specialist I

November 26, 2025

Mike Pesicka, Principle Planner
100 Third Street
Castle Rock, CO 80104

Re: DR2025-008, Stroh Exemption

Dear Mr. Pesicka:

The letter provides comments regarding the applicants request to amend the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acres, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area.

At this time the Curator has no recommendations, but if there is future development with ground disturbance on the property a cultural survey should be conducted. There have been no previous surveys or studies done on the property. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these resources will be necessary at future phases of development, including a Class II cultural resource survey of the property, will need to be addressed if development occurs in the future.

Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

From: Comaniciu - DNR, Ioana
To: Michael Pesicka
Subject: Re: Douglas County eReferral (Project Number (DR2025-008) Is Ready For Review
Date: Thursday, December 11, 2025 9:25:19 AM

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

Good Morning,

We have received your November 12, 2025 referral for proposed amendments to the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acres, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area.

This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101 (10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

We do not have any comments on Parker's ability to provide water service to the two parcels.

Thank you for the opportunity to review.

Best Regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

On Wed, Nov 12, 2025 at 9:57 AM <mpesicka@douglas.co.us> wrote:

> There is an eReferral for your review. Please use the following link to log on to your account: https://urldefense.com/v3/__https://apps.douglas.co.us/planning/projects/Login.aspx__;!!PUG2raq7KiCZwBk!b-aUofu_eg9gtlmz746zNIRjklx3efZBNgcKccc1JRuYYtlhd42KUXkFGKEfXbf7-H5pFmzpxEU5ktaoMeT2n01j$
>
> Project number DR2025-008, Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive Master Plan Amendment. The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acres, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area. If approved by the Planning Commission, the parcels would be subject to the polices of CMP Section 2 – Urban Land Use..
>
> This referral will close on Wednesday, December 17, 2025.
>
> If you have any questions, please contact me.

Sincerely,

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

DR 25-545

DOUGLAS COUNTY
COLORADO

www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

Date sent: November 12, 2025 Comments due by **December 17, 2025**

Project Name: Stroh Exemption, 1st Amendment, Parcels A & B1 (Bellbern)

Project File #: DR2025-008

Project Summary: The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acre, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area. If approved by the Planning Commission, the parcels would be subject to the polices of CMP Section 2 – Urban Land Use.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency: ENGINEERING	**Phone #:** 4318
Your Name: AL PETERSON	**Your Signature:**
(please print)	**Date:** 12/17/25

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Mike Pesicka
Principal Planner, Planning Services
303-814-4367, mpesicka@douglas.co.us

Thank you for the opportunity to review this application for a CMP Amendment (DR2025-008). The Homestead Hills Civic Association (HHCA) has the following comments:

The proposed Major Amendment to enable a dense Suburban Residential development (named "Bellbern" by the applicant) violates the spirit and the letter of the 2040 Comprehensive Master Plan (CMP) and should not be approved. Specifically, the application fails to meet any of the following eight criteria defined in Section 10-2A of the CMP.

(1) Placing 124 duplex residences plus a commercial property on less than 20 acres within the existing Northeast Subarea is inconsistent with the spirit, intent, goals, objectives, and policies of the CMP, which among other things direct the County to prioritize "providing areas for urban development to preserve the open spaces and nonurban areas", "increasing open space preservation activities", and "direct[ing] urban-level development to designated urban areas" (CMP Objective 2-1A, as supported by Policies 2-1A.1 and 2-1A.2). More specifically, the proposed development is inconsistent with the rural character of the Northeast Subarea (including the abutting parcels), for which the CMP stipulates a maximum gross density of one dwelling unit per 2.5 acres (CMP Policies 3-3E.1 and 3-3E.2).

(2) A carve-out of Suburban Residential plus commercial is incompatible with land use on the east side of Pine Drive from the Town of Parker boundary north to Inspiration Drive, all of which is zoned Estate Residential, Rural Residential, or Agricultural One. Furthermore, this dense development would directly abut rural properties and thus remove the existing transition (in the form of Pine Drive) between the Parker Municipal Planning Area (MPA) and the Northeast Subarea, which is inconsistent with Policy 2-6D.3 of the CMP.

(3) The proposed development would disturb existing wildlife populations in the Baldwin Gulch watershed / floodplain, including deer, coyotes, mountain lions, foxes, bobcats, pheasants, wild turkeys, and other native species through high-density housing and commercial activities, associated noise and light pollution, and the like. More specifically, according to the County's Wildlife Resources Map most of the Northeast Subarea, including almost all of the proposed Bellbern project and the abutting Baldwin Gulch area, qualifies as a moderate-value wildlife habitat area. Section 9 of the CMP stipulates that the County should strive to "locate development outside of important wildlife habitat and movement corridors" (Policy 9-1B.4), that "stricter review and mitigation of development and other land uses is required of applications in, or adjacent to, important wildlife resources, including moderate or high-value wildlife habitat areas...", and that "new development located in proximity to moderate to high value wildlife habitat should include a study and inventory of habitats, movement corridors, and habitat linkages" (Policy 2-2A.1). These standards have not been met by the applicant.

(4) The proposed development would inject nearly a thousand daily vehicle trips into an already busy and hazardous intersection just north of Parker Core Knowledge School. In addition, placing a dense development so close to rural lands with heavy tree cover in Baldwin Gulch and the surrounding neighborhoods could significantly increase the risk of wildfires in the Northeast Subarea.

(5) Although the applicant has asserted or strongly implied that it will receive service from the Parker Water and Sanitation District, a decision on inclusion has not been made.

(6) Social, economic, and land use conditions have not changed so drastically within Douglas County as to justify amending the CMP to modify land use within the Northeast Subarea, rather than siting Suburban Residential and commercial development in areas that are already slated for such density, consistent with CMP Objective 2-1A supported by Policies 2-1A.1 and 2-1A.2.

(7) The proposed Bellbern development is not a "logical expansion" of the Parker MPA, and in fact will set a dangerous precedent for creeping, unplanned urbanization of the Pine Drive corridor. If Douglas County wishes to revisit the density of parcels along Pine Drive within the Northeast Subarea (effectively from Summerset Drive in the Town of Parker north to Inspiration Drive), that should happen in a planned manner during the next revision of Douglas County's Comprehensive Master Plan, not in the form of one-off applications to place dense, nonurban development on particular parcels.

(8) The proposed Bellbern development would provide no compelling public benefit to Douglas County as a whole. In fact, it would actively harm the County through its impacts on traffic, wildlife populations, wildfire risk, water resources, existing alluvial wells, etc. Approving this Major Amendment would also violate citizen trust in the County's planning process as exemplified by the 2040 Comprehensive Master Plan.

For all of these reasons, the Homestead Hills Civic Association urges the Planning Commission to reject this amendment application.

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880

www.mhfd.org

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10013879

December 9, 2025

To: Douglas County

Via email

Subject: MHFD Review Comments

Re: Stroh Exemption, 1st Amendment, PARCEL A AND B1 COMPREHENSIVE MASTER PLAN AMENDMENT : (DR2025-008)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Outfall to Baldwin Gulch

MHFD comments

1. We would like to review the stream corridor and design with future submittals

We have no objections to the referenced project at this time. We appreciate the opportunity to review this application and look forward to reviewing future submittals.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds, P.E.
Senior Project Manager, Mile High Flood District
lhinds@mhfd.org

From: Matthews, Bryce
To: Michael Pesicka
Subject: DR2025-008 - Stroh Exemption CMP AMD
Date: Friday, February 20, 2026 9:00:43 AM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

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

Good morning Mike,

I am responding regarding the above project. I realize that this is out of the review process and apologize for the delay.

The Town of Parker Planning Division is concerned about the developer proposal for what would turn into a piece meal approach (project by project) expansion of the Douglas County urban area east of Pine Drive. Concerns include how the urban area transitions to non-urban areas, community buffers, integrated development and community character. The Town is in the process of updating our Master Plan, the Town is not proposing to expand our Planning Area east of Pine Drive.

Thanks,

Bryce

PARKER
COLORADO

Bryce Matthews, Assistant Director - Planning
20120 E. Mainstreet, Parker, CO 80138-7335
303.805.3174 www.parkerco.gov
Rate Our Service

WE'RE HIRING!

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Right of Way & Permits

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

December 9, 2025

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

Attn: Mike Pesicka

Re: Stroh Exemption, 1st Amendment, Parcel A and B1, Case # DR2025-008

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has **no apparent conflict**.

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

303.421.4224
www.LJA.com
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

January 27, 2026

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

Reference: Bellbern Comprehensive Plan Amendment 3rd Submittal
Response to Referral Comments
The following Referral Comments have been reviewed and acknowledged.

Agency Name	Response Received	Response
AT&T Long Distance - ROW	11/20/2025 Reference Cycle 1	This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near Stroh Exemption, Parker, CO 80138 (Project # DR2025-008). The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. RE: Acknowledged
Addressing Analyst	11/13/2025 Reference Cycle 1	None
Arapahoe County Engineering Services Division	- Reference Cycle 1	None
Arapahoe County PWD/Planning	- Reference Cycle 1	None
Assessor	12/12/2025 Reference Cycle 1	Please make sure Developers are aware of Tax line on north end of property. RE: Acknowledged
Bell Cross Ranch HOA	- Reference Cycle 1	None
Building Services	11/20/2025 Reference Cycle 1	None
CDPHE – All Referrals	- Reference Cycle 1	None
CORE Electric Cooperative	12/16/2025 Reference Cycle 1	None
Centennial Ranch HOA	12/12/2025	See Letter Dated 12-12-25 RE: Acknowledged
CenturyLink	- Reference Cycle 1	None

Cherry Creek Basin Water Quality Authority	11/13/2025 Reference Cycle 1	The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for DR2025-008, Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive master plan Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted. RE: Acknowledged
City of Aurora	- Reference Cycle 1	None
Colorado Division of Housing	- Reference Cycle 1	None
Colorado Division of Water Resources	12/11/2025 Reference Cycle 1	-We have received your November 12, 2025 referral for proposed amendments to the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acres, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area. -This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101 (10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

		-We do not have any comments on Parker's ability to provide water service to the two parcels. RE: Acknowledged
Colorado Geological Survey	12/08/2025 Reference Cycle 1	None
Colorado Parks and Wildlife (East DC-Dist 549)	12/22/2025 Reference Cycle 1	Mr. Pesicka, Thank you for reaching out to check on our comment on Stroh Exemption, First Amendment project located at under Project #DR2025-008. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority. Upon review of the proposed referral request, Colorado Parks and Wildlife (CPW) has no objections to the application moving forward as planned for approval RE: Acknowledged
Comcast	- Reference Cycle 1	None
DRCOG	- Reference Cycle 1	None
Department of Human Resources	- Reference Cycle 1	None
Douglas County Health Department	12/16/2025 Reference Cycle 1	December 15, 2025 Mike Pesicka Planning Services 100 Third Street Castle Rock, CO 80104 RE: DR2025-008 Dear Mike Pesicka, Thank you for the opportunity to review and comment on the referenced Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive Master Plan Amendment application. 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 comment(s): Water and Sewer Service A will-serve letter has been provided by Parker Water and Sanitation. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal.

		On-Site Wastewater Treatment System (OWTS) – Abandonment DCHD's records indicate the presence of an OWTS on parcel numbers 223314208007 and 223311013007. In accordance with Regulation No. 22-01, Section 3.6, DCHD may refuse to issue future permits for the construction of an OWTS where a sewage treatment works is available within 400 feet of the nearest property line and connection can be made thereto. In order for DCHD to issue a permit, the applicant shall provide a letter from the sewer district, municipality, or county having jurisdiction, stating whether it is permissible for DCHD to issue a permit for installation, alteration, or repair of an OWTS. If the existing properties choose to tie-in to the proposed sewer system in the future, the OWTS serving these parcels shall be abandoned in accordance with Regulation No. 22-01, Section 6.8. DCHD must be notified in writing once the system has been properly abandoned. For more information, or to obtain/submit the required OWTS Abandonment Form, the applicants may contact EH@douglas.co.us. Please feel free to contact me at 720-907-4887 or KHochstetler@douglas.co.us if you have any questions about our comments. Sincerely, Kristin Hochstetler, Environmental Health Specialist RE: Acknowledged
Douglas County Historic Preservation	11/26/2025 Reference Cycle 1	November 26, 2025 Mike Pesicka, Principle Planner 100 Third Street Castle Rock, CO 80104 Re: DR2025-008, Stroh Exemption Dear Mr. Pesicka: The letter provides comments regarding the applicants request to amend the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acres, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area. At this time the Curator has no recommendations, but if there is future development with ground disturbance on the property a cultural survey should be conducted. There have been no previous surveys or studies done on the property. There is potential for buried archaeological resources related to prehistoric activities in the project

		area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these resources will be necessary at future phases of development, including a Class II cultural resource survey of the property, will need to be addressed if development occurs in the future. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources. Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations. Sincerely, Brittany Cassell Brittany Cassell, Curato RE: Acknowledged
Douglas County Housing Partnership	- Reference Cycle 1	None
Douglas County Parks and Trails	12/08/2025 Reference Cycle 1	This applicant would be responsible for park dedication requirements outlined in Article 10 of the Douglas County Subdivision Resolution RE: Acknowledged
Douglas County School District RE 1	12/18/2025 Reference Cycle 1	See attached letter dated December 18, 2025. RE: Acknowledged
Engineering Services	12/17/2025 Reference Cycle 1	None
Homestead Hills HOA	12/17/2025 Reference Cycle 1	See letter dated 12-17-25 RE: Acknowledged
Mile High Flood District	12/09/2025 Reference Cycle 1	We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case: - Outfall to Baldwin Gulch MHFD comments 1. We would like to review the stream corridor and design with future submittals We have no objections to the referenced project at this time. We appreciate the opportunity to

		review this application and look forward to reviewing future submittals. RE: Acknowledged
Office of Emergency Management	11/17/2025 Reference Cycle 1	None
Open Space and Natural Resources	12/15/2025 Reference Cycle 1	If this property is included the urban area of the master plan, the map in Section 9 - Wildlife of the plan should be updated to reflect the amendment. Most of the property is currently mostly identified as an area with moderate wildlife habitat value. If approved this area should be reduced to low wildlife habitat value. RE: Acknowledged
Parker Economic Development	- Reference Cycle 1	None
Parker Water & Sanitation District	11/12/2025 Reference Cycle 1	This property must be included into the Parker Water District through inclusion. RE: Acknowledged *LJA had a call with PWSD on January 20, 2026 *LJA had a call with PWSD – Inclusion On Jan. 27, 2026
Ponderosa Hills Civil Association	- Reference Cycle 1	None
RTD – Planning & Development Dept	12/15/2025 Reference Cycle 1	Project Name: Stroh Exemption, 1st Amendment, Parcel A & B1 - DR2025-008 - 1st Submittal Department Comments • Bus Operations No exceptions • Bus Stop Program No exceptions • Commuter Rail No exceptions • Construction Management No exceptions • Engineering No exceptions • Light Rail No exceptions • Real Property No exceptions • Service Development No exceptions • Transit Oriented Development No exceptions • Utilities No exceptions This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property. RE: Acknowledged

Sheriff's Office	- Reference Cycle 1	None
Sheriff's Office E911	- Reference Cycle 1	None
Sierra Vista HOA	- Reference Cycle 1	None
South Metro Fire Rescue	11/14/2025 Reference Cycle 1	South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Douglas County Comprehensive Plan Land Use Map amendment. Mike Pesicka, Principal Planner Douglas County Department of Community Development, Planning Services 100 Third St Castle Rock Co 80104 303.660.7460 303.660.9550 Fax Project Name: Stroh Exemption, 1st Amendment, Parcels A & B1 (Bellbern) Project File #: DR2025-008 S Metro Review # REFOTH25-00277 Review date: November 14, 2025 Plan reviewer: Aaron Miller 720.989.2246 aaron.miller@southmetro.org Project Summary: The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acre, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area. If approved by the Planning Commission, the parcels would be subject to the polices of CMP Section 2 – Urban Land Use. 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 Douglas County Comprehensive Plan Land Use Map amendment. RE: Acknowledged
Town of Parker Development Review	- Reference Cycle 1	None
Town of Parker Public Works	11/17/2025 Reference Cycle 1	Thank you for the opportunity to review this application. The Town of Parker Engineering/Public Works Department has the following comments: While this referral is for a master plan amendment rather than a formal development application, the Town has concerns with the potential traffic impacts that this

		amendment may create. The Town owns and maintains/operates the adjacent intersection of Lincoln Avenue and Pine Drive, and is currently planning additional operational improvements to this intersection. The density and traffic impacts of this proposal should be carefully considered in regards to the adjacent roadways through a Traffic Impact Study. Should this proposal eventually be approved for development, it is the Town's expectation that the developer will be required to construct all improvements necessary to ensure an acceptable LOS at the adjacent intersection. RE: Acknowledged
Travois HOA	- Reference Cycle 1	None
XCEL Energy-ROW & Permits	12/09/2025 Reference Cycle 1	Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict RE: Acknowledged

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

December 15, 2025

Mike Pesicka
Planning Services
100 Third Street
Castle Rock, CO 80104

LJA: ACKNOWLEDGED RECEIPT

RE: DR2025-008

Dear Mike Pesicka,

Thank you for the opportunity to review and comment on the referenced Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive Master Plan Amendment application. 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 comment(s):

Water and Sewer Service
A will-serve letter has been provided by Parker Water and Sanitation. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal.

On-Site Wastewater Treatment System (OWTS) – Abandonment
DCHD's records indicate the presence of an OWTS on parcel numbers 223314208007 and 223311013007. In accordance with Regulation No. 22-01, Section 3.6, DCHD may refuse to issue future permits for the construction of an OWTS where a sewage treatment works is available within 400 feet of the nearest property line and connection can be made thereto. In order for DCHD to issue a permit, the applicant shall provide a letter from the sewer district, municipality, or county having jurisdiction, stating whether it is permissible for DCHD to issue a permit for installation, alteration, or repair of an OWTS.

If the existing properties choose to tie-in to the proposed sewer system in the future, the OWTS serving these parcels shall be abandoned in accordance with Regulation No. 22-01, Section 6.8. DCHD must be notified in writing once the system has been properly abandoned. For more information, or to obtain/submit the required OWTS Abandonment Form, the applicants may contact EH@douglas.co.us.

Please feel free to contact me at 720-907-4887 or KHochstetler@douglas.co.us if you have any questions about our comments.

Sincerely,

Kristin Hochstetler, Environmental Health Specialist I

From: Doyle - DNR, Katie
To: Michael Pesicka
Subject: Re: Project No. DR2025-008
Date: Monday, December 22, 2025 3:07:30 PM

LJA: ACKNOWLEDGED RECEIPT

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

Mr. Pesicka,

Thank you for reaching out to check on our comment on Stroh Exemption, First Amendment project located at under Project #DR2025-008. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

Upon review of the proposed referral request, Colorado Parks and Wildlife (CPW) has no objections to the application moving forward as planned for approval. If you have any further questions do not hesitate to contact me.

Katie Doyle
District Wildlife Manager
Parker/Castle Rock East- Area 5

620 Wilcox Street
Castle Rock, Colorado 80104

December 18, 2025

Mike Pesicka | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4367 **Main** | 303-660-7460
Email | mpesicka@douglas.co.us

LJA: ACKNOWLEDGED RECEIPT

RE: Stroh Exemption, 1st Amendment, Parcel A & B1-Comprehensive Master Plan Amendment (DR2025-008)

Mr. Pesicka,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is proposing to amend the Douglas County Comprehensive Master Plan (CMP) Land Use Map to change the designation of an ~22 acres of land from its current NonUrban Land Use designation (Northeast NonUrban Subarea) to an Urban Land Use (Parker Municipal Planning Area). If approved, the project area would be subject to the policies of CMP Section 2 – Urban Land Use, and specifically the Parker Municipal Planning Area subsection. This property is located directly east of the intersection of East Lincoln Avenue and Pine Drive.

The applicant's narrative states that the Comprehensive Plan Amendment will enable a mixed-use development which will include a mix of commercial, residential and open space uses. Although this will be determined in subsequent zoning and subdivision applications, an earlier draft of the narrative from the applicant demonstrates that they're conceptualizing residential land use as one of the primary land uses in this development. However, there are no proposed or approved residential layouts, densities, etc. associated with this application so DCSD is unable to estimate this development's anticipated student generation and impact to the School District at this time.

With this in mind, DCSD would like to reserve the right to estimate student generation and request required School District obligations (land dedication or cash-in-lieu of land dedication) at that time. to mitigate

Assuming neither the applicant nor Douglas County object to this request, DCSD has no objection to the proposed development. Thank-you for the support of our mutual constituents.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2l@dcsdk12.org
303.387.0417

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Mike Pesicka, Principal Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

LJA: ACKNOWLEDGED RECEIPT

Project Name:	Stroh Exemption, 1st Amendment, Parcels A & B1 (Bellbern)
Project File #:	**DR2025-008**
S Metro Review #	REFOTH25-00277
Review date:	November 14, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acre, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area. If approved by the Planning Commission, the parcels would be subject to the polices of CMP Section 2 – Urban Land Use.
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 Douglas County Comprehensive Plan Land Use Map amendment.

From:	Kim Darnall
To:	Planning Commission; Terence T. Quinn; Michael Pesicka; Abe Laydon
Subject:	STOP BELLBERN
Date:	Friday, November 21, 2025 11:23:32 AM

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

November 21, 2025

Douglas county Planning Commission

We are writing to express our strong opposition to the proposed Bellbern Community development at the corner of Lincoln Avenue and Pine Street. While I recognize the need for thoughtful growth within our community, this proposal directly conflicts with responsible planning principles, roadway safety considerations, and the long-term livability of our neighborhood.

1. Roadway Safety & Traffic Concerns
Lincoln and Pine already function as heavily trafficked corridors, especially during school drop-off and pick-up hours. With three schools located within a mile, the area routinely experiences congestion, and speeding issues. Adding higher-density housing—particularly duplexes and additional units—at this already overburdened intersection would significantly increase accident risk for drivers, pedestrians, and cyclists. Introducing hundreds of new vehicles into a rural area not designed for expanded load is not just inconvenient—it is unsafe.

2. Planning Standards & Zoning Intent
This project appears to conflict with the established planning rules for this corridor. Currently commercial zoning, not high density. The intersection is not suited for dense residential development; historically, zoning in this area has favored rural or large estate homes precisely because of the traffic volume, the proximity to schools, and the lack of infrastructure to support additional strain. Allowing a high-density project here undermines the integrity of the planning process and sets a concerning precedent for future developments on similarly constrained corners. In addition, the project developers are asking for annexation by the City of Parker.

3. Impact on Neighborhood Character & Quality of Life
Our neighborhoods surrounding this intersection were designed around single-family rural homes and large estates with safe, predictable traffic flow. The traffic flow from Auroras neighborhood of Inspiration has already completely altered normal traffic flow to cha in our neighborhood of Ponderosa Hills. The proposed Bellbern Community would introduce dense duplex construction that is inconsistent with the existing character of the area and would further stress already.

4. Incompatibility with Surrounding Rural Homesteads
The proposed development would directly interfere with the long-established rural homesteads surrounding the property. This area has maintained a spacious, low-density character for decades, with open land, agricultural activity, and large-lot homes that define its identity. Introducing dense duplexes and additional housing units in this location would disrupt the rural environment, strain the existing land use pattern, and diminish the character and value of the surrounding homesteads.

For these reasons, we respectfully request that the Bellbern Community proposal be denied or significantly redesigned to comply with existing safety standards, zoning intent, and community-scale expectations. Growth should be safe, well-planned, and in harmony with current infrastructure—not in conflict with it.

Thank you for your time and consideration.

Sincerely,

Kimberly and Sean Darnall
12020 Antelope Trail
Parker, CO 80138

From: Paula F
To: Terence T. Quinn; Michael Pesicka; alayton@douglas.co.us
Subject: bellbern
Date: Thursday, December 4, 2025 9:40:11 PM

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

Please stop building - it's completely out of control. Parker's infrastructure is already ridiculously overloaded. DC was never meant for this many people.

DC won't be happy until every inch of ground is covered with concrete. All those murals with fox, deer, birds, flowers - what a joke. They are all dead. There's not nearly enough police officers to do anything. People speed, not just 10 mph over the limit, but 20. Run red lights? Sure. Zoom through school zones? Go ahead. Let someone merge? Hahaha! No way. Every road is a fucking train wreck.

We are so disappointed in our elected officials. Whatever kickbacks you all get, I'm sure it's worth it. DC schools are horrid. Our son is special needs, and Sierra middle school is so bad a family took them all the way to the Supreme Court. We had to buy a place in Aurora to get him into Cherry Creek schools, which are amazing. To think they are right next door to DC should be embarrassing to you all.

These emails aren't going to make any difference, I know that. If any of you gave a shit about the citizens you already have, this wouldn't be an issue. As it is, I can barely get out of my neighborhood. There's too many cars, going to fast. Expanding roads is NOT the answer. More lanes just makes more cars go faster.

You can argue my house is worth more than it was when I bought it, and that is true, but that's also true everywhere. Is it worth the decline of what was once a nice place to live? No. Not at all.

We can vote you out, but we all know that's all we can do, and you've made your money, so you won't care.

Paula & Bruce Fischer

From: MICHAEL FERRARO Owner
To: Michael Pesicka
Subject: Bellbern a KB Homes Community
Date: Friday, December 5, 2025 9:31:46 AM

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

Dear Planning Department:

I am writing to express my concerns about the Bellbern Community proposed by KB Homes at
Lincoln Ave and Pine Drive.

My concerns are that the project plan violates a long standing 1 home per 2.5 acres for this area.
Pine Drive is narrow and it would increase traffic to the point of putting costly and time delaying traffic lights on
Pine Drive making impossible to use that road to get to areas east of Parker or any businesses throughout Parker proper.

Schools, fire and parks would need immediate expansion. Parker is crowded and this is a congested area at the current time. During busy times the stop four way stops (signs) are backed up ten cars or so.

There is plenty of land in and around Parker to the south-east, south-west. This would pile up the
population and traffic, as well as bring area congestion during high traffic times. There are numerous
restaurants in the area and getting to these businesses during dining hours is getting difficult and the area cannot service the current residents at the current time. Bringing more businesses (restaurants) to this vicinity is not the answer as these businesses would bring additional congestion to the area.

In conclusion, building residences more than 1 home per 2.5 acres in this particular area would be catastrophic to vehicle mobility in the area.

I frequent restaurants in the area during dining hours and there is a waiting line at all the restaurants at Pine Lane and Parker Road.

Please consider rejecting KB Homes initial proposal for the Bellbern Community in it's current location.
The community looks well planned outside of the density issue for the area and the ability for the narrow roads to handle additional traffic at that location, along with businesses being able to support
a comfortable number of customers without making this area an area that local residents would avoid coming to in the future. It could keep Parker residents living in North East Parker from coming South to Parker to shop and eat.

The realistically, this would bring Denver Metro congestion to Douglas County which up until

now has been a well planned area with great open spaces.

Don't let a builder make you think that 124 duplexes (500 people, average approx. 8 per duplex) need to be put on Pine Drive or the world is going to end. Life will on and Douglas County if KB Homes has put this community in a less congested area in Douglas County.

Thank you for your attention,

Mike Ferraro - Homeowner
13790 Emerald Lake Street
Parker, CO 80138
P: 303 3509-4748

From: Planning Commission
To: Michael Pesicka
Subject: FW: Please Reject the Bellbern Proposal
Date: Friday, December 5, 2025 11:22:49 AM

From: Bob Drean <rjdrean@comcast.net>
Sent: Friday, December 5, 2025 10:27 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Cc: Mary-jo <mjdrean@gmail.com>
Subject: Please Reject the Bellbern Proposal

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

Douglas County Planning Commission,
We are greatly concerned about the KB homes proposal to construct 124 units at Pine Drive and Lincoln Avenue in Parker. We drive through that intersection daily and already find the traffic to be excessive, especially when schools let out and during rush hour. Moreover this area of Parker provides a rural environment that is becoming unique in the Denver area and this development would be a step towards changing that desirable environment. We are also concerned about the increased drain on our water which is a precious resource that can not be replaced.
Please reject this proposal and reserve our wonderful environment.
Thank you,
Bob and Mary-jo Drean
7948 E Warbonnet Trail
Parker CO 80138

From:	Julie Palumbo Greco
To:	planningcomission@douglas.co.us
Cc:	Terence T. Quinn; Michael Pesicka; alayton@douglas.co.us; George Teal; Kevin VanWinkle; JULIE PALUMBO GRECO
Subject:	Bellbern - KB Homes
Date:	Friday, December 5, 2025 6:01:33 PM

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

Hi,
I am writing to express concern over the proposed rezoning of the land at Pine and Lincoln for a new KB Home housing community.
As a nearby homeowner, I have seen traffic increase dramatically on Lincoln between Parker and Pine in the last two years. Having another community at that intersection will increase it further. We don't have the infrastructure to support this type of growth and rezoning. It will impact safety as it relates to traffic and water/flood. It impacts the community services including schools, public safety, wildlife, etc. It will also negatively impact home values for surrounding neighbors. When I purchased my home, it was my understanding that the land was zoned as non urban and that was part of the attraction. I like having some open space and wildlife nearby.
While I understand that Parker is growing, I believe you need to protect that growth and to seriously consider the negative implications this proposed rezoning will have on the infrastructure and quality of living for nearby residents.
I went on the Douglas County planning website and found some information (see below)but I didn't find any information on public hearings. When is a hearing scheduled? How can concerned community members have the opportunity to express their concerns?
Please advise and thanks in advance,
Best Regards,
Julie Greco
The land is zoned for non urban and I Document and Regulation - CMP Amendment (DR2025-008)FAQ - Help

Job Title:	Stroh Exemption, 1st Amendment, Parcel A & B1
Description:	Request for a Comprehensive Master Plan Amendment to expand the Urban Area of the County to provide residential and commercial development.

From: Laurie Nelson
To: Planning Commission; Terence T. Quinn; Michael Pesicka; alaydon@douglas.co.os
Subject: Opposition for Bellbern
Date: Saturday, December 6, 2025 2:19:46 PM

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

To our county planners,
The proposed "Bellbern" development at the corner of Lincoln and Pine Rd is wholly inappropriate for one of the last rural areas near the town of Parker. We have not yet proven that our town can absorb the infrastructure impact of the recent high density housing just added further down Pine, the behemoth apartments in the town itself, the Kime Ranch project on Mainstreet, and the planned additions on Pine opposite the library.
The intersection of Pine and Lincoln is already busy and dangerous when the PCK school is letting out, and this new Bellbern development is simply too much population density on top of the hundreds of new housing units already committed to the Pine/Mainstreet corridor, primarily in terms of traffic load, but also potentially stressing other infrastructure such as water supply and emergency services.
As my property taxes have ratcheted up each year, my one consolation is that I love the openness of the land on which I reside. Now it seems the county is pursuing a revenue stream which will ultimately diminish the character and value of our community. I ask you to reject the Bellbern proposal and return to the principles laid out in the county's comprehensive master plan which limits housing density on nonurban land.
Sincerely,
Laurie Nelson
Resident in Homestead Hills

From: beth.crawford2@gmail.com
To: Michael Pesicka
Subject: Stop Bellbern
Date: Saturday, December 6, 2025 2:25:34 PM

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

Hello,

I recently became aware that KB Homes is attempting to build duplexes and commercial space right near where I live at Pine Drive and Lincoln Ave in Parker.

I am very much opposed to this development. Pine Drive can barely handle the traffic it has already and this development would significantly increase the traffic near my home. My development had to install a traffic light last summer because it was difficult to enter and leave the development due to increased traffic. The traffic generated from the Bellbern development would be a nightmare.

I also understand there are other reasons for stopping this development such as it will be built in a floodway, it will overburden schools, it violates the Douglas County Comprehensive Master Plan, and I am worried about my property value decreasing.

Thank you.

Beth Crawford

From: Planning Commission
To: Michael Pesicka
Subject: FW: STOP: Bellbern – KB Homes – Pine Drive & Lincoln Ave.
Date: Monday, December 8, 2025 7:44:59 AM

From: Patrick Colcernian <pcmglr@gmail.com>
Sent: Friday, December 5, 2025 5:04 PM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: STOP: Bellbern – KB Homes – Pine Drive & Lincoln Ave.

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

I live near this Bellbern – KB Homes – Pine Drive & Lincoln Ave., 124 Duplex Proposal. I attended their proposal meeting a while ago at the Parker Library so I am familiar with their proposal. This development is a bad idea for the following reasons:

1. Heavy traffic, more signal delays, more opportunity for accidents.
2. Pedestrian and bike traffic dangers and more auto traffic delays.
3. There are limited sidewalks to exit this area and to walk & bike to school.
4. These homes will attract starter families with many kids walking to school.
5. Schools, Parks, Fire, Police, Water, Sewer, Electric and other resources will be strained.
6. This is right next to a floodway.
7. Area home values will drop.
8. This high density design will provide little private open space and limited room for vehicles and snow removal within its footprint.
9. This high density property will be an albatross to the open area surrounding this Duplex.
10. Violates the Douglas County Comprehensive Master Plan (ie. 1 home per 2.5 acres), rural residential.
11. We move here counting on the county's Master Plan to protect us from this type of encroachment. Just think, would you approve this proposal if you lived next door to this?
12. We don't know what kind of commercial enterprise will be built in their designated area. Will it be a business that will be attracting hundreds of vehicle and pedestrian visits daily adding to more congestion and foot traffic?

13. This will affect many other less considered facts such as: wildlife, light and sound pollution, water runoff, crime, medical services, area ambiance and fire risk.

After considering all these facts PLEASE disapprove the Bellbern – KB Homes – Pine Drive & Lincoln Ave., 124 Duplex Proposal.

Thank you,
Patrick Colcernian
11455 Antelope Ln., Parker, CO 80138

From: Suzi J
To: Michael Pesicka
Subject: Bellburn Development
Date: Tuesday, December 9, 2025 6:35:33 PM

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

Dear Mr. Pesicka,

I am writing to express my opposition to the proposed Bellburn development and the related request for a Comprehensive Master Plan amendment for the parcels at Pine Drive and Lincoln Avenue.

One of the primary reasons I chose to live in Parker is because the current Master Plan preserves the rural character, wildlife, and open landscapes that make this part of Douglas County unique. The Nonurban designations in this area were put in place deliberately—to maintain lower density, protect viewsheds and habitat, and make sure that Parker does not become another dense metro corridor. These values matter deeply to residents like me.

The proposed development would significantly increase density in an area that the Master Plan clearly designates as rural. More importantly, it requires changing the Master Plan itself to make that density possible. I am particularly concerned by how frequently amendments are granted to accommodate projects that conflict with the very planning principles the County has adopted. Each amendment may seem small in isolation, but cumulatively they erode the rural character and quality of life that draw people to Douglas County in the first place.

I also feel for the homeowners who purchased small rural properties near this site with the expectation—based on the Master Plan—that the surrounding area would remain rural in nature. Allowing this level of up-zoning and urbanization next to them not only disrupts their daily lives but undermines the trust residents place in long-term county planning documents.

Please respect the existing Master Plan, the Nonurban designation of this area, and the residents who rely on it. I urge the County to deny the requested amendment and preserve the rural character that makes Parker such a special community.

Thank you for your consideration.

Susan J. Ballard

From: Dell Howard
To: Michael Pesicka
Subject: Bellbern Development
Date: Wednesday, December 10, 2025 10:37:15 AM

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

Good day:

I'm writing to express my deep concern and opposition to this development for several reasons.
- There is a serious lack of infrastructure North, South and East of this proposed development. Despite "plans" to improve the infrastructure over the last 5 years, nothing has happened. Adding more high density population will make the situation worse than it already is.
- Traffic patterns already create unchecked safety issues. Somebody is going to get hurt because of a lack of planning, leadership and accountability to existing residents
- Values for existing residents will be diminished. Not a good thing for your resident.
- Existing residents utilize Wells for water service. The tables that provide us water are being depleted by these types of developments. Why are you not giving consideration to these existing residents, and threatening diminished values for their properties while at the same time increasing the chance that our wells will run dry and/or have to be drilled deeper (at our cost).
- Who is going to be held accountable for these decisions when they negatively impact value and cost to existing residents?

From:	Planning Commission
To:	Michael Pesicka
Subject:	FW: Bellbern housing development
Date:	Thursday, December 11, 2025 9:18:21 AM
Attachments:	image001.png

From: Wilson, Douglas (SDM) <DOUGLAS.WILSON@CUANSCHUTZ.EDU>
Sent: Thursday, December 11, 2025 7:38 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Bellbern housing development

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

Planning commission

I live in the Homestead Hill area of unincorporated Douglas County. We built a house on 3 acres 10 years ago and moved to this specific location to live in a rural area and be away from the encroach of high density housing developments. We had other choices, but chose this one.

Now, a developer bought some land is trying to change the zoning to facilitate a big pay day. There are lots of reasons to say no, traffic, crime, water property values and protecting the rural live me moved here for. I can only think of one reason to say yes; that is money.

Keep your promises, protect our rural lifestyle and say NO.

Doug

Douglas C. Wilson, DMD, MS
Associate Professor
CU School of Dental Medicine
University of Colorado Anschutz Medical Campus
Mail Stop F-845 | 13065 E. 17th Ave. Room 201-A | Aurora, CO 80045-0508
E: douglas.wilson@cuanschutz.edu P 303-724-7046

School of Dental Medicine
UNIVERSITY OF COLORADO ANSCHUTZ MEDICAL CAMPUS
DENTAL. INTEGRATED FOR HEALTH.

From:	mick simon
To:	Planning Commission; Terence T. Quinn; Michael Pesicka; Abe Laydon; George Teal; Kevin VanWinkle
Subject:	Against Bellbern Project
Date:	Thursday, December 11, 2025 10:36:04 AM

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

Dear Planning Commission,

I am writing to express my opposition to the Bellbern project at Pine & Lincoln in Parker, and to ask you to vote against proceeding with the project.

The concerns are many: inadequate infrastructure, increased traffic in an area already dense with surrounding high density housing, safety issues, flood plain issues, etc. This area should remain with the non-urban zoning it currently has @ 2.5 acre density. Enough is enough!

Thank you for your consideration!

Respectfully,
Mick Simon
12868 N Lost Canyon Trl
Parker, CO 80138

From: Connie Hernandez
To: Michael Pesicka
Subject: STOP BELLBERN
Date: Thursday, December 11, 2025 2:21:48 PM

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

Mr. Mike Pesicka

Stop this project. It's a zoning violation in Douglas County. Traffic is already unsafe and congested in this area. My kids school is already a zoo. Local wildlife are killed by cars regularly.
I don't want my property value driven down by this proposed development at Pine Dr and Lincoln Avenue.

Thank you,
Connie Hobart
Sent from my iPhone

From: michael hobart
To: Michael Pesicka
Subject: Stop Bellbern
Date: Thursday, December 11, 2025 3:04:15 PM

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

For Mike Pesicka:

Stop this project. Its a zoning violation in Douglas County. Traffic is already unsafe and congested in this area. More cars and people are the wrong answer. My kids school is already a zoo. Local wildlife are killed by cars regularly.
I don't want my property value driven down by this proposed development at Pine Drive and Lincoln Avenue. You cannot engineer away a floodway! Leave it alone. Do not allow this to happen. It will only make our community worse!

Mike Hobart

Lathrop GPM LLP
lathropgpm.com

675 15th Street
Suite 2650
Denver, CO 80202
Main: 720.931.3200

Patrick Hickey
patrick.hickey@lathropgpm.com
720.931.3229

December 12, 2025

Via E-Mail

Douglas County Department of Planning
Development
Planning Services Department
100 Third Street
Castle Rock, Colorado 80104
planning@douglas.co.us
Attn: Mike Pesicka, Principal Planner at
Douglas County

RE: *Objection to Land Use Application Regarding Bellbern Development a/k/a Stroh Exemption ("Bellbern"): Project File # DR2025-008*

Dear Douglas County Planning Services Department:

Our firm represents the Centennial Ranch Homeowners Association ("CRHA") regarding its objection to the Land Use Application involving the proposed Bellbern development plan. Primarily, CRHA objects to Bellbern development because the proposed development fundamentally changes the nature of the area, dangerously increases the amount of traffic, and overburdens the water systems of existing neighborhoods surrounding the Bellbern development. The proposed Bellbern development is adjacent to the Centennial Ranch neighborhood.

Centennial Ranch is a peaceful and serene community with spacious home lots. Centennial Ranch residents choose to live at Centennial Ranch because it is quiet and has low density. The proposed Bellbern development is incongruent with CRHA residents' expectations for their community. Moreover, the proposed Bellbern development conflicts with the Douglas County Comprehensive Master Plan for the reasons described below.

As you know, the proposed Bellbern development seeks to amend the Douglas County Comprehensive Mater Plan Use Map to change 21.57 acres to CMP Section 2- Urban Land Use from its current designation as Nonurban land use.[1] Approving this change would be a mistake and even if the change in designation occurs, the proposed Bellbern development is still problematic. As a result, CRHA requests that Douglas County reject the proposed Bellbern development in its entirety.

[1]Defined terms not otherwise defined in this letter have the definitions assigned to them in the Douglas County Comprehensive Master Plan ("CMP").

1. **Existing Douglas County Nonurban Designation.**

Before addressing the various problems with the proposed Bellbern development, we must first consider the purpose of Nonurban Land Use. As Douglas County acknowledges, "[r]esidents of Douglas County value the 'small town' feel and the quietness that the nonurban areas provide. Through the Zoning and Subdivision Resolutions, the CMP provides a basis for preservation of the rural landscape, natural habitats, critical viewsheds, and community separators."[2] Furthermore, "[t]he CMP seeks to establish and preserve, through its policies, the values expressed by citizens for scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes." *Id.*

Centennial Ranch and the other neighborhoods in the area rightly expect that Douglas County will not change their communities by changing the designation of Bellbern from Nonurban to Urban and the documents submitted by Bellbern do not support such a change for the reasons submitted below. Additionally, even if the area is changed to Urban, Douglas County should still reject the Bellbern plan because of the significant harm it will cause due to increased traffic, water issues, decreased property value and a general overburdening of scare resources.

2. **The Bellbern Comprehensive Plan Violates the Goals of Nonurban Land Use.**

a. *Bellbern does not promote Nonurban Land Use Goal 3-1.*

Bellbern's Comprehensive Plan Amendment Narrative ("Narrative") submitted in support of the Bellbern development violates Douglas County's Goals for Nonurban land use. The Narrative claims that Bellbern supports Goal 3-1 which aims to protect and conserve the natural and rural character of the nonurban area. (Narrative p. 5). Bellbern's only support for this contention is that minor improvements to The Baldwin Gulch as part of the development will "preserve the existing floodplain limits and will preserve existing wildlife corridors and habitat opportunities." *Id.*

This simple statement ignores that Bellbern is seeking to inject 124 duplex units plus an additional 1.2 acres of commercial development into what is now a Nonurban area. Making minor improvements to The Baldwin Gulch does not mitigate the damage to the existing natural and rural character of the area that 124 duplex units and 1.2 acres of commercial development brings. This is especially true when considering that building125 duplexes adjacent to neighborhoods with large lots fundamentally changes the character and rural feels of those neighborhoods.

b. *Bellbern does not promote Nonurban Land Use Goal 3-2.*

[2] https://www.douglas.co.us/documents/cmp-section-3.pdf/

Bellbern contends that the proposed development supports Nonurban Land Use Goal 3-2 which seeks to promote the preservation of natural character and non-urban and rural areas. (Narrative p. 5). However, the narrative ignores the goal entirely and instead notes, "the current character for land uses in this region has changed and now provides urban opportunities." *Id.* Even if true, just because certain parts of Douglas County have changed does not mean that Douglas County should change a designation from Nonurban to Urban related to Bellbern.

124 duplexes on their face are incongruent with the preservation of natural character and bring increased traffic and density to an area which is intended to be non-urban and rural. In fact, Nonurban Policy 3-3E.2 notes that, "A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where there is adequate public infrastructure to support the proposed development and where the other goals, objectives, and policies of the Plan have been met." Instead of one dwelling per 2.5 acres, Bellbern seeks nearly six (6) dwellings per acre. This in itself violates 3.3E.2.

c. *Bellbern does not promote Nonurban Land Use Goal 3-3.*

Land use goal 3-3 seeks to "maintain the unique rural character" of Nonurban Subareas like the Northeast where the subject property is located. The Bellbern Narrative addressed this goal by pointing out that the project site is on the edge of the Northeast Subarea and adjacent to the Unincorporated Parker Municipal Planning Area which is designated as Urban. (Narrative p. 6). However, the Narrative does not address why that is relevant to the proposed change from Nonurban to Urban or how the Bellbern development will maintain the area's unique rural character.

Duplexes are not associated with rural character, nor is a population density many times higher than the maximum of one (1) dwelling per 2.5 acres. There is no basis to conclude that because a project site is near an Urban area that the project site should become an Urban area.

As a result, Bellbern's Narrative does not support the Nonurban land use goals, and the Narrative does not support changing the project site's designation from Nonurban to Urban. The Narrative, and other documentation submitted in support of the Bellbern development, illustrates how proposed Bellbern development will destroy the rural and natural character of the surrounding neighborhoods.

3. <u>The Bellbern Comprehensive Plan Amendment Fails Even as an Urban Area.</u>

Even if the subject area is amended as an Urban area, Douglas County should still not approve the development plan for Bellbern. This first reason is because the traffic plan for Bellbern and the additional traffic from Bellbern will create a significant safety hazard. The intersection of Pine Drive and Lincoln Avenue is already one of Parker's most dangerous choke points with frequent crashes, backups, and congestion. The proposed traffic impact analysis cannot add more space to an area where traffic is already past capacity.

Additionally, Bellbern's plan to generate impact fees and create affordable housing for teachers, public servants, and young families is a speculative and unsupported. Further, Douglas County School District is already overcrowded and adding 124 duplexes will immediately worsen the problem. Thus, the purposed impact fees to not justify approved the Bellbern plan.

Moreover, there is not adequate water available for the Bellbern development. The Bellbern plan asserts that it has "received a will-serve letter from Parker Water and Sanitation District (PWSD)" and will enter into an inclusion agreement. However, a letter is not an agreement and as a result, the water plan is speculative. Further, Colorado faces long-term drought and declining aquifers. PWSD has no new, sustainable source to guarantee service at this density. Douglas County code requires a dependable, long-term water supply and this requirement cannot be satisfied by speculative paperwork.

A lack of a dependable water supply is not the only water related problem. Specifically, the proposed Bellbern development lies within a regulatory floodway, and Bellbern's proposed detention ponds and other proposed improvements are insufficient. The proposed plan only shifts the water runoff but does not negate that Bellbern is within a floodway and building 125 duplexes in a floodplain is inherently dangerous.

Further, there are insufficient sewer resources available to support the proposed Bellbern development. The Narrative claims that the Parker Water and Sanitation District will provide adequate sanitation sewer service. (Narrative p. 10). However, the neighborhoods surrounding the proposed development rely on septic systems and CRHA has yet to see evidence that the Parker Water and Sanitation District can meet the requirements of 125 duplexes.

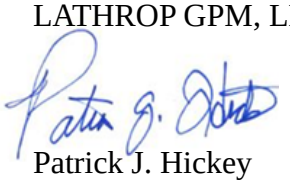
The proposed Bellbern plan is also detrimental to existing home values. Homes in the Centennial Ranch neighborhood paid a premium for the rural character of the area. Building 125 duplexes adjacent to Centennial Ranch will drive down home values in Centennial Ranch.

Finally, Bellbern's claim that the proposed development will provide a public benefit is a false promise. Any expected tax revenue does not outweigh the proposed development's negative impacts of broken planning rules, unsafe traffic, water scarcity, or flood risk. Further, attainable housing is not a public benefit if the proposed housing is built in a floodway.

As a result, CRHA objects to the Bellbern development plan and urges Douglas County to reject the plan in its entirety. CRHA anticipates providing additional information in support of its position and should you wish to discuss this letter or CRHA's overall position regarding the proposed Bellbern development, please feel free to contact me at your convenience.

Sincerely,

LATHROP GPM, LLP



Patrick J. Hickey

PJH/cls

From: Planning Commission
To: Michael Pesicka
Subject: FW: No Bellbern community
Date: Friday, December 12, 2025 7:44:32 AM

-----Original Message-----
From: Evan Hickey <e.hickey87@yahoo.com>
Sent: Thursday, December 11, 2025 4:07 PM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: No Bellbern community

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

For the love of God, please stop building in Parker. We're beyond full. Think beyond the dollars. Don't pass the Bellbern community

Go to Strasburg; they have plenty of flat areas to build and would welcome the additions.

Evan Hickey

Sent from my iPhone

From:	darlene brunellii
To:	Planning Commission; tqinn@douglas.co.us; Michael Pesicka; Abe Laydon; George Teal; Kevin VanWinkle; letter@coloradocommunitymedia.com
Subject:	STOP BUILDING IN PARKER, STOP BELLBER
Date:	Friday, December 12, 2025 11:19:04 AM

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

Planning Commission of Douglas County

It is time to stop the building in Parker.

1. Traffic is out of control. If KB is allowed to build at Lincoln and Pine it will send more traffic through Ponderosa Dr.
   Pine Lane School is on Ponderosa Dr. . The street is already being the main through street for cars driving like it's a speed way. Large construction trucks use it instead of Lincoln.
2. This building would also devalue our property.
3. Water is also an issue in our area.
4. Wild life is being slaughtered along the streets.
5. Your prairie dogs are being sent to the only horse property left. You have not taken the responsibility to relocate them.
6. Main Street in Parker is UGLY with the new building going in. Impossible to drive through down town.
7. People no longer respect Stop Signs and Red Lights.
8. There is more crime and theft in our city now.
9. Please stop all of the building, starting with KB Lincoln and Pine

Thank you,
Mary D. Brunelli

From: Mary Jane Drummond
To: Michael Pesicka
Subject: Bellbern development
Date: Friday, December 12, 2025 1:46:07 PM

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

As a long time citizen of Douglas County I am appalled and disappointed at the irresponsible development by your planning commission. The master plan for our county has been violated over and over again. The Bellbern development is one of the worst examples of this.
The Master plan was developed to protect our beautiful community and you are destroying it.
Angry and appalled,
Mary Jane Drummond

From: kimberly anderson
To: Michael Pesicka
Subject: NO BELLBERN Development!
Date: Tuesday, December 16, 2025 6:15:06 PM

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

Dear Mr. Pesicka
As a concerned Parker resident, I know my email will have no impact on the Douglas County Planning Commission. However, as a concerned citizen of Douglas county I wanted to voice my opposition.

I recently learned about a proposed building development BellBern, located at Pine & Lincoln and I absolutely opposed this development in this area! This neighborhood planning of 124 duplexes will not only increased congestion, traffic and accidents, in an already busy intersection and along Pine. Not to mention, this will lower property values in the area. I do not think this is a responsible building or planning for Parker.

Sincerely,
Kimberly Anderson

From:	gahart@ix.netcom.com
To:	Planning Commission; Terence T. Quinn; Michael Pesicka; Abe Laydon; George Teal; Kevin VanWinkle
Cc:	Gaylord Hart
Subject:	Stop the Bellbern development DC master plan amendment approval--CMP Amendment (DR2025-008)
Date:	Wednesday, December 17, 2025 12:54:23 AM

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

Sirs:

I am a resident of Ponderosa Hills in unincorporated Douglas County and have been so for over 35 years. I recently became aware of a request for a Comprehensive Master Plan Amendment to expand the Urban Area of the County to provide residential and commercial development for the Bellbern project (CMP Amendment (DR2025-008), and after reviewing the proposed amendment I am fully opposed to it.

Douglas County developed a master plan some years ago that is well thought out, informed, and which addressed the needs of a growing Douglas County in a responsible and fair manner. This proposed amendment to that plan is just the opposite. If approved, this development will increase traffic, water usage, and the demand on county resources beyond what was anticipated in the DC master plan. Moreover, such an approval would contribute to the further erosion of quality of life in the few remaining semi-rural areas where we live and set a precedent for future developers to pack dense housing in land now planned for homes on acreage sites. Additionally, the Bellbern development will result in reduced property values for those who live nearby since the boundary between homes on acreage and the proposed densely located duplexes will be abrupt and without any transitional acreage sites. This is just a bad idea with no consideration for those who already live nearby and with even less respect for the DC Master Plan. Please do not approve this amendment.

Sincerely,

Gaylord Hart
12281 N Woody Creek Rd
Parker, CO 80138

From:	Planning Commission
To:	Michael Pesicka
Subject:	FW: No Bellbern Housing Project
Date:	Wednesday, December 17, 2025 10:50:13 AM

From: J MOHNACSKY <jmohnacsky@msn.com>
Sent: Wednesday, December 17, 2025 9:13 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: No Bellbern Housing Project

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

Thank you for the notification of this housing development. We are strongly opposed to more houses, overcrowding, negative impact on infrastructure and water, crime, and definitely do not agree to changing the existing zoning for our area. Thanks for your attention to this matter.

Dale and Janeen Mohnacsky
Ponderosa Ln
Parker CO 80138

From: Planning Commission
To: Michael Pesicka
Subject: FW: Bellbern Project
Date: Thursday, February 5, 2026 1:01:45 PM

From: Rodger Glick <rodgerco@msn.com>
Sent: Thursday, February 5, 2026 10:23 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Bellbern Project

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

To all concerned,
I am a resident of the Lincoln Creek Metro District. I'm extremely concerned about the proposed housing project by KB Homes as referenced above. The area is already experiencing the effects of traffic in the area. With the addition of traffic control lights, apartment buildings, new demands on water supplies, etc., this area is already feeling the overcrowding, and congestion pains. With other projects already approved and currently being constructed, our area will be feeling even greater congestion and associated problems as soon as those projects are completed and occupancy is established. The infrastructure cannot handle the future plans that are being constructed.
I do not think that the overcrowding that is bound to occur is the type of perception that we currently have or want. I foresee Parker and the surrounding area where all the new construction and housing is occurring to someday (should the overbuilding continue), mirror tight housing districts such as one would find in old downtown Denver or in Europe. If this is the look you want to be remembered by, continue building and you will the recipient of that want.
Rodger Glick

From:	cory jackson
To:	Planning Commission; Terence T. Quinn; Michael Pesicka; Abe Laydon; George Teal; Kevin VanWinkle
Subject:	Stop Bellbern
Date:	Thursday, December 18, 2025 8:44:51 AM

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

Dear Douglas County Planning Officials & Commissioners,

Recently I learned about the potential plan to allow a development to be built just up the street from my house that includes 124 duplexes on a very small lot. This is very concerning, and in my opinion, should not be allowed to move forward.

My family and I live on Pine Dr. roughly a half mile south of the proposed Bellbern development. Due to rural growth east of Parker in both Douglas and Elbert Counties, exacerbated by downtown Parker development and a push to make Mainstreet less of a vehicle route, traffic on Pine Drive is nearly unmanageable. It takes considerable time to get out of my driveway most times of day even on the weekends. Adding these duplexes would elevate this from a challenging traffic situation into an unsafe traffic condition.

The homes in the area are almost all on 5 acre lots. In fact, when I was considering the financial opportunities of my property given its close proximity to Parker, I looked into subdividing. At that time, my idea to put custom homes on ½ acre lots was immediately shot down by Douglas County. I was told that I could split my property into two 2.5 acre lots per the master plan and no more. I have settled into that reality and have enjoyed the more rural feel of the area. To hear that the county is considering much higher density this close to my property in violation of the master plan is beyond frustrating. Not only does this fly in the face of what I was told, but it also has the potential to gravely impact the property values for myself and the surrounding area.

Additionally, there is potential flood risk given the proximity to the gulch, added strain on services, and a loss of character for the area. With all of these factors, I again ask that you all stop the Bellbern development from moving forward for the sake of my family and the many others in the area that would be negatively impacted.

Thank you,

Cory Jackson
303.435.2217

From: STEWART Susan
To: Michael Pesicka
Subject: Stop Bellbern
Date: Friday, December 19, 2025 10:12:01 AM
Attachments: image001.png
image002.png
image003.png
image004.png

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

I am writing to your department to stock the development of the Bellbern Project. This land is zoned and so are all the surrounding properties. We must stop re-zoning our lands and keep Parker Colorado from becoming an Aurora!

We have NO water. Due to poor regulations and planning, the growth in Parker occurred way to quickly and now we have suffered the loss of our great city we once called a town. This is not what the residence of Parker wants or needs. Stop this madness of accelerated growth ! We must time growth more carefully.

STOP BELLBERN

Susan Stewart
Sr. Account Manager
Outside Sales and Contracts
A Sonepar Company

1661 West 3rd Avenue Denver, CO 80223
(303) 435-5966
Sstewart@qedelectric.com
www.qedelectric.com

From:	DANIEL JORDAN
To:	Planning Commission
Cc:	Terence T. Quinn; Michael Pesicka; Abe Laydon
Subject:	Bellbern Project
Date:	Sunday, December 21, 2025 10:15:08 AM

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

To the Douglas County Planners and Planning Commission:

Parker and Douglas County are in desperate need of additional affordable housing ownership opportunities. Bellbern will supply many of these opportunities. Please protect these opportunities. The multi-millionaire neighbors (along with their home valuations) surrounding this planned development will all survive just fine.

Please approve Bellbern along with the required infrastructure to support it.

Thank you.

Dan Jordan
Parker resident for over 30 years.

From: Rebecca
To: Planning Commission
Subject: Opposition to Bellbern Project
Date: Sunday, December 21, 2025 4:38:13 PM

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

Dear Commissioners and Planning Officials,

I am writing to oppose the proposed Bellbern development and the related Comprehensive Plan Amendment.

The 124-unit paired home project is inconsistent with the Non-Urban Land Use designation of the Northeast Subarea. Increased traffic on Pine Drive and reduced safety at the Lincoln and Pine intersection are serious concerns for residents. The project also threatens local water resources, existing wells, wildlife habitat, and introduces light and noise impacts that are incompatible with the rural character of this area.

Approving an amendment to allow urban-level density in a non-urban area sets a dangerous precedent and undermines the purpose of the Comprehensive Plan.

For these reasons, I urge you to deny the Bellbern project and reject the proposed Comprehensive Plan Amendment.

Thank you for your consideration.

Sincerely,
Rebecca Ewing

From: Planning Commission
To: Michael Pesicka
Subject: FW: Bellburn
Date: Monday, December 22, 2025 12:43:16 PM

-----Original Message-----
From: Willena Knutson <wiknutson@icloud.com>
Sent: Monday, December 22, 2025 9:52 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Bellburn

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

Please stop the Bellburn duplex development.

Willena Hugh
12155 Boothill Drive
Parker CI 80138

Sent from my iPhone

From: Planning Commission
To: Michael Pesicka
Subject: FW: Bellbern
Date: Monday, December 22, 2025 12:43:42 PM

From: Adolf Mueller <midge4271midge@gmail.com>
Sent: Monday, December 22, 2025 9:57 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Bellbern

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

Please stop the duplex development called bellburn.Our roads will not handle the extra traffic that the development will bring period I completely oppose this development

Adolf Mueller
12155 Boothill Dr
Parker CO 8138

From:	Michele Lillie
To:	Planning Commission; Terence T. Quinn; Michael Pesicka; Abe Laydon
Subject:	Proposed Development - File number DR2025-008
Date:	Monday, December 22, 2025 3:58:30 PM

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

I am writing to express my strong opposition to the proposed Bellbern development, file number DR2025-008.

We moved to a nearby neighborhood, bought land and built our “dream” house. We came here specifically for the open spaces and the semi-rural lifestyle. The things we didn’t want are just what this development will bring – high-density housing and the accompanying traffic, noise, traffic accidents, and crime. Plus, in an area that is already stressed for water, 124 new homes and additional commercial buildings is exactly what we do not need.

As I understand it, the comprehensive master plan and zoning restrictions would need to be changed to allow this development. Rather than caring about some developer’s desire for more money, you should be caring about protecting our home spaces and the neighborhood character that brought most of us here. Please do not change the existing master plan and zoning restrictions.

Sincerely,
Michele Lillie
Homestead Hills

From: Laura Jordan
To: Planning Commission
Cc: Terence T. Quinn; Michael Pesicka; Abe Laydon
Subject: Bellbern Project
Date: Friday, December 26, 2025 5:24:36 PM

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

To the Douglas County Planners and Planning Commission:

Parker and Douglas County are in desperate need of additional affordable housing ownership opportunities. Bellbern will supply many of these opportunities. Please protect these opportunities. The multi-millionaire neighbors (along with their home valuations) surrounding this planned development will all survive just fine.

Please approve Bellbern along with the required infrastructure to support it.

Thank you.

Laura Jordan
Parker resident for over 30 years.

From: Planning Commission
To: Michael Pesicka
Subject: FW: KB Homes duplexes
Date: Monday, December 29, 2025 8:50:14 AM

From: Richard Thomson <rich@thomsonclan.net>
Sent: Friday, December 26, 2025 9:36 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Fwd: KB Homes duplexes

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

Begin forwarded message:

From: Richard Thomson <rich@thomsonclan.net>
Subject: KB Homes duplexes
Date: December 24, 2025 at 11:44:46 AM MST
To: Rich Thomson <rich@thomsonclan.net>
Cc: Nate Thomson <njthomso@hotmail.com>

Dear Planning Commissioners,

My wife Bonnie and I strongly object to the KB Homes plan to build duplexes on land zoned Rural Residential at Pine Drive and Lincoln Avenue.

If approved, this would not only unbearably overload traffic in this area and increase unsafe conditions at one of Parker's most dangerous intersections, it would threaten water supply and increase unsafe flooding conditions.

Please disallow this violation of the Douglas County Comprehensive Master Plan and encourage KB Homes to look elsewhere to build.

Thank you.

Sincerely, Rich and Bonnie Thomson

7687 Ponderosa Lane, Parker 80138

From: Christine Reisinger
To: Terence T. Quinn; Michael Pesicka; Abe Laydon; George Teal; kvanwinkle@douglas.co.uc; Planning Commission
Subject: Stop Bellbern Community
Date: Monday, December 29, 2025 3:12:43 PM

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

Hello Mr. Quinn, Mr. Pesicka, Mr. Laydon, Mr. Teal, and Mr. Van Winkle,

It is deeply troubling that KB Homes, with Douglas County's support, is attempting to construct 124 duplexes and commercial development on land zoned Rural Residential at Pine Drive and Lincoln Avenue. This proposal ignores zoning protections and places the burden of risk squarely on existing residents.

The Douglas County Comprehensive Master Plan explicitly limits development to one home per 2.5 acres, yet this proposal directly contradicts that standard. Ignoring the master plan raises serious questions about consistency and accountability in county decision-making. High-density duplexes are incompatible with this area and will negatively impact property values, traffic safety, schools, and essential services.

This plan will significantly worsen traffic and safety conditions at an intersection that is already dangerous for residents and drivers. The development's location in a floodway puts neighboring properties at risk of increased flooding, while the county's reliance on speculative water supply is alarming given ongoing drought conditions. These risks fall directly on existing residents, not on those approving the project.

I have lived in Ponderosa Hills both as a child and as an adult, first moving here in 1976 and returning in 2013 specifically because of its beauty, wildlife, and rural character. This proposal threatens to permanently alter that character. It would damage the environment, disrupt wildlife habitats, and reduce home values, undermining the very reasons people choose to live here. I strongly oppose this plan.

I urge the county to say no to unsafe, incompatible development and yes to protecting the future of Parker.

Christine Reisinger and Marty Zaffaroni

From:	Dana
To:	Planning Commission; Terence T. Quinn; Michael Pesicka; Abe Laydon; George Teal; Kevin VanWinkle
Cc:	Chris
Subject:	Opposed to Bellbern development
Date:	Monday, January 5, 2026 7:05:52 PM

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

RE: File number *DR2025-008*

Hello,
I would like to state my objection to the bellbern development near Parker. I live in a neighboring community (Ponderosa Hills) This area is zoned as non-urban and there are plenty of other urban opportunities for development. I disagree with the rampant development in Douglas County in general (especially due to our water situation), but please do not approve an odd urban exception to this semi rural area and gut our planning rules. A huge cluster of duplexes would be an eyesore and out of alignment with the area, it would increase traffic vastly in the already congested corridors, and it would be in a floodway risk area - I'm not sure why this would even be considered. The Pine lane elementary school, Sierra Middle school, and the surrounding high schools are so overcrowded already. Please stop the rampant development already present in Parker/Douglas county by not allowing an expansion of urban zoning to one of the remaining beautiful semi rural areas.

Thank you for your consideration.

Dana Durrant
Ponderosa Hills
Parker, CO 80138

From: Planning Commission
To: Michael Pesicka
Subject: FW: No to the bell bern project
Date: Thursday, January 8, 2026 7:43:35 AM

-----Original Message-----
From: Melinda Jensen <mjensen624@gmail.com>
Sent: Wednesday, January 7, 2026 11:23 PM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: No to the bell bern project

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

I am writing you as a concerned citizen, I live in Pine Valley which is a small subsection of Homestead hills. On a daily basis we are unable to get in and out of our subdivision due to traffic on Pine drive (we have a one way in and out subdivision) partly due to core knowledge traffic and mostly due to overall traffic. How will adding over 100 houses onto this road help with the already horrible traffic? How will this be addressed and fixed?
We also have already be reached out to by the town of Parker to purchase our water which we declined. How will this be addressed since this will require lots of water and we already don't have enough to water outside and keep plants alive?
Our schools are already overflowing adding this many extra kids into a struggling system will further overwhelm it. How will this be addressed and fixed?
We are not interested in having all of these homes smashed into a very small area that is zoned rural and would then turn it into commercial and high residential housing.
Your concerned resident,
Melinda Jensen
Sent from my iPhone
Sent from my iPhone

From: Planning
To: Michael Pesicka
Subject: FW: Do Not Build KB Homes on Pine!!!
Date: Thursday, January 8, 2026 1:48:34 PM

Shanna Austin | Public Outreach & Assistance Manager
Douglas County Department of Community Development
Planning Resources Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4349 Main | 303-660-7460
Email | saustin@douglas.co.us | planning@douglas.co.us
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-----Original Message-----
From: Jaimee Barbuto <jmacdougall0717@yahoo.com>
Sent: Thursday, January 8, 2026 12:59 PM
To: Planning <Planning@douglas.co.us>
Subject: Do Not Build KB Homes on Pine!!!

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Jaimee Barbuto
11772 cordgrass way
Parker, CO 80138

January 8, 2026

Dear Douglas County Board of County Commissioners:

I write to inform you of my objection to the land use application regarding Bellbern Development a/k/ a Stroh Exemption ("Bellbern"): Project File # DR2025-008. I live in the Lincoln Creek subdivision which is adjacent to the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for a variety of reasons that are addressed in detail in an objection letter sent by the Centennial Ranch HOA's counsel dated December 12, 2025 to the Douglas County Planning Commission. In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that Douglas County designated as Nonurban. Nonurban land use areas are intended to have, "scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes."1 The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many traffic accidents. The proposed development will also overburden Douglas County's limited water and sewer resources. Homeowners like me moved to Centennial Ranch because of its Nonurban designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high density housing can

exist in an area surrounded by low density housing. This defeats the purpose of a Nonurban designation and harms all of the surrounding citizens who call this area home.

As a result, I write this letter to voice my concerns about the proposed Bellbern development. Should you wish to discuss my concerns with the proposed Bellbern development, I am available for a call or meeting at your convenience.

Sincerely,

Jaimee

Sent from my iPhone

Dear Douglas County Board of County Commissioners:

I write to inform you of my objection to the land use application regarding Bellbern Development a/k/ a Stroh Exemption ("Bellbern"): Project File # DR2025-008. I live in the Aspen Creek Townhomes which is across Pine to the proposed Bellbern development.

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As a result, I write this letter to voice my concerns about the proposed Bellbern development. Should you wish to discuss my concerns, please contact me at the email below.

Sincerely,

Denise De Leo

Aspen Brook Townhomes

denisedeleo@comcast.net

cc: Douglas County Planning Services Division (via email): planning@douglas.co.us

From: Planning
To: Michael Pesicka
Subject: FW: Do not support KB Homes building on Pine
Date: Thursday, January 8, 2026 4:55:44 PM

Shanna Austin | Public Outreach & Assistance Manager
Douglas County Department of Community Development
Planning Resources Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4349 **Main** | 303-660-7460
Email | saustin@douglas.co.us | planning@douglas.co.us
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From: Patsy Fawaz <patsyfawaz@gmail.com>
Sent: Thursday, January 8, 2026 4:04 PM
To: Planning Commission <PlanningCommission@douglas.co.us>
Cc: Planning <Planning@douglas.co.us>; Marwan Fawaz <marwanfawaz@gmail.com>; Patsy Fawaz <patsyfawaz@gmail.com>
Subject: Do not support KB Homes building on Pine

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

Patsy Fawaz and Marwan Fawaz
7315 Sagebrush drive,
Parker, CO 80138

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a Stroh Exemption ("Bellbern"): Project File # DR2025-008.

We live in the Centennial Ranch subdivision which is adjacent to the proposed Bellbern development.
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Therefore, we are writing this letter to voice our concerns about the proposed Bellbern development.
Should you wish to discuss our concerns regarding the proposed Bellbern development, we are available
for a call or meeting at your convenience.

Sincerely,

Patsy Fawaz
patsyfawaz@gmail.com

720-891-3891

From: Planning Commission
To: Michael Pesicka
Subject: FW: KB homes
Date: Friday, January 9, 2026 8:50:18 AM

-----Original Message-----
From: Barbara Greenley <barbgreenley@icloud.com>
Sent: Friday, January 9, 2026 8:02 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: KB homes

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Good morning. I am sending this email in the hope that it will be read with compassion for the changes that will occur if KB homes is allowed to change the zoning and build duplexes on Pine Dr/Lincoln. We have lived in Centennial Ranch since 2001, leaving a suburban community and our family and friends for a breath of fresh air in Douglas County. We love the wildlife, the room to breathe, the quietness and the rural community close to the amenities Parker has to offer. We moved here because it was zoned Rural, and believing Douglas County would honor those restrictions. There are many other choices for KB homes to build, and obviously they have inundated Parker and the surrounding areas with an abundance of affordable housing. By simply not allowing them to change the zoning, you are preserving the integrity of what rural truly means. The truth is, if you allow them to change the zoning on that small piece of land, it sets a precedence that they will coerce owners of additional properties along Pine Dr to sell to them and we'll all lose what we love about our homes because it will become a wall of duplexes all along the East side of Pine Dr. I know you're already aware of the traffic issues, the safety issues, the noise issues, the wildlife issues but please take a moment to think about the people who have lived here, have paid taxes, have put faith in your Planning Commission to preserve what we came we came here for. This is a small piece of land, not properly zoned, will only bring traffic and safety issues, harm our wildlife, and be a catalyst for future unwanted and unneeded growth along an already overused road. Please, from a homeowner that loves and respects our rural land, do not allow KB Homes to build on that site.
With Respect
Barb Greenley

Terry and Monique Durham
7743 E Summit Road
Parker, CO 80138

January 12, 2026

Dear Douglas County Board of County Commissioners:

We have lived in Ponderosa Hills for 33 years and have seen a lot of change around us. We understand that growth happens and land gets developed.. We adjust as things change. But what we do not want or expect to adjust to is changing the zoning to allow for tighter, unlike properties to surround what the acreage properties are currently.

I am referring to the Bellbern Development a/k/ a Stroh Exemption ("Bellbern"): Project File # DR2025-008. We strongly object to the land use application regarding this lot called the Bellbern Development.

The regulations exist for a reason, to protect the area, home owners, and citizens of Douglas County. This change does not go with what the surrounding properties have and expected to continue to have. We have cherished our home here and feel very blessed and do not want a townhome development being adjacent to our beautiful acreage properties. This development would need to be something similar and we ask you to please consider what we expected and deserve while being a long time resident of Douglas County.

This development would bring so many other concerns besides changing the landscape of the surrounding area, water, and traffic! Again in the last 33 years of living here we have seen this area change and we cannot even imagine the safety issues with this addition in this area. Imagine you living here and you bought what you thought would be rural acreage and the surrounding acreage properties would remain the same or similar. Then townhomes are built right next door because the zoning which you thought was your protection, changed. This is a rural area NOT for townhomes/patio homes.. We have seen changes creep to the edges, please keep what was intended and protect our homes and home values! I am a Realtor as well and do not want my property values to be affected by this change and hope the County Commissioners I depend upon will protect us. Again make the right decision for your citizens who live here and make this our home.

Sincerely,

Monique Durham-303-884-9223

From: Planning
To: Michael Pesicka
Subject: FW: Bellbern Development
Date: Tuesday, January 13, 2026 10:34:31 AM

-----Original Message-----
From: Debbie Stone <motherdebbz@gmail.com>
Sent: Tuesday, January 13, 2026 9:37 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Cc: Planning <Planning@douglas.co.us>
Subject: Bellbern Development

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January 13, 2026

Dear Douglas County Board of Commissioners,

We write to inform you of our objection to the land use application regarding Bellbern Development aka a Stroh Exemption ("Bellbern") Project File # DR2025-008.

I live in the Lincoln Creek subdivision which is across from the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for a variety of reasons that are addressed in detail in an objection letter sent by the Centennial Ranch HOA's counsel dated December 12, 2025 to the Douglas County Planning Commission. In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch, Lincoln Creek, and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that Douglas County designated as Nonurban. Nonurban land use areas are intended to have, "scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes."1 The proposed Bellbern development is the antithesis of these goals.

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As a result, we write this letter to voice our concerns about the proposed Bellbern development.

Thank you

Sincerely,

Robert and Debbie Stone
6848 Bethany Drive
Parker CO 80138

Sent from my iPhone

From:	Dana
To:	Planning Commission; Terence T. Quinn; Michael Pesicka; Abe Laydon; George Teal; Kevin VanWinkle
Cc:	Chris
Subject:	Opposed to Bellbern development
Date:	Monday, January 5, 2026 7:05:52 PM

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RE: File number *DR2025-008*

Hello,
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Ponderosa Hills
Parker, CO 80138

From: Planning Commission
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Date: Thursday, January 8, 2026 7:43:35 AM

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To: Planning Commission <PlanningCommission@douglas.co.us>
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Melinda Jensen
Sent from my iPhone
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From: Planning
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Subject: FW: Do Not Build KB Homes on Pine!!!
Date: Thursday, January 8, 2026 1:48:34 PM

Shanna Austin | Public Outreach & Assistance Manager
Douglas County Department of Community Development
Planning Resources Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4349 Main | 303-660-7460
Email | saustin@douglas.co.us | planning@douglas.co.us
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-----Original Message-----
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Subject: Do Not Build KB Homes on Pine!!!

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Jaimee Barbuto
11772 cordgrass way
Parker, CO 80138

January 8, 2026

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As a result, I write this letter to voice my concerns about the proposed Bellbern development. Should you wish to discuss my concerns with the proposed Bellbern development, I am available for a call or meeting at your convenience.

Sincerely,

Jaimee

Sent from my iPhone

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Aspen Brook Townhomes

denisedeleo@comcast.net

cc: Douglas County Planning Services Division (via email): planning@douglas.co.us

From: Planning
To: Michael Pesicka
Subject: FW: Do not support KB Homes building on Pine
Date: Thursday, January 8, 2026 4:55:44 PM

Shanna Austin | Public Outreach & Assistance Manager
Douglas County Department of Community Development
Planning Resources Division
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4349 **Main** | 303-660-7460
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To: Planning Commission <PlanningCommission@douglas.co.us>
Cc: Planning <Planning@douglas.co.us>; Marwan Fawaz <marwanfawaz@gmail.com>; Patsy Fawaz <patsyfawaz@gmail.com>
Subject: Do not support KB Homes building on Pine

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Patsy Fawaz and Marwan Fawaz
7315 Sagebrush drive,
Parker, CO 80138

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patsyfawaz@gmail.com

720-891-3891

From: Planning Commission
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Subject: FW: KB homes
Date: Friday, January 9, 2026 8:50:18 AM

-----Original Message-----
From: Barbara Greenley <barbgreenley@icloud.com>
Sent: Friday, January 9, 2026 8:02 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: KB homes

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Barb Greenley

Terry and Monique Durham
7743 E Summit Road
Parker, CO 80138

January 12, 2026

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Sincerely,

Monique Durham-303-884-9223

From: Planning
To: Michael Pesicka
Subject: FW: Bellbern Development
Date: Tuesday, January 13, 2026 10:34:31 AM

-----Original Message-----
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To: Planning Commission <PlanningCommission@douglas.co.us>
Cc: Planning <Planning@douglas.co.us>
Subject: Bellbern Development

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

January 13, 2026

Dear Douglas County Board of Commissioners,

We write to inform you of our objection to the land use application regarding Bellbern Development aka a Stroh Exemption ("Bellbern") Project File # DR2025-008.

I live in the Lincoln Creek subdivision which is across from the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for a variety of reasons that are addressed in detail in an objection letter sent by the Centennial Ranch HOA's counsel dated December 12, 2025 to the Douglas County Planning Commission. In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch, Lincoln Creek, and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that Douglas County designated as Nonurban. Nonurban land use areas are intended to have, "scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes."1 The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many traffic accidents. The proposed development will also overburden Douglas County's limited water and sewer resources. Homeowners like me moved to Centennial Ranch because of its Nonurban designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high density housing can exist in an area surrounded by low density housing. This defeats the purpose of a Nonurban designation and harms all of the surrounding citizens who call this area home.

As a result, we write this letter to voice our concerns about the proposed Bellbern development.

Thank you

Sincerely,

Robert and Debbie Stone
6848 Bethany Drive
Parker CO 80138

Sent from my iPhone

Pamela Rae Erwin
11268 Canary Lane
Parker, CO 80138

January 27, 2026

Dear Douglas County Board of County Commissioners:

I write to inform you of my objection to the land use application regarding Bellbern Development a/k/a Stroh Exemption ("Bellbern"): Project File # DR2025-008. I live in the Homestead Hills subdivision which is near the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for a variety of reasons that are addressed in detail in an objection letter sent by the Centennial Ranch HOA's counsel dated December 12, 2025 to the Douglas County Planning Commission. In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that Douglas County designated as Nonurban. Nonurban land use areas are intended to have, "scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes."[1] The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many traffic accidents. The proposed development will also overburden Douglas County's limited water and sewer resources. Homeowners like me moved to Homestead Hills in the 1980's because of its Nonurban designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high density housing can exist in an area surrounded by low density housing. This defeats the purpose of a Nonurban designation and harms all of the surrounding citizens who call this area home. And it would set a precedent for the east side development all along Pine Drive, from Main Street to Inspiration…that would be so destructive!

I was involved in the fight to make sure Centennial Ranches became what it is today, instead of the high density proposed by that developer across all those acres, 22 years ago! I am thankful that the Commisioners at that time listened to our concerns and allowed a plan to develop that could be amenable to both sides! The current Bellbern plan would destroy all that we have stood for all these years to keep our rural area beautiful, spacious feeling, and safe!

As a result, I write this letter to voice my concerns about the proposed Bellbern development. Should you wish to discuss my concerns with the proposed Bellbern development, I am available for a call or meeting at your convenience.

Sincerely,
Pamela Rae Erwin
303.841.8343

cc: Douglas County Planning Services Division (via email): planning@douglas.co.us

[1] https://www.douglas.co.us/documents/cmp-section-3.pdf/

From: Planning Commission
To: Michael Pesicka
Subject: FW: Bellbern Project
Date: Thursday, February 5, 2026 1:01:45 PM

From: Rodger Glick <rodgerco@msn.com>
Sent: Thursday, February 5, 2026 10:23 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Bellbern Project

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

To all concerned,
I am a resident of the Lincoln Creek Metro District. I'm extremely concerned about the proposed housing project by KB Homes as referenced above. The area is already experiencing the effects of traffic in the area. With the addition of traffic control lights, apartment buildings, new demands on water supplies, etc., this area is already feeling the overcrowding, and congestion pains. With other projects already approved and currently being constructed, our area will be feeling even greater congestion and associated problems as soon as those projects are completed and occupancy is established. The infrastructure cannot handle the future plans that are being constructed.
I do not think that the overcrowding that is bound to occur is the type of perception that we currently have or want. I foresee Parker and the surrounding area where all the new construction and housing is occurring to someday (should the overbuilding continue), mirror tight housing districts such as one would find in old downtown Denver or in Europe. If this is the look you want to be remembered by, continue building and you will the recipient of that want.
Rodger Glick

From: Planning Commission
To: Michael Pesicka
Subject: FW: Bellbern Opposition
Date: Thursday, February 12, 2026 7:38:13 AM

From: Mark Luedke <thisoldloft@gmail.com>
Sent: Wednesday, February 11, 2026 10:59 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Bellbern Opposition

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

Dear Douglas County Board of County Commissioners:
I write to inform you of my objection to the land use application regarding Bellbern Development a/k/a Stroh Exemption ("Bellbern"): Project File # DR2025-008. I live in the Ponderosa Hills neighborhood, which is very close to the proposed Bellbern development.
The Douglas County Planning Commission should reject the proposed Bellbern development for
a variety of reasons that are addressed in detail in an objection letter sent by the Centennial
Ranch HOA's counsel dated December 12, 2025 to the Douglas County Planning Commission.
In summary, the proposed Bellbern development will fundamentally damage Ponderosa Hills, Homestead Hills, Centennial Ranch
and the other neighborhoods near the proposed development.
This is because the proposed Bellbern development seeks to add 124 duplexes to an area that
Douglas County designated as Nonurban. Nonurban land use areas are intended to have, "scenic
views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes." We moved away from the hustle and bustle of Denver for a slice of farm life and to enjoy rural living in Parker. The proposed Bellbern development is the antithesis of these goals.
Even worse, the proposed development will increase traffic in an area that already has far too much congestion and many
traffic accidents. This development would greatly impact access in and out of Ponderosa Hills and adacent neighborhoods. The proposed development will also

overburden Douglas County's limited water
and sewer resources. Homeowners like me moved to Ponderosa Hills because of its Nonurban
designation and because we want to live in a quiet, rural, and low-density area.
The proposed Bellbern development seeks to change the Nonurban designation, so that high
density housing can exist in an area surrounded by low density housing. This defeats the purpose
of a Nonurban designation and harms all of the surrounding citizens who call this area home.
As a result, I write this letter to voice my concerns about the proposed Bellbern development.
Should you wish to discuss my concerns with the proposed Bellbern development, I am available
for a call or meeting at your convenience.

Sincerely,

cc: Douglas County Planning Services Division (via email): planning@douglas.co.us

303.421.4224
www.LJA.com
1765 West 121st Avenue, Suite 300, Westminster, Colorado 80234

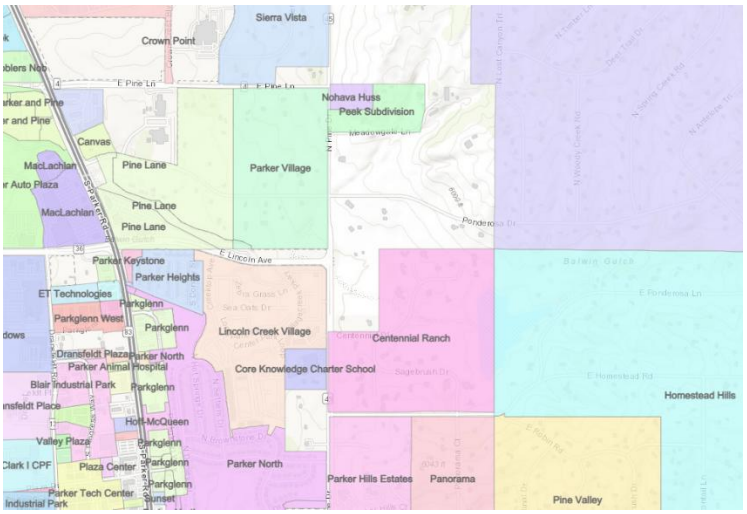
MEMO

Date: 09/11/2025

Job Name: KB – Bellbern	**Job Number:** 1027-0019
Client: KB Homes	**Subject:** Neighborhood Meeting (1) Outline and Attendees Commentary
Attendee: Site Dynamics, Inc: Rick Holpp KB Homes: Andrew Trietley, Mark Armstrong, Megan Hawks LJA Engineering: Jennifer Carpenter, Ben Carlson, Alaina Marler	

LJA Presentation

1) LJA: Meeting Kick Off
2) All: Team Introductions
3) LJA: Project Overview & Intent of Comp Plan
4) LJA: Concept Plan Overview
5) LJA: Regional Recreation Board
6) KB: Conceptual Elevations
   a. 1400-1900 SF, 2-Stories, Green Courts, 29' anticipated height, 2-car garage, Low $500K
   b. Like Trails at Crowfoot
7) OPEN THE FLOOR to QUESTIONS & COMMENTS



Questions & Comments

- What is the buffer? What is enhanced?
- What about the landscape? Deciduous vs Evergreen – Evergreen to aid in blocking elevations and vehicular headlights crossing boundaries
- How are you going to cross Pine? Crosswalk (not an acceptable answer)
- Does KB own the property? No
- Is it contingent?
- Debate on improvements to the Baldwin Gulch and the pond area – amount of disturbance
- Neighbors upset about the County's work on a prior project with the floodplain and dam
- Centennial Ranch Resident of 22 yrs – Googled KBHomes and was concerned about the negative short falls, concerned about traffic and safety, thought development should follow the "law", the project is not in the best interest of the community, already a very dangerous intersection, doesn't want what developed west, "giant turd", going to fight this as a conservative neighbor
- KB is just about making money
- Peter – President of Homestead Hills: Objected the project and started a sign in sheet of his own
- Question asked to presenters: who lives here?
- Audience was encouraged / directed to go straight to the County (LJA, KBHomes not the decision makers)
- Concerns about the water (how much, from where, will serve received is a "lie")
- Traffic concern – their neighborhoods only have one way in and one way out

- Floodplain – what is being proposed?
- Another question about the viability of the will serve from Parker Water
- Jordan – questioning the honesty of the presentation
- Homeowner of Lincoln Creek – Concerned with Traffic
- Question to the specific dimensions of the concept plan: buffer/landscape, is the scale of the presentation correct, this is low end architecture, don't get me started on the commercial, and adding commercial to the entrance is another blow to traffic safety
- Homeowner who lives at the NE corner (adjacent the proposed park): concerned with dogs at the park crossing over to her land Re: perhaps a fence or leashed dog signs, landscape – up for discussion at the time of site planning / Concerned about school student counts & mobility
- Homeowner of Centennial Ranch – Wants the whole thing to stop
- Brian – Homestead Hills: Everyone here go flood the County with our concerns
- "we are going to make this so difficult" / "we have resources"
- What does it take for KB Homes to withdrawal
- What will this do to our appraisal values Re: residential typically has always had a positive result
- Homeowner Homestead Hills concerned about crime, safety, schools, just not smart – why change the master plan
- Water – water rights and stealing of adjacent water rights
- Lincoln Creek was suppose to be a park before Douglas County sold it
- How many Sheriffs are there for this area = 2 (not enough)
- Douglas County already stole land along Ponderosa Lane for Flood Control and they just keep taking
- Concerned about precedent and the ripple effect of this if it was to pass
- Disappointment with the County and the intersection and ROW Dedications
- Centennial Ranch Homeowner of 22 yrs – this is going to create more crime response was not true the demographic is empty nesters, first time homeowners, single parents… / bring down home values
- Lincoln Creek Homeowner concerned with the other adjacent developments of 85 and perhaps 177 homes with commercial and the impact on traffic

Parker Water
& SANITATION DISTRICT

August 13, 2025

Alaina Kneebone Marler, PE
LJA Land Development
1765 West 121st Avenue, Suite #300
Westminster, Co 80234

RE: Will-Serve Letter – Lincoln Creek Village-Belburn, Filing 1, Lot 1
Future Residential/Commercial Site at Lincoln and Pine
Town of Parker, County of Douglas, State of Colorado.

Dear Ms. Kneebone Marler,

The Parker Water and Sanitation District will provide domestic water & sanitation sewer service to the above-referenced location for a development known as Lincoln Creek Village - Belburn.

Service will be provided and conditioned upon compliance with all District Rules and Regulations, Standards and Specifications, tap fees paid, and/or conditions specific to the property.

If you have any further questions in this regard, please call.

Sincerely,
Parker Water and Sanitation District

Heather Justus, P.G.
Water Resource Manager
Engineering Division

Attachments and Links:

Exhibit Plan
Table 1 Summary of PWSD Water Rights
Map of the existing PWSD's service area (Section 1805A.01.2(2)f. of the DCZR)
2022 Evidence of potability of PWSD's water supply for the subdivision (Section 1805A.01.2(3) of the DCZR). 2022 https://www.pwsd.org/DocumentCenter/View/3584/2022-Consumer- Confidence-Report-PDF?bidId=
2023 Consumer Confidence Report https://www.pwsd.org/DocumentCenter/View/3763/2023- PWSD-Consumer-Confidence-Report-PDF

PWSD Service Area

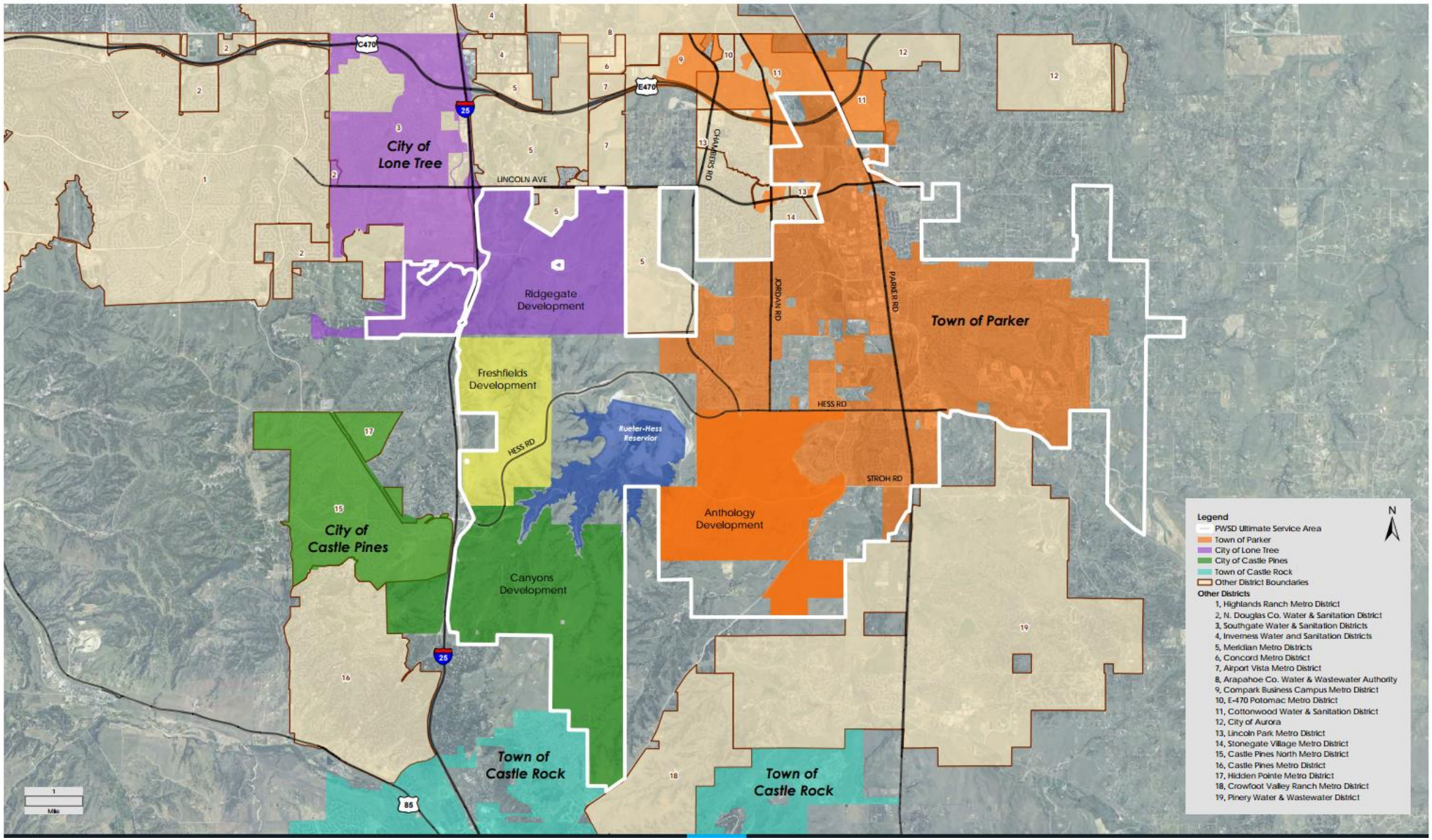


TABLE 1
SUMMARY OF PWSD WATER RIGHTS

DECREED WATER AVAILABLE FOR PWSD USE

SOURCE	Volume (ac-ft/yr) Decreed in Case No.												
	83CW348(A)	95CW039	87CW104(A) [2]	87CW104(B) [2]	95CW089 [2]	99CW006 [2]	06CW179 [2]	02CW227 [3]	94CW042 [4]	03CW258, et al [5]	82CW434 [6]	85CW448, 04CW348 [7]	TOTAL
Cherry Creek alluvium [1]	726.7	132.3										24,130	859.0
Lower Dawson-NT			742.6	631.8	391.8	430.2	868.6	30.6	178.3	821.0	364.0		4,458.9
Lower Dawson-NNT			219.4	0.0	79.5	380.8	807.6						1,487.3
Denver-NT			430.1	908.6	272.6	611.9	235.6	94.4	104.0	1258.0	422.0		4,337.2
Denver-NNT			1016.2	9.0	377.9	616.1	1980.6						3,999.8
Arapahoe-NT			1161.7	627.0	698.3	1945.7	2447.1	64.5	547.3	2954.0	487.0		10,932.6
Laramie-Fox Hills-NT			1044.1	625.3	419.2	700.8	1350.0	49.4	16.0	980.0	310.0		5,494.8
												TOTAL [8] =	**31,569.6**

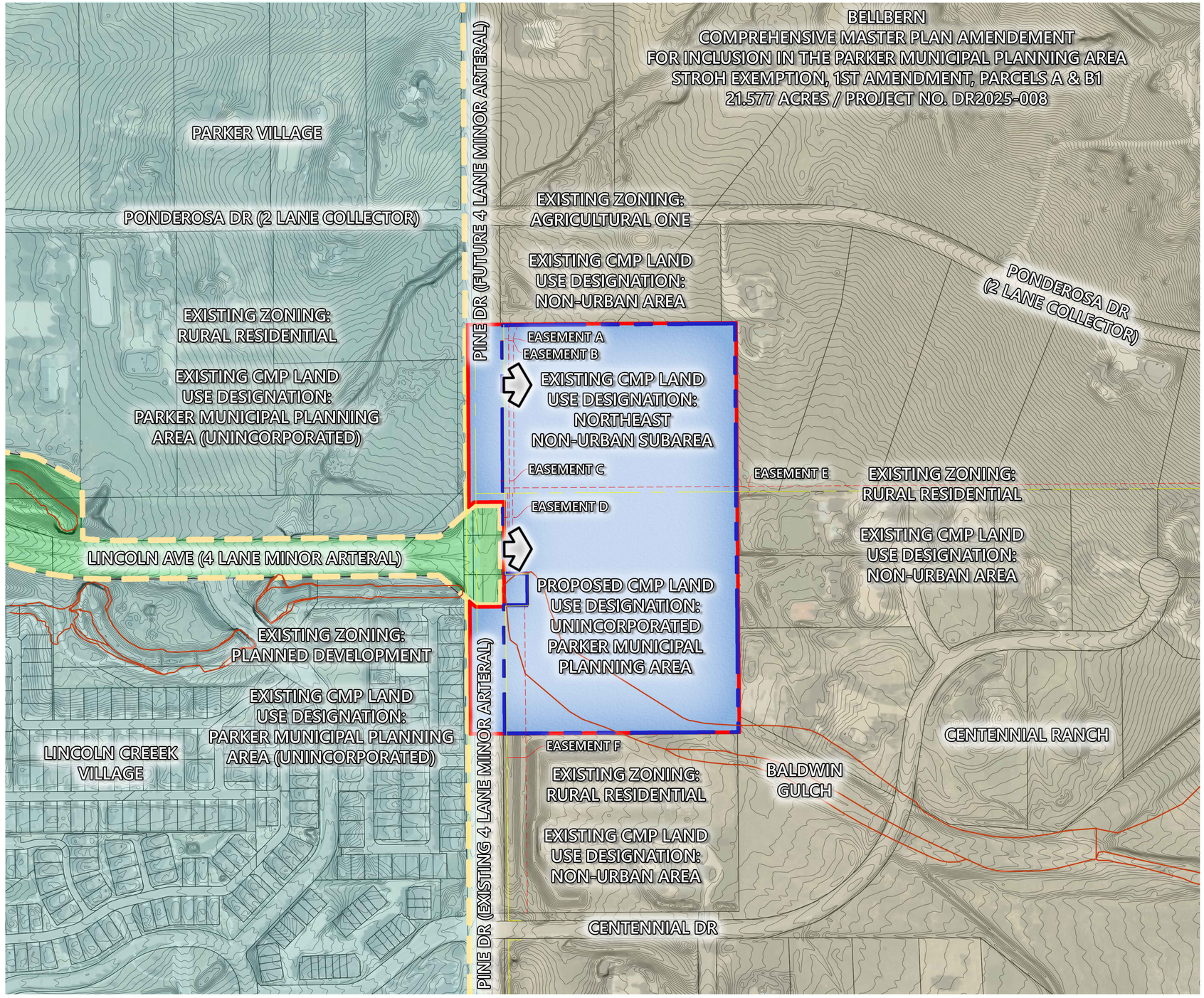
DENVER BASIN WATER DEEDED AS PART OF INCLUSION (NOT CURRENTLY PART OF PWSD WELL FIELDS)

SOURCE	Annual Volume (ac-ft) Dedicated as Part of PWSD Inclusion [9]												
	Carousel Farms	Cielo	Developmental Pathways	Dransfeldt Place	Gregg East	Harvie Park	Hess Ranch	Hess Road Gailen Buck	Hess Road Town of Parker	Meadowlark	Miller Creek	Parker Parcel	Parker Homestead Parcel A
Upper Dawson - NNT		13.8				4.1	38.4						
Lower Dawson-NT		41.8	0.4	1.7	1.7	20.0	457.6	6.0	4.7	19.4	5.7	14.5	
Lower Dawson-NNT	11.2												51.0
Denver-NT		73.4			3.1	24.6	655.0	7.5	6.1	89.1	7.9	20.4	
Denver-NNT	18.1		0.5	9.1			164.6						71.0
Arapahoe-NT	17.6	75.2	0.5	8.1	3.1	0.0	780.7	8.3	6.6	108.4	7.0	21.4	75.3
Laramie-Fox Hills-NT	11.3	47.4	0.3	6.3	2.3	22.6	474.7	5.1	4.0	65.0	5.7	14.2	45.9

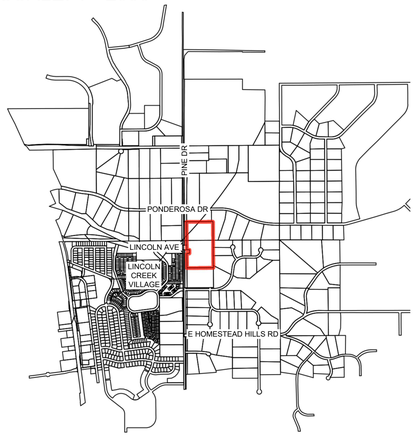
SOURCE	Annual Volume (ac-ft) Dedicated as Part of PWSD Inclusion [9]										
	Parker Point	Public Service CO Sec 20	Public Service CO Sec 21	Public Service CO Sec 22	Reata Ridge Parcel	Salisbury Heights	Sierra Ridge	Steven's Ranch	Stroh Ranch Parcel	Twenty Mile Town Center II	TOTAL
Upper Dawson - NNT								43.8			100.1
Lower Dawson-NT	4.2		3.7		15.4	4.1		442.8	595.9	0.9	1640.5
Lower Dawson-NNT		4.4		6.4			77.9				150.9
Denver-NT	5.8			10.4	21.4	5.1		318.4	855.7	1.3	2105.1
Denver-NNT		6.6	4.8				132.5	387.2			794.4
Arapahoe-NT	7.4	6.6	4.9	9.4	26.4	5.4	143.1	724.0	920.3	1.2	2960.8
Laramie-Fox Hills-NT	4.6	4.0	3.2	7.3	16.5	3.5	89.6	431.5	546.7	0.9	1812.6
										TOTAL =	**9,564.4**

GRAND TOTAL (DENVER BASIN AND CHERRY CREEK WATER RIGHTS) [10] =	41,134.0

1) Water rights changed to municipal use. All of this water is fully consumable and reusable.
2) PWSD well field decree.
3) Hover parcel.
4) Well field established between PWSD and Stroh Ranch for full Stroh Ranch water supply, but water availability limited to volume of water deeded to PWSD from Stroh Ranch.
5) Rights also include water decreed in 82CW116, W-8033, 81CW403, 83CW333, and 98CW459. Water deeded to PWSD from RidgeGate property but not part of the PWSD well fields.
6) Water deeded to PWSD from Freshfields property but not part of the PWSD well fields.
7) Combined RHR and Lake Gulch storage rights - RHR as alternate place of storage, not included in totals
8) Total potential yield of these rights
9) All wellfield inclusion volumes are preliminary and subject to change
10) Updated March, 2019



VICINITY MAP:
SCALE: 1"=2000'



LEGAL DESCRIPTION:
Parcel B1, Stroh Exemption, 1st Amendment Plat, recorded October 20, 2016 at Reception No. 2016075286, County of Douglas, State of Colorado.

Together with Parcel A, Stroh Exemption Plat, recorded May 5, 1991 at Reception No. 199115261, County of Douglas. State of Colorado.

ACREAGE OF PROPERTY:
21.56 AC

CONTOUR INTERVAL:
2'

GRAPHIC LEGEND:

- VEHICULAR ACCESS ARROW
- FLOODPLAIN
- COMP PLAN AMENDMENT AREA
- PLANNING AREA BOUNDARY
- PROPERTY BOUNDARY
- NON-URBAN AREA
- PARKER MUNICIPAL PLANNING AREA (UNINCORPORATED)
- PARKER MUNICIPAL PLANNING AREA (INCORPORATED)

EASEMENT LEGEND:

A: 15' INTERMOUNTAIN RURAL ELECTRIC EASEMENT, REC. CO. 2022001386 REC. NO. 2022000520

B: 15' PERMANENT SLOPE & DRAINAGE EASEMENT, REC. NO. 2022034572

C: 15' PERMANENT SLOPE & DRAINAGE EASEMENT, REC. NO. 2022027218

D: 15' UTILITY EASEMENT, REC. NO. 20220011199

E: 16.5' UTILITY EASEMENT, BK 189. PG 398

F: 60' PERMANENT SLOPE & DRAINAGE EASEMENT, BK 2269, PG 1290

PORTIONS OF LINE WORK MAY HAVE BEEN TAKEN FROM SCALED DRAWINGS AND/OR INFORMATION PROVIDED BY A THIRD PARTY. ACREAGE SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE WITH FUTURE SURVEYING AND BASE INFORMATION. PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE AS PLANNING AND DESIGN IS FURTHER DEVELOPED.

COMPREHENSIVE PLAN AMENDMENT

OCTOBER 24, 2025

KB HOMES - BELLBERN

0 160' 320'
1" = 160'-0"

RESOLUTION NO. PC-026-____

DOUGLAS COUNTY PLANNING COMMISSION

A RESOLUTION ADOPTING AN AMENDMENT TO THE DOUGLAS COUNTY 2040 COMPREHENSIVE MASTER PLAN

WHEREAS, pursuant to C.R.S 30-28-106(1); it is the duty of the Douglas County Planning Commission to make and adopt a master plan for the physical development of the unincorporated territory of Douglas County; and

WHEREAS, pursuant to C.R.S. 30-28-108, the Planning Commission may amend, extend, or add to a master plan or carry out any part of it into greater detail from time to time; and

WHEREAS, the Planning Commission desires to amend the Land Use Map of the 2040 Douglas County Comprehensive Master Plan to expand the Parker Municipal Planning Area to include the property as depicted in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Planning Commission considered information pertaining to the amendment presented at a properly noticed public hearing on April 20, 2026; now, therefore,

BE IT RESOLVED, by the Douglas County Planning Commission that the Parker Municipal Planning Area is amended as depicted on Exhibit A and that a copy of the Land Use Map, together with a copy of this resolution, shall be certified by the Board of County Commissioners of the County of Douglas, State of Colorado, and to the Planning Commission of all municipalities within Douglas County.

PASSED AND ADOPTED this 20th day of April 2026, in Castle Rock, Douglas County, Colorado.

DOUGLAS COUNTY PLANNING COMMISSION

BY: _____
Calvin Downs, Chair

ATTEST:

BY: _____
Jim Smallwood, Secretary

Exhibit A

STROH EXEMPTION, 1ST AMENDMENT, PARCEL A AND B1

MEETING DATE: April 20, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Vacation of a Portion of Cottonwood Avenue - Road Vacation - Project File: SB2026-004.

SUMMARY: The request is for approval of a road vacation request for the easternmost portion of Cottonwood Avenue in Grand View Estates.

STAFF ASSESSMENT: Staff has evaluated the road vacation request in accordance with Article 7B of the Subdivision Resolution. Should the Planning Commission find that the approval standards for the road vacation request are met, the following proposed condition should be considered for inclusion in its recommendation to the Board of County Commissioners:

1. Prior to recordation of the Road Vacation Resolution, all minor technical corrections shall be made to the satisfaction of Douglas County.

REVIEW:

Steven E Koster	Approve	4/8/2026
Samantha Hutchison - FYI	Notified - FYI	4/8/2026

ATTACHMENTS:

Cover Page
Staff Report - SB2026-004

MEETING DATE: April 20, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Vacation of a Portion of Cottonwood Avenue - Road Vacation - Project File: SB2026-004.

SUMMARY: The request is for approval of a road vacation request for the easternmost portion of Cottonwood Avenue in Grand View Estates.

STAFF ASSESSMENT: Staff has evaluated the road vacation request in accordance with Article 7B of the Subdivision Resolution. Should the Planning Commission find that the approval standards for the road vacation request are met, the following proposed condition should be considered for inclusion in its recommendation to the Board of County Commissioners:

1. Prior to recordation of the Road Vacation Resolution, all minor technical corrections shall be made to the satisfaction of Douglas County.

ATTACHMENTS:

Staff Report - SB2026-004

DOUGLAS COUNTY
COLORADO

Road Vacation Staff Report

Date: April 9, 2026

To: Douglas County Planning Commission

From: Eric Pavlinek, Principal Planner EP
Jeanette Bare, AICP, Planning Manager JB
Steven E. Koster, AICP, Deputy Director of Community Development SK

Subject: **Vacation of a Portion of Cottonwood Avenue – Road Vacation**

Project File: **SB2026-004**

Planning Commission Hearing:	**April 20, 2026 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**April 28, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

This is a request to vacate the easternmost portion of Cottonwood Avenue in Grand View Estates. Cottonwood Avenue was established by plat, but this portion is not constructed and has not been developed for public access. The abutting landowners would like to acquire ownership by splitting the vacated portion of right-of-way equally between the two properties.

Grand View Estates is located in the Northeast Subarea of the Nonurban Area of the 2040 Comprehensive Master Plan (CMP). The CMP outlines goals for these areas that protect natural and rural character and utilize existing services, where possible. No change to existing services is expected by the proposed road vacation request.

II. APPLICATION INFORMATION

A. Applicant

John and Jaime Coffman
12430 Sixth Street
Parker, CO 80134

B. Request

The request is for approval of a road vacation request for the easternmost portion of Cottonwood Avenue in Grand View Estates.

C. Process

A road vacation application is processed pursuant to Article 7B of the Douglas County Subdivision Resolution (DCSR). Article 7B states that the intent of the process is "to provide a review process for a road vacation either when no replatting or realignment is proposed, or when a replat or realignment is proposed."

Per Section 709B.04 of the DCSR, "The Planning Commission shall evaluate the application, referral comments, staff report and public testimony, and make a recommendation to the Board to approve, approve with conditions, table for further study, or deny the vacation request. The Planning Commission's decision shall be based on the evidence presented and compliance with the adopted standards, regulations, policies and other guidelines."

D. Location

Cottonwood Avenue is an east-west road within Grand View Estates. The project site is located approximately 0.37 miles north of Lincoln Avenue, east of the Cottonwood Avenue and Sixth Street 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

The applicant is proposing a road vacation of the easternmost segment of Cottonwood Avenue in Grand View Estates. This segment of road is not constructed or used a public right-of-way, nor has it been used for pedestrian or equestrian access. The vacated area will be equally divided between the lots abutting to the north and south and merged into each lot. No new parcels will be created.

The vacation resolution reserves a utility easement for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances, existing as of the date of the vacation.

III. CONTEXT

A. Background

Cottonwood Avenue was created with the original plat for Grand View Estates in 1957. The subdivision is made up of single-family residential lots of approximately 2 acres in size. Lots are served with individual well and septic systems. This portion of Cottonwood Avenue is not paved or improved. The ROW is 50 feet wide and approximately 361 feet in length, located between two residential lots and ends on the east at Tract B, Stonegate Filing 8B, owned by the Stonegate Village Metro District.

B. Adjacent Land Uses and Zoning

North, south, and west of the of the project site are other lots within Grand View Estates. Directly east of the proposal is a tract owned and maintained by the Stonegate Village Metropolitan District zoned Planned Development (PD).

Zoning and Land Use

Direction	Zoning	Land Use
North	ER	Residential, Grand View Estates
South	ER	Residential, Grand View Estates
East	PD	Vacant, Stonegate Village Metropolitan District
West	ER	Residential, Grand View Estates

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The segment of right-of-way is 50 feet wide and approximately 361 feet long.

B. Access

The two lots adjacent to this segment of ROW proposed to be vacated both front Sixth Avenue. Lot 5, Block 13 is vacant, and the applicant intends to build a home on the property. Lot 1A, Block 24 includes a residential home and detached outbuilding.

C. Soils and Geology

No known environmental hazards are located within the ROW segment to be vacated.

D. Drainage and Erosion

Public Works Engineering reviewed the request and had no comments related to drainage and erosion.

E. Floodplain

There is no FEMA-mapped 100-year floodplain identified within the portion of ROW.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (South Metro) provides fire protection and emergency medical services to the project area. South Metro responded to the referral request with no objection to the proposed road vacation.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. DCSO had no concerns about the road vacation request.

C. Utilities

Utility providers were provided a referral request regarding the proposed road vacation. AT&T commented that there should be no conflicts with AT&T Long Lines. Xcel Energy has no apparent conflict, but they noted that they have existing natural gas distribution facilities along Sixth Street. No other utility provider commented on the road vacation request at the writing of the staff report. The vacation resolution reserves a utility easement for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances, existing as of the date of the vacation.

D. Dedications

There are no dedications associated with this road vacation. Cottonwood Avenue was dedicated to the Board at the time of subdivision; therefore, if approved, it will be formally vacated through a resolution per Article 709B of the DCSR. An easement for

existing utilities as detailed above is being reserved over the vacated portion of Cottonwood Avenue through the vacation resolution. Ownership of the vacated portion of ROW will be assigned in equal parts to the owners of the abutting lots via the vacation resolution.

VI. PUBLIC NOTICE AND INPUT

Referral agency responses collected during the referral period of January 28, 2026 through February 18, 2026, are included as an attachment to this staff report. All referral agency comments are outlined in the Referral Agency Response Report. Courtesy notices of an application in process were sent to abutting property owners and no comments were received. The Grandview Estates Homeowner's Association (HOA) does not have an official position either in favor or in opposition to the road vacation request as the HOA remains neutral.

In Accordance with Article 710B of the DCSR, notice of the hearing must be sent by first-class mail to each abutting landowner, published in the Douglas County News-Press, and posted on the road under consideration at least 14 days prior to the public hearing.

VII. STAFF ANALYSIS

Pursuant to Article 704 of the DCSR, a road vacation may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

705B.01: A platted or deeded road or portion thereof, or unplatted or undefined roads which have arisen by public usage, shall not be vacated so as to leave any adjoining said road without an established public road or private access easement connecting said land with another established road.
Staff Comment: Sixth Street provides access to abutting lots.

705B.02: A vacation of a state highway must be approved by the Transportation Commission.
Staff Comment: This segment of Cottonwood Avenue is not a state highway. Therefore, this request does not require approval of the Transportation Commission.

705B.03: The road vacation, or vacation and replat, is keeping with the spirit and intent of the Douglas County Subdivision Resolution, and the Douglas County Comprehensive Master Plan and Transportation Plan.
Staff Comment: The road vacation maintains the intent of the DCSR, CMP, and Transportation Plan. Access to all affected parties will be maintained. The road network serving Grand View Estates is still County owned and maintained.

705B.04: The road vacation will not diminish the ability to provide adequate emergency services and will not increase the cost of services.

Staff Comment: All necessary emergency services are in place to continue to serve properties within Grand View Estates. South Metro had no objection to the request. DCSO had no concerns.

705B.05: The approval will not adversely affect the public health, safety and welfare.
Staff Comment: There are no adverse impacts created with the road vacation.

VIII. STAFF ASSESSMENT

Staff has evaluated the road vacation request in accordance with Article 7B of the Subdivision Resolution. Should the Planning Commission find that the approval standards for the road vacation request are met, the following proposed condition should be considered for inclusion in its recommendation to the Board of County Commissioners:

1. Prior to recordation of the Road Vacation Resolution, all minor technical corrections shall be made to the satisfaction of Douglas County.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 6
Applicant's Narrative 7
Vicinity Map 8
Zoning Map 9
Aerial Map 10
Referral Agency Response Report and Response Letters 11
Applicant Response to Referral Comments 23
Road Vacation Resolution with Road Vacation Exhibit 24

DOUGLAS COUNTY
COLORADO

Land Use Application

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

PROJECT INFORMATION

Project Type: Road Vacation

Marketing Name:

Presubmittal Review Project Number: PS2025-243

PROJECT SITE

Address: 12430 Sixth St, Parker, CO. 80134

State Parcel Number(s): 2233-071-99-055

Subdivision/Block#/Lot# *(if platted)*: Lot 5, Block 13 Grand View Estates

PROPERTY OWNER(S)

Name(s): John & Jaime Coffman

Address: 15930 Golden Eye Ct. Parker, CO 80134

Phone: 720-244-2407

Email: [redacted]

AUTHORIZED REPRESENTATIVE

Name:

Company:

Address:

Phone:

Email:

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

ACKNOWLEDGMENT

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

Applicant's Signature

12/5/25
Date

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

Project Number (Office Use Only):

Douglas County Colorado
Department of Community Development

January 21, 2026

To Whom It May Concern:

We, John & Jaime Coffman are seeing a vacation of Cottonwood Ave. to the south of our property located at 12430 Sixth St, Lot 5, Block 13, Grand View Estates, Parker, CO. 80134.

We would be splitting the land vacation down the middle with our neighbor to the south. Austin Harmon, 12380 Sixth St, Parker, whose cell number is 303-828-7672.

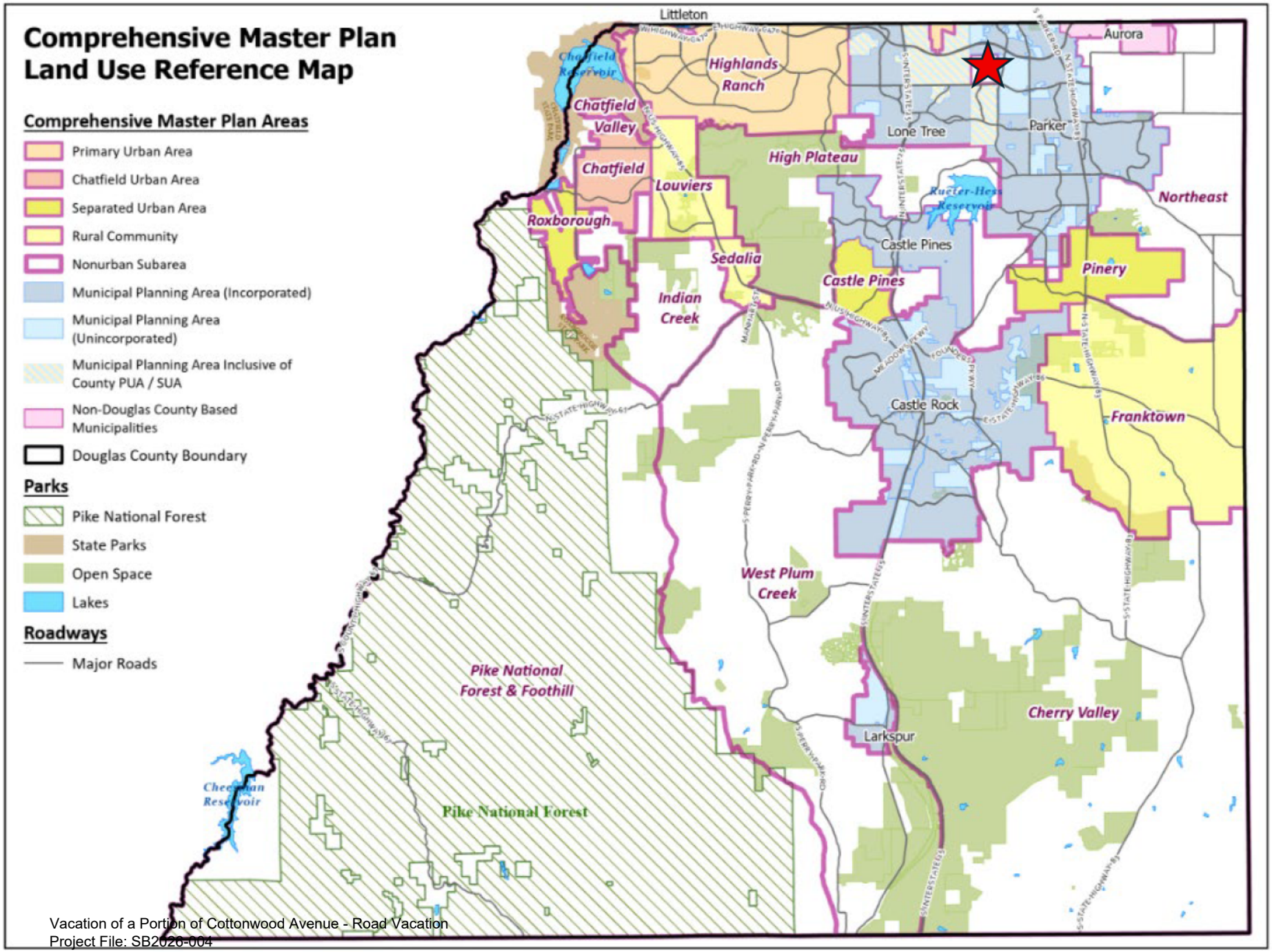
We would both be using the road as an extension of a driveway to access the back of the properties.

We appreciate your time and assistance in this matter.

Sincerely,

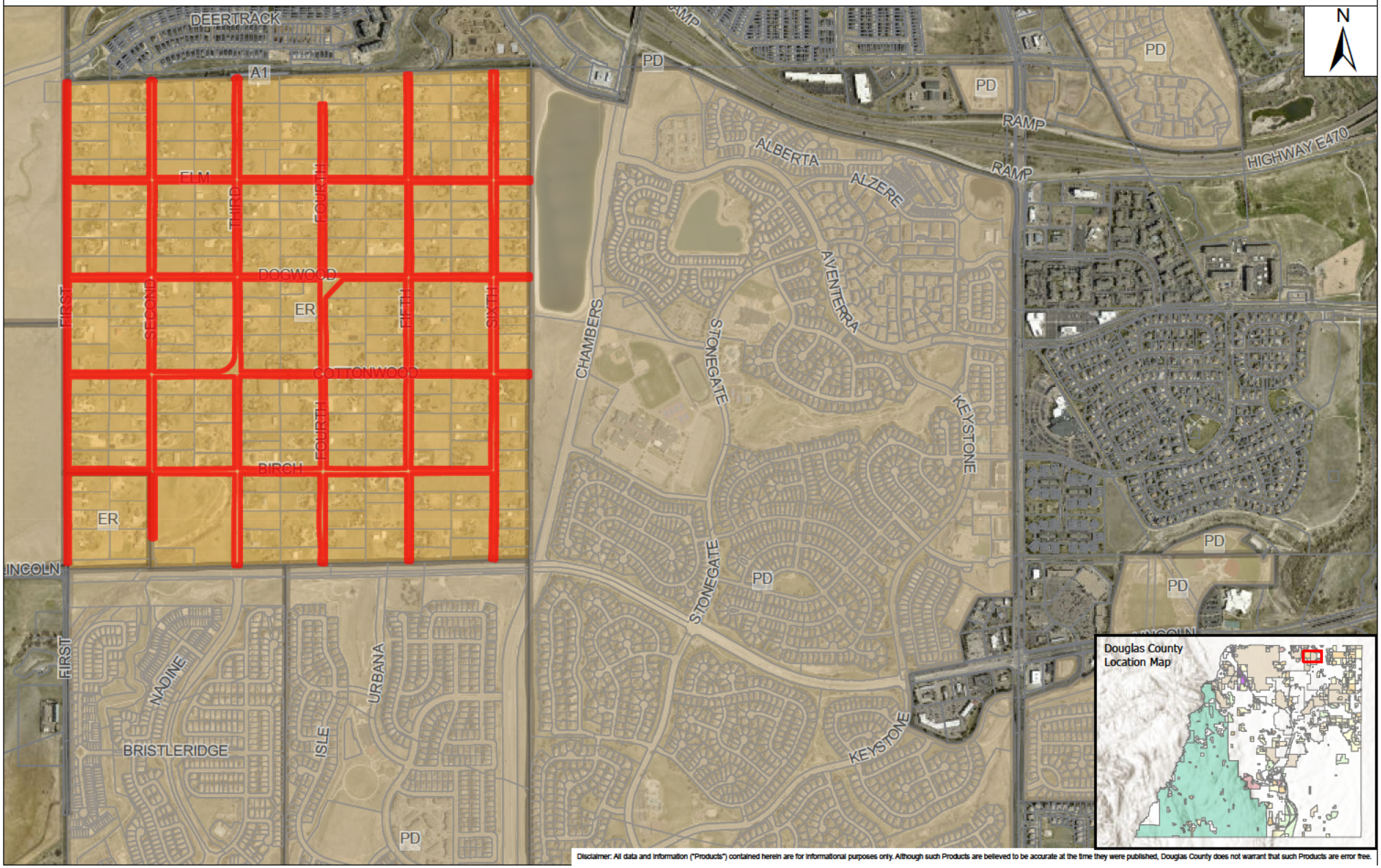
John Coffman
720-244-2407

Jaime Coffman
720-244-2411


Comprehensive Master Plan
Land Use Reference Map
Comprehensive Master Plan Areas
Primary Urban Area
Chatfield Urban Area
Separated Urban Area
Rural Community
Nonurban Subarea
Municipal Planning Area (Incorporated)
Municipal Planning Area (Unincorporated)
Municipal Planning Area Inclusive of County PUA / SUA
Non-Douglas County Based Municipalities
Douglas County Boundary
Parks
Pike National Forest
State Parks
Open Space
Lakes
Roadways
Major Roads
Littleton
Aurora
Highlands Ranch
Chatfield Reservoir
Chatfield Valley
Chatfield
Louviers
Roxborough
High Plateau
Lone Tree
Parker
Ruetter-Hess Reservoir
Northeast
Castle Pines
Sedalia
Castle Pines
Pinery
Indian Creek
Castle Rock
Franktown
West Plum Creek
Pike National Forest & Foothill
Cherry Valley
Larkspur
Cheesman Reservoir
Pike National Forest

Vacation of a portion of Cottonwood Avenue SB2026-004

DOUGLAS COUNTY COLORADO



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 4/6/2026 9:21 AM

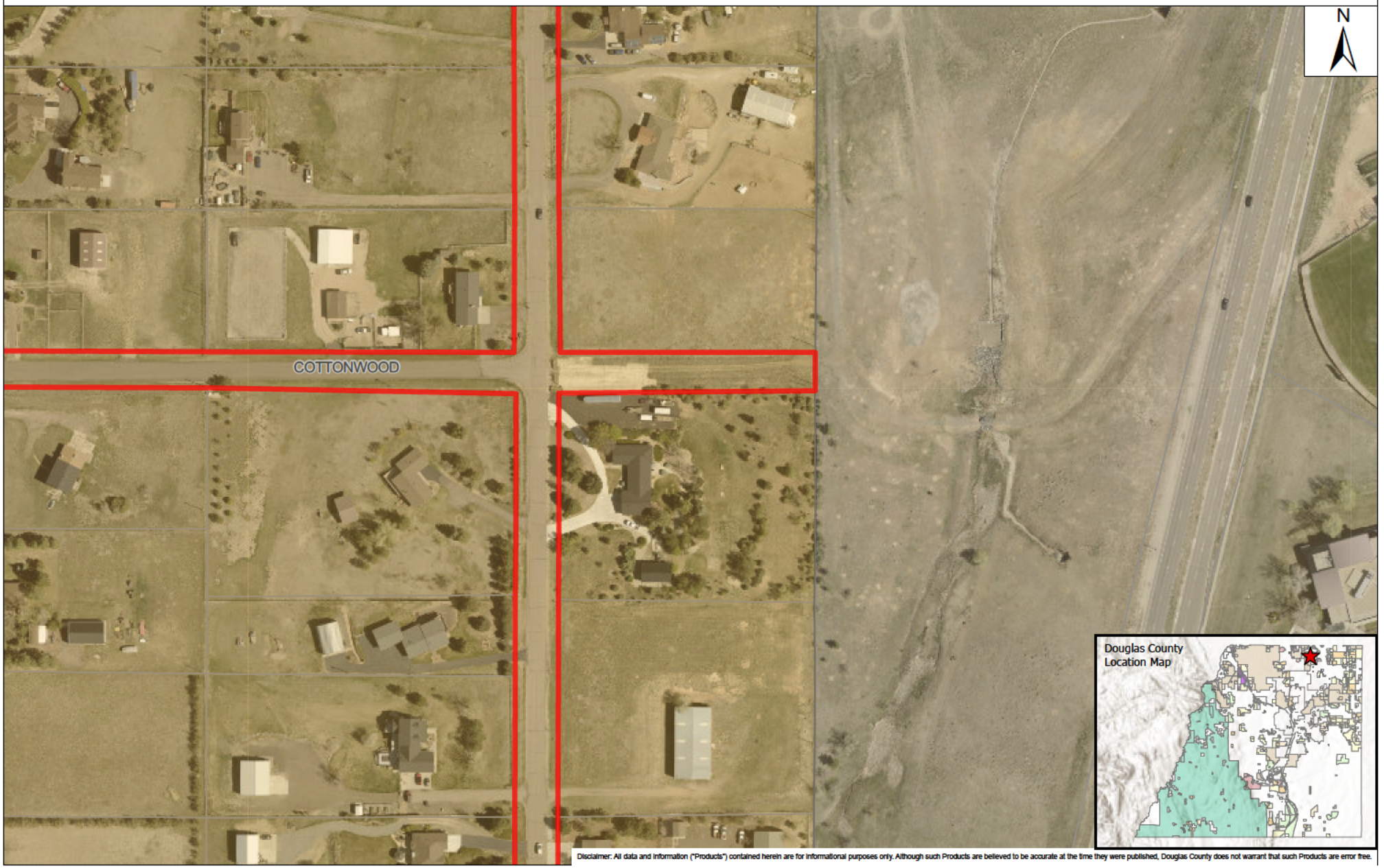
A1 - AGRICULTURAL ONE

ER - ESTATE RESIDENTIAL

PD - PLANNED DEVELOPMENT

Vacation of a portion of Cottonwood Avenue SB2026-004

DOUGLAS COUNTY COLORADO



Date Saved: 4/6/2026 9:19 AM

ER - ESTATE RESIDENTIAL

PD - PLANNED DEVELOPMENT

Project Name: Vacation of a portion of Cottonwood Ave
Project File #: SB2026-004
Date Sent: 01/28/2026 **Date Due:** 02/18/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	01/29/2026	**Verbatim Response:** No Comment.	No action necessary.
Arapahoe County Engineering Services Division		No Response Received.	
Arapahoe County PWD/ Planning		No Response Received.	
Assessor	02/18/2026	**Verbatim Response:** None	No action necessary.
AT&T Long Distance - ROW	01/29/2026	**Summary of Response:** There should be no conflicts with AT&T Long Lines.	No action necessary.
Building Services	01/30/2026	**Verbatim Response:** No Comment.	No action necessary.
CenturyLink		No Response Received.	
City of Lone Tree	01/28/2026	**Verbatim Response:** No Comment.	No action necessary.
Comcast		No Response Received.	
CORE Electric Cooperative		No Response Received.	
Engineering Services	02/18/2026	Engineering provided comments related to a pedestrian access easement and existing utilities within Cottonwood Avenue. See letter attached for detail.	The applicant does not intend to provide a pedestrian access easement as there is no public connections provided to the east. Cottonwood Avenue terminates on the east as a tract owned and maintained by the Stonegate Village Metropolitan District. Engineering reviewed the applicant's response and has no further comments on the pedestrian access. The vacation resolution reserves a utility easement for the continued use of existing sewer, gas, water, or similar pipelines and appurtenances and for electric, telephone, and similar lines and appurtenances, existing as of the date of vacation.
Grandview Estates HOA	02/16/2026	The HOA does not have an official position either in favor or in opposition to the road vacation request. The HOA remains neutral. See letter attached for detail.	No action necessary.

Project Name: Vacation of a portion of Cottonwood Ave
Project File #: SB2026-004
Date Sent: 01/28/2026 **Date Due:** 02/18/2026

Agency	Date Received	Agency Response	Response Resolution
Grandview Estates Rural Water Conservation District		No Response Received.	
Sheriff's Office	02/11/2026	**Verbatim Response:** Deputy Jeff Pelle reviewed this request regarding security, keeping Crime Prevention Through Environmental Design (CEPTD) concepts in mind; no comments or concerns were noted at this time.	No action necessary.
Sheriff's Office E911		No Response Received.	
South Metro Fire Rescue	02/04/2026	**Verbatim Response:** South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed road vacation request.	No action necessary.
Stonegate Village Metro District		The District did not respond to the referral request but provided an email with no objection to the road vacation request.	No action necessary.
Stonegate Village Owners Association Inc		No Response Received.	
Town of Parker Development Review		No Response Received.	
Town of Parker Public Works	01/28/2026	**Verbatim Response:** No Comment.	No action necessary.
Xcel Energy-Right of Way & Permits	02/06/2026	**Summary of Response:** No apparent conflict.	No action necessary.

Eric Pavlinek

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, January 29, 2026 2:27 PM
To: Eric Pavlinek
Cc: LANA SCARLETT-ROWELL (ls1762@att.com); duanew cwc64.com; jt cwc64.com
Subject: E Lincoln Ave Parker, Colorado Douglas County eReferral #SB2026-004
Attachments: E Lincoln Ave Parker, Colorado.jpg

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

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near E Lincoln Ave Parker, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----
From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Wednesday, January 28, 2026 7:53 AM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (SB2026-004) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
https://apps.douglas.co.us/planning/projects/Login.aspx

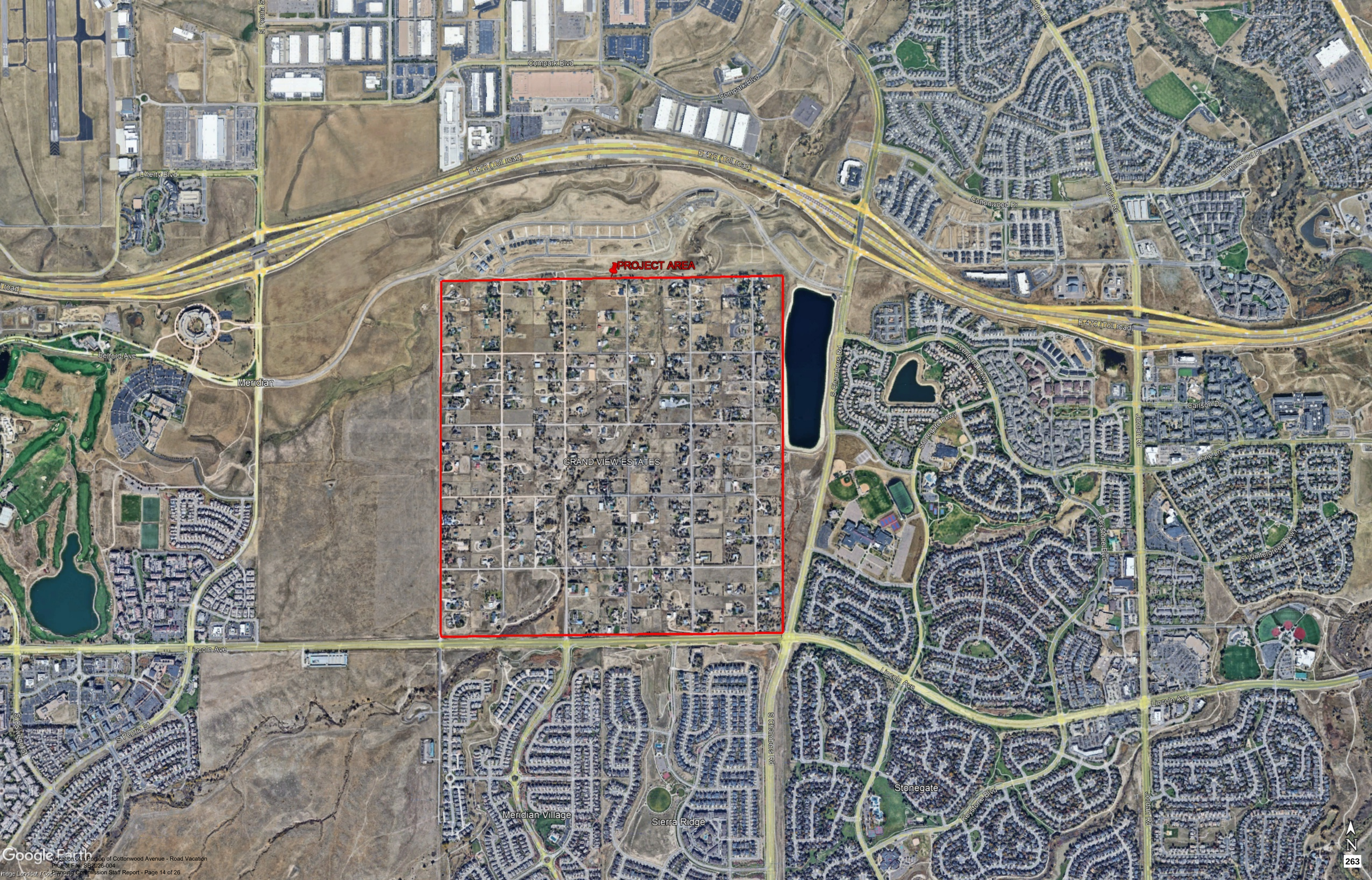
Project Number: SB2026-004

Project Title: Vacation of a Portion of Cottonwood Avenue

Project Summary: Request to vacate a portion of Cottonwood Avenue with ownership to be split between Block 13, Lot 5 and Block 24, Lot 1A.

This referral will close on Wednesday, February 18, 2026.

If you have any questions, please contact me.


PROJECT AREA
GRAND VIEW ESTATES
E-470 (Toll Road)
Compark Blvd
Liberty Blvd
Belford Ave
Meridian
Cottonwood Dr
Jordan Rd
Carlson Dr
S Chambers Rd
Aventerra Pkwy
Stonegate Pkwy
Lincoln Ave
S Peoria St
S Gaylord St
Meridian Village
Sierra Ridge
Stonegate
Keystone Blvd
S Wintergreen Pkwy
Pine Ln
Google Earth
Image Landsat / Copernicus

REFERRAL RESPONSE REQUEST

Date Sent: January 28, 2026 Comments due by: February 18, 2026

Project Name:	Vacation of a Portion of Cottonwood Avenue
Project File #:	SB2026-004
Project Summary:	A road vacation request to vacate the easternmost portion of Cottonwood Avenue in Grand View Estates. The platted right-of-way is located east of Sixth Street and between Lot 5, Block 13 and Lot 1A, Block 24. This segment of Cottonwood Avenue was established with the plat but has never been built or used as a public road. The proposed vacation of a portion of Cottonwood Avenue will be equally divided between the two adjacent landowners.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

[X]	No Comment	
[ ]	Please be advised of the following concerns:	
[ ]	See letter attached for detail.	
Agency: City of Lone Tree		**Phone #:** 720-509-1275
Your Name: Maureen Welsh *(please print)*		**Your Signature:** Maureen Welsh **Date:** 01.28.2026

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,
Eric Pavlinek
Eric Pavlinek, Project Planner

REFERRAL RESPONSE REQUEST

Date Sent: January 28, 2026 Comments due by: February 18, 2026

Project Name:	Vacation of a Portion of Cottonwood Avenue
Project File #:	SB2026-004
Project Summary:	A road vacation request to vacate the easternmost portion of Cottonwood Avenue in Grand View Estates. The platted right-of-way is located east of Sixth Street and between Lot 5, Block 13 and Lot 1A, Block 24. This segment of Cottonwood Avenue was established with the plat but has never been built or used as a public road. The proposed vacation of a portion of Cottonwood Avenue will be equally divided between the two adjacent landowners.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐	No Comment	
☐	Please be advised of the following concerns:	
☒	See letter attached for detail.	
Agency:	Douglas County PW Eng	**Phone #:** 303-660-7490
Your Name:	Jake Tolbert	**Your Signature:** Jake Tolbert
	(please print)	**Date:** 2/18/26

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,
Eric Pavlinek
Eric Pavlinek, Project Planner

February 18, 2026

File No.: DV2026-099

Eric Pavlinek
Douglas County Department of Community Development
Planning Services
100 Third St
Castle Rock, CO 80104

Subject: Vacation of a Portion of Cottonwood Avenue – SB2026-004

Dear Eric:

Douglas County Public Works Engineering has reviewed the documents submitted for the referenced project and has the following comments.

- Pedestrians may use this portion of Cottonwood Ave for open space access. A pedestrian access easement may be required prior to approval of this vacation pending the review of other referral responses that are received.
- There may be existing utilities in the ROW to be vacated (at least 1 existing utility box is located in the ROW). If confirmation is received from any utility that there are active lines beneath land that will become privately owned, dedicated utility easements will need to be provided prior to approval of this vacation.

Please let me know if you have any questions regarding these items.

Respectfully,

Jake Tolbert

Jake Tolbert
Development Review Engineer

Eric Pavlinek

Subject: RE: Vacation of a portion of Cottonwood Avenue - Project File # SB2026-004

From: Jake Tolbert <jtolbert@douglas.co.us>
Sent: Monday, March 2, 2026 9:18 AM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Subject: RE: Vacation of a portion of Cottonwood Avenue - Project File # SB2026-004

Hi Eric,

Assuming that a blanket easement for existing utilities is included in the vacation as we discussed, Engineering has no further comment on this referral.

Thanks,

Jake Tolbert | Development Review Engineer
Douglas County Department of Public Works
Engineering Services
Address | 100 Third St, Castle Rock, CO 80104
Main | 303-660-7490
Direct | 303-814-4334
Email | jtolbert@douglas.co.us

From: Eric Pavlinek <epavlinek@douglas.co.us>
Sent: Friday, February 27, 2026 11:50 AM
To: Jake Tolbert <jtolbert@douglas.co.us>
Subject: FW: Vacation of a portion of Cottonwood Avenue - Project File # SB2026-004

From: John - Jaime Coffman [redacted]
Sent: Friday, February 27, 2026 11:43 AM
To: Eric Pavlinek <epavlinek@douglas.co.us>
Subject: Re: Vacation of a portion of Cottonwood Avenue - Project File # SB2026-004

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

Eric,

Please find our response and the updated survey.

Thanks,
John & Jaime Coffman

GRANDVIEW ESTATES
HOMEOWNER'S ASSOCIATION
P.O. Box 2157
Parker, CO 80134-9443

Re: Grand View Estates HOA Referral Response - Project SB2026-004
Request to vacate a portion of Cottonwood Ave with ownership to be split between Block 13, Lot 5 and Block 24, Lot 1A

Thank you for forwarding this referral to our attention to review. I apologize for the late response, but I wanted all newly elected HOA Committee members to weigh in. Our collective response is below;

The Grand View Estates HOA has not adopted any official position either in favor or in opposition to the proposed roadway vacation and remains neutral. Nor has the HOA sponsored, initiated, endorsed, or objected to any request, petition, or action related to the vacation of this roadway. All efforts and proposals concerning the roadway vacation are requested and managed by individual property owners. We expect that adjacent property owners may also provide their personal comments on the matter.

Grand View Estates HOA Committee Members

Karen Hickman – Chair
John Thompson – Vice Chair
Mike Stoffel – Treasurer
Tina Schwartz – Secretary
Cindy Schuler – Member at Large
Kevin Keyser – Member at Large
Cathy Coots – Member at Large

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Eric Pavlinek, Project Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Vacation of a Portion of Cottonwood Avenue
Project File #:	**SB2026-004**
S Metro Review #	REFRP26-00025
Review date:	February 4, 2026
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	A road vacation request to vacate the easternmost portion of Cottonwood Avenue in Grand View Estates. The platted right-of way is located east of Sixth Street and between Lot 5, Block 13 and Lot 1A, Block 24. This segment of Cottonwood Avenue was established with the plat but has never been built or used as a public road. The proposed vacation of a portion of Cottonwood Avenue will be equally divided between the two adjacent landowners.
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 road vacation request.

Heidi Plummer
RE: Lot 5 Block 13, Sixth St, Grand View Estates
To: Jaime Coffman

Inbox [redacted] December 2, 2025 at 11:43 AM

We don't object as we have no interest in a right away.

Heidi

Heidi Plummer
Stonegate Village Metropolitan District
10252 Stonegate Parkway
Parker, CO 80134
303-858-9909

From: John - Jaime Coffman <[redacted]
Sent: Tuesday, November 25, 2025 9:51 AM
To: Heidi Plummer <heidi@svmd.org>
Subject: Re: Lot 5 Block 13, Sixth St, Grand View Estates

Douglas County said this is the original plot plan.

On Nov 24, 2025, at 1:47 PM, Heidi Plummer <heidi@svmd.org> wrote:

Can you provide the original plat that created your Lot 5. If there is a Stonegate easement, it might be identified on that plat, and we would like to review it closely.

Heidi

Heidi Plummer
Stonegate Village Metropolitan District
10252 Stonegate Parkway
Parker, CO 80134
303-858-9909

Right of Way & Permits

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

February 6, 2026

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

Attn: Eric Pavlinek

Re: Vacation of a Portion of Cottonwood Avenue, Case # SB2026-004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas distribution facilities along North 6th Street.

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

Douglas County
Department of Community Development
Planning Services
Eric Pavlinek
100 Third St
Castle Rock, CO 80104

RE: Vacation of a portion of Cottonwood Ave
Project File: SB2026-004

Eric Pavlinek:

We reviewed the Agency Responses. In regards to Douglas County Public Works Engineering comments, utilities were contacted and there is no existing right of way. The utility box in the ROW wouldn't be disturbed. As to pedestrians using this portion of Cottonwood Ave to access open space, we would rather not have a pedestrian easement access but are willing to do so if required to for approval to vacate. Pedestrians do have access to the open space from E Elm Ave and Dogwood Ave.

Please let us know if there is anything else you need from us.

Sincerely,

John & Jaime Coffman
12430 Sixth St
Parker, CO 80134
Mailing address:
15930 Golden Eye Ct.
Parker, CO 80134

RESOLUTION NO. R-026- ____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION VACATING A PORTION OF COTTONWOOD AVENUE GRAND VIEW ESTATES SUBDIVISION FILING NO. 1, LOCATED IN THE SE ¼ OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. DOUGLAS COUNTY, COLORADO

WHEREAS, the Board of County Commissioners desires to vacate the eastern-most portion of Cottonwood Avenue, east of Sixth Street located in the NE 1/4 of Section 7, Township 6 South, Range 66 West of the 6th P.M., Douglas County, Colorado, and more specifically described on Exhibit A attached hereto and incorporated herein; and

WHEREAS, Section 43-2-303, C.R.S., authorizes the Board of County Commissioners to vacate roadways, easements, rights-of-way, and other public ways located within the unincorporated area of the County; and

WHEREAS, the Planning Commission held a public hearing concerning the road vacation on April 20, 2026; and

WHEREAS, the Board of County Commissioners held a public hearing concerning the road vacation on April 28, 2026; and

WHEREAS, written notice of said hearing was mailed by first-class postage to each abutting landowner on March 14, 2026; and

WHEREAS, notice of said public hearing was published in the Douglas County News-Press on March 26, 2026; and

WHEREAS, notice of said public hearing was posted on April 4, 2026; and

WHEREAS, all required notices of said hearing were given as required by section 710B of the Douglas County Subdivision Resolution; and

WHEREAS, the vacated portion of Cottonwood Avenue is located entirely within the unincorporated area of Douglas County; and

WHEREAS, the vacated portion of Cottonwood Avenue does not constitute the boundary line between two counties; and

WHEREAS, the vacated portion of Cottonwood Avenue does not constitute the boundary of a city or town; and

WHEREAS, the vacation of a portion of Cottonwood Avenue, as depicted on Exhibit A, will not leave any land adjoining this portion of Cottonwood Avenue without an established public road or private access easement connecting said land with another established public road; and

WHEREAS, the vacation of a portion of Cottonwood Avenue is in keeping with the spirit and intent of the Douglas County Subdivision Resolution and the Douglas County Master Plan and Transportation Plan; and

WHEREAS, the vacation of a portion of Cottonwood Avenue will not adversely affect public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, Colorado, that:

This portion of Cottonwood Avenue right-of-way, located in the SE ¼ of Section 7, Township 6 South, Range 66 West of the 6th P.M., Douglas County, Colorado, more particularly shown and described on Exhibit A attached hereto and incorporated herein, is hereby vacated; and

Pursuant to Section 43-2-302(1)(f)(1), C.R.S., ownership of property shall vest in the owners of Block 13, Lot 5 also known as 12430 Sixt Street; and Block 24, Lot 1A also known as 12380 Sixth Street; and

A blanket utility easement for continued use of existing utilities is reserved within the vacated portion of Cottonwood Avenue.

PASSED AND ADOPTED this _____ day of _____, 2026, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

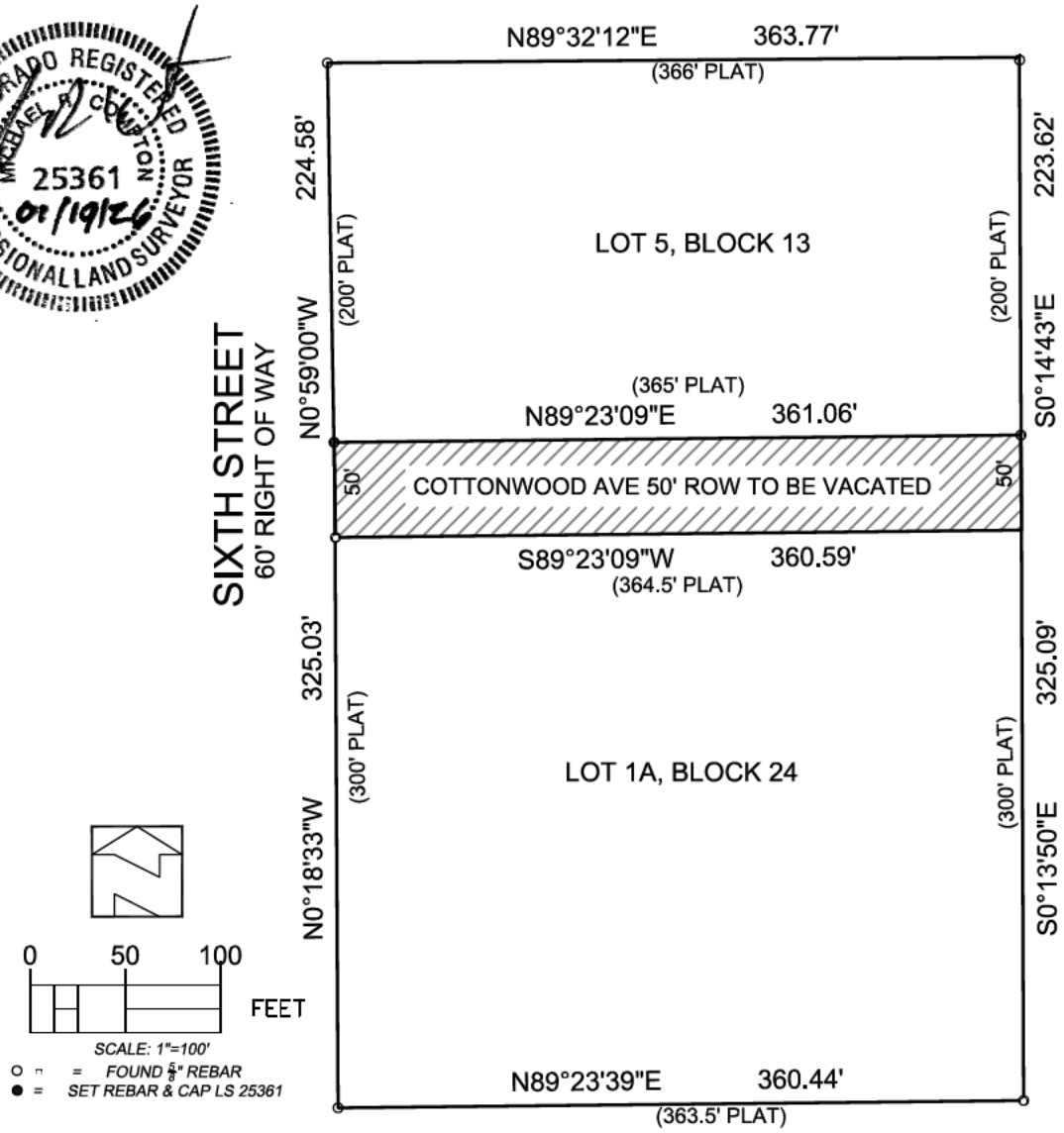
By: _____
_____, Chair

ATTEST:

By: _____
_____, Clerk to the Board

RIGHT OF WAY VACATION EXHIBIT

GRAND VIEW ESTATES, DOUGLAS COUNTY, COLORADO



LEGAL DESCRIPTION COTTONWOOD AVENUE RIGHT OF WAY TO BE VACATED

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK13, GRAND VIEW ESTATES, DOUGLAS COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 96880 OF THE DOUGLAS COUNTY RECORDS;
THENCE ON THE SOUTH LINE OF SAID LOT 5, NORTH 89°23'09" EAST A DISTANCE OF 361.06 FEET TO THE EAST LINE OF SAID GRAND VIEW ESTATES;
THENCE ON SAID EAST LINE OF GRAND VIEW ESTATES, SOUTH 0°14'43" EAST A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF COTTONWOOD AVE;
THENCE SOUTH 0°13'50" EAST A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 24 OF SAID GRAND VIEW ESTATES;
THENCE ON THE NORTH LINE OF SAID LOT 1, SOUTH 89°23'09" WEST A DISTANCE OF 360.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE NORTH 0°18'33" WEST A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF COTTONWOOD AVENUE;
THENCE NORTH 0°59'00" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING CONTAINING 18044 SQUARE FEET MORE OR LESS.
BEARING ARE BASED ON THE SOUTH LINE OF SAID LOT 5, BLOCK 13 ASSUMED TO BEAR NORTH 89°23'09" EAST.

NOTE:
THIS EXHIBIT DOES NOT CONSTITUTE A LAND SURVEY PLAT ACCORDING TO COLORADO STATE LAW.

VICINITY MAP

DATE OF SURVEY: JANUARY 7, 2026	
SCALE: 1"=100'	
FIELD WORK: MRC	DRAWN: MRC
PROJECT NUMBER: AG08001A	

MICHAEL COMPTON, PLS
PROFESSIONAL LAND SURVEYOR
COLORADO SPRINGS, CO
719-640-3024

MEETING DATE: April 20, 2026

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations - Project File: DR2025-006.

SUMMARY: The request is for approval of amendment to the Douglas County Zoning Resolution Sections 3, 4, 21, 36, and a new section, Section 22C - Agritourism Certification and Permits.

STAFF ASSESSMENT: After evaluating the proposed amendments, referral comments, staff report and public testimony, the Planning Commission may consider recommending approval of the amendment.

REVIEW:

Steven E Koster	Approve	4/8/2026
Samantha Hutchison - FYI	Notified - FYI	4/8/2026

ATTACHMENTS:

Cover Page
Staff Report - DR2025-006

MEETING DATE: April 20, 2026

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations - Project File: DR2025-006.

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STAFF ASSESSMENT: After evaluating the proposed amendments, referral comments, staff report and public testimony, the Planning Commission may consider recommending approval of the amendment.

ATTACHMENTS:

Staff Report - DR2025-006

DOUGLAS COUNTY
COLORADO

Staff Report

Date: April 5, 2026

To: Douglas County Planning Commission

From: Brett Thomas, AICP, Chief Planner BT
Lauren Pulver, Planning Manager LP
Jeanette Bare, AICP, Planning Manager JB
Steven E. Koster, AICP, Deputy Director of Community Development SK

Subject: **Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations**

Project File: **DR2025-006**

Planning Commission Hearing:	**April 20, 2026 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**May 12, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of proposed changes to Douglas County Zoning Resolution (DCZR) Sections 3, 4, 21, 36, and a new section, Section 22C – Agritourism Certification and Permits.

The proposed amendments will allow agritourism activities and related uses in the Agricultural One (A-1) and Large Rural Residential (LRR) zone districts. The regulations include a series of new definitions for agritourism. Land use processes are proposed to match the scale and intensity of the proposed agritourism activity, ranging from low intensity activities requiring no or limited County oversight to more significant agritourism operations.

II. REQUEST

A. Request

Approval of amendments to DCZR Sections 3, 4, 21, 36, and a new section, Section 22C – Agritourism Certification and Permits.

B. Process

Zoning Resolution amendments are processed pursuant to Section 109 of the DCZR. Per Section 109.04, "The Planning Commission shall evaluate the proposed amendment, referral comments, staff report, and public testimony, and make a recommendation to the Board to approve, approve with modifications, table for further study, or deny the proposed amendment."

C. Project Description

The proposed zoning resolution amendment would allow agritourism activities and related uses in the A-1 and LRR zone districts. If the amendment is approved, updates to the DCZR would include revisions to Section 3 – A-1 Zone District, Section 4 – LRR Zone District, Section 21 – Use by Special Review (USR), and Section 36 – Definitions; and adding a new section, Section 22C – Agritourism Certification and Permits.

Accessory Agritourism Activities with no more than 100 participants per day would have no specialized zoning review required. Minor Agritourism Activities would typically be a one-day event with up to 500 participants or occur over 7 days with up to 300 participants per day. For these activities, Planning staff would provide a certification to allow the activities. Major Agritourism Activities exceed the limits of a Minor Agritourism Activity. A brief referral to other relevant agencies and a courtesy notice to abutting landowners would be required for Major Agritourism Activities. The Board would ultimately make the decision on the application at a public land use meeting.

For property owners wishing to establish more permanent agritourism operations, the amendment establishes a new "Agritourism Center" use. Such centers could include a variety of ongoing agricultural and agritourism activities. Centers would be allowed through the Site Improvement Plan process on conforming A-1 zoned parcels and through the Use by Special Review process on conforming LRR zoned parcels.

III. PUBLIC INPUT

Staff sent the proposed amendments to the County-wide contact list and referral agency list, which consists of approximately 500 recipients. All referral agency responses are attached. Most referral agencies responding to the request provided either a no comment or no objection response.

The Douglas County Health Department noted if an agritourism center is to have overnight guests, a use permit must be obtained. Additional comments were provided related to portable toilets and food service.

El Paso County Engineering Division recommended that agricultural activities with less than 100 people per day have a set limit on the number of days or events per year.

The Arapahoe County Public Airport Authority recommended all agritourism uses that involve a residential component be evaluated for compliance with DCZR Section 19 – Centennial Airport Review Area.

Three HOAs and community groups commented with concerns. Cherry Valley Community Action (CVCA) requested the Board put in place strict guidelines for activities to not encroach upon property rights of the surrounding community. CVCA expressed concerns about traffic, noise, light, minimum acreages, and highway infrastructure and

recommended changes to the proposed regulations. The Happy Canyon Homeowners' Association (HCHOA) views agritourism as a way to force commercial business into rural residential communities. The HCHOA expressed concerns about valuation taking, public safety, water, and wildlife and requested the proposed amendments be dropped. The Pinery Homeowners' Association indicated its primary concern is the potential for traffic generated by the activities and impacts affecting residents of the Pinery.

A public workshop was held on January 8, 2026. Several members of the public attended representing the Deerfield Community, Franktown, Parker, and Castle Rock. Attendees asked various clarifying questions and expressed concerns with some existing activities on properties in their communities.

Correspondence was received from one resident requesting that the Rural Residential (RR) zone district be considered for inclusion in the regulations. They argue that including RR zoned properties would support small working ranches and landowners who contribute to agricultural preservation while seeking modest supplemental income.

IV. PUBLIC NOTICE

Notice of the hearing before the Planning Commission and the Board was published in the Douglas County News Press on April 2, 2026.

V. STAFF ASSESSMENT

After evaluating the proposed amendments, referral comments, staff report and public testimony, the Planning Commission may consider recommending approval of the amendment.

ATTACHMENTS PAGE

Referral Response Agency Report 4
Referral Response Letters 9
Public Correspondence 31
DCZR Sections 3, 4, 21, 36, and new Section 22C 32

Project Name: Agritourism Opportunities, Douglas County Zoning Resolution Amendment, Sections 3, 4, 22B, and 36
Project File #: DR2025-006
Date Sent: 12/12/2025 **Date Due:** 01/16/2026

Agency	Date Received	Agency Response	Response Resolution
Douglas County Addressing Analyst	12/12/2025	Received: No comment (verbatim).	No response required.
Arapahoe County Public Airport Authority-Centennial	12/17/2025	**Summary of attached response letter:** Agritourism uses that involve a residential component should be evaluated for compliance with DCZR Section 19.	Uses within the Centennial Airport Review Area are evaluated in accordance with DCZR Section 19.
Douglas County Assessor	01/15/2026	Received: No comment (verbatim).	No response required.
Douglas County Building Services	12/22/2025	Received: No comment (verbatim).	No response required.
Castlewood Canyon State Park	12/18/2025	Received: No comment (verbatim).	No response required.
Cherry Creek Basin Water Quality Authority	12/16/2025	**Verbatim response:** The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for DR2025-006, Zoning Resolution Amendment - Agritourism Activities have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	No response required.

Project Name: Agritourism Opportunities, Douglas County Zoning Resolution Amendment, Sections 3, 4, 22B, and 36
Project File #: DR2025-006
Date Sent: 12/12/2025 **Date Due:** 01/16/2026

Agency	Date Received	Agency Response	Response Resolution
Cherry Valley Community Action	01/11/2026	**Summary of attached response letter:** Provided concerns related to traffic, noise, light, buffering of impacts, and minimum acreages. The CVCA provided specific recommendations to revise the regulations.	These comments are attached for the Board to review.
City of Centennial	12/23/2025	**Verbatim response:** When possible, City Staff would like to be notified of any agritourism events occurring within 200 feet of any property within the City of Centennial.	No response required.
City of Lone Tree	12/15/2025	**Summary of attached response letter:** No comment.	No response required.
Colorado Division of Water Resources	12/24/2025	**Summary of attached response letter:** No comment.	No response required.
Colorado Geological Survey	01/07/2026	Received: No comment (verbatim).	No response required.
Colorado State Forest Service	12/15/2025	Received: No comment (verbatim).	No response required.
CORE Electric Cooperative	12/15/2025	Received: No comment (verbatim).	No response required.
Douglas County Community Services	12/12/2025	**Summary of attached response letter:** No comment.	No response required.
Douglas County Engineering Services	01/20/2026	**Summary of attached response letter:** No comment.	No response required.
Douglas County Health Department	01/16/2026	**Summary of attached response letter:** DCHD noted overnight guests would require a Use Permit be obtained. DCHD provided information on portable toilets and food service.	The DCHD is one of the agencies identified through the proposed certification and permit processes for landowners to coordinate with.
Douglas County Historic Preservation	12/23/2025	Received: No comment (verbatim).	No response required.
Douglas County Parks and Trails	12/24/2025	**Verbatim response:** Parks has no concerns.	No response required.
E-470 Public Highway Authority	12/12/2025	**Summary of attached response letter:** No comment.	No response required.

Project Name: Agritourism Opportunities, Douglas County Zoning Resolution Amendment, Sections 3, 4, 22B, and 36
Project File #: DR2025-006
Date Sent: 12/12/2025 **Date Due:** 01/16/2026

Agency	Date Received	Agency Response	Response Resolution
El Paso County Planning and Community Development Department	12/29/2025	**Summary of attached response letter:** Recommended that activities with less than 100 people per day have a set limit on the number of days or events per year.	These comments are attached for the Board to review.
Happy Canyon HOA	01/13/2026	**Summary of attached response letter:** Provided concerns related to valuation taking, public safety, water, and wildlife and requested the Board drop the amendments and cease further amendments.	These comments are attached for the Board to review.
Highlands Ranch Community Association	01/15/2026	**Verbatim response:** The Highlands Ranch Community Association (HRCA) appreciates the opportunity review and opine on this D&R Application. We take NO EXCEPTIONS to the proposed agritourism amendments to the Douglas County Zoning Resolution. The proposed amendments do not conflict with the HRPDG, including permitted agricultural uses within Backcountry, and do not affect HRCA's authority to regulate Backcountry lands, facilities, or programs through existing Planned Development approvals and private covenants.	No response required.
Littleton	01/14/2026	**Summary of attached response letter:** No comment or concern.	No response required.
Louviers Conservation Partnership	01/15/2026	**Verbatim response:** Louviers Conservation Partnership (LCP) has reviewed the documents for the Agritourism Opportunities, Douglas County Zoning Resolution Amendment, Sections 3, 4, 22B, and 36 Proposed amendments for Agritourism Opportunities and has no comments. Randy Johnson Director Louviers Conservation Partnership	No response required.
Mountain View Electric Association	12/18/2025	**Verbatim response:** MVEA has no comment.	No response required.

Project Name: Agritourism Opportunities, Douglas County Zoning Resolution Amendment, Sections 3, 4, 22B, and 36
Project File #: DR2025-006
Date Sent: 12/12/2025 **Date Due:** 01/16/2026

Agency	Date Received	Agency Response	Response Resolution
Douglas County Office of Emergency Management	12/18/2025	Received: No comment (verbatim).	No response required.
Parker Water & Sanitation District	12/15/2025	Received: No comment (verbatim).	No response required.
Plum Creek Water Reclamation Authority	12/12/2025	Received: No comment (verbatim).	No response required.
Douglas County Public Works Operations	12/16/2025	Received: No comment (verbatim).	No response required.
RTD - Planning & Development Dept	01/07/2026	**Summary of attached response letter:** No exceptions.	No response required.
Sedalia Water & Sanitation District	12/15/2025	**Verbatim response:** No comment. Should any activities require water from SWSD, we will address at that time.	No response required.
South Metro Fire Rescue	12/30/2025	**Summary of attached response letter:** South Metro Fire Rescue has reviewed the provided documents and has no objection to the proposed Zoning Resolution Amendment. Applicants or property owners within SMFR's service area intending to provide an Agritourism Center or Agritourism Event, regardless of size or scope, shall contact SMFR regarding the Fire Code and permit requirements which may be applicable to the property and activities taking place. Fire permits and approval may be required for activities regulated by the Fire Code, even if county permits are determined not to be required.	No response required.
Southgate Water and Sanitation Districts	12/15/2025	Received: No comment (verbatim).	No response required.
Teller County Community Development Services	01/02/2026	**Summary of attached response letter:** No comment.	No response required.
The Pinery HOA	01/15/2026	**Summary of attached response letter:** Primary concern relates to the potential traffic generated by the activities described and how these impacts may affect residents.	These comments are attached for the Board to review.

Project Name: Agritourism Opportunities, Douglas County Zoning Resolution Amendment, Sections 3, 4, 22B, and 36
Project File #: DR2025-006
Date Sent: 12/12/2025 **Date Due:** 01/16/2026

Agency	Date Received	Agency Response	Response Resolution
Town of Castle Rock	01/13/2026	**Verbatim response:** The Town of Castle Rock has no comments.	No response required.
Town of Larkspur	01/15/2026	Received: No comment (verbatim).	No response required.
Town of Parker Public Works	12/15/2025	Received: No comment (verbatim).	No response required.
West Metro Fire Protection District	01/08/2026	Received: No comment (verbatim).	No response required.
Xcel Energy-Right of Way & Permits	01/09/2026	**Summary of attached response letter:** No conflict.	No response required.

CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

December 17, 2025

Brett Thomas
Douglas County Community Development Department
100 E. Third St.
Castle Rock, CO 80104

Re: DR2025-006 - Douglas County Zoning Resolution Amendment – Agritourism Activities

Dear Mr. Thomas,

Thank you for the opportunity to review the DCZR amendment.. The Arapahoe County Public Airport Authority has reviewed the documents and has the following comments to make on the amendment:

- Agritourism uses permitted within this zoning district may include, or evolve to include, a residential component, such as overnight accommodations, dwelling units, accessory dwelling units, caretaker residences, or similar lodging or housing associated with the agritourism operation. Residential uses are considered noise- and safety-sensitive land uses in proximity to airport operations. Therefore, it is recommended that all agritourism uses that involve any residential component, whether allowed by right, administrative review, or special review, be evaluated for compliance with Section 19 of the Douglas County Zoning Resolution - Centennial Airport Review Area.

Please feel free to call me if you have any questions.

Sincerely,

Zachary Gabehart

Zachary Gabehart
Planning Specialist - Noise & Environmental

Brett Thomas

From: jwagester@wagester.net <jwagester@wagester.net>
Sent: Sunday, January 11, 2026 12:45 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: UPDATED PUBLIC WORKSHOP TIME- January 8, 2026 at 5:30 P.M.

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

Hi Brett,

Thank you for taking the time to discuss proposed changes to the DCZR to allow for agritourism activities. Comments from Cherry Valley Community Action regarding the proposed changes are as follows. Please feel free to contact me if you have any comments or questions.

Sincerely,

Jennifer Wagester, PhD.
Cherry Valley Community Action, Secretary

Date: 1/11/2026

To: Brett Thomas, AICP, Douglas County Planning Services

From: Cherry Valley Community Action

Re: Response to Redlines AgriTourism DCZR

The proposed changes to the DCZR to allow agritourism-related uses will significantly impact our neighborhood, the Cherry Valley Subarea, which is in the A1 zone district. Our neighborhood is characterized by rural residential/rural estates, ranches, and open spaces that are primarily accessed via dirt roads or paved two-lane highways. These roadways are in poor repair and not designed for the increase in use that agritourism activities would require. Allowing intense hospitality/entertainment-related uses with an agriculture theme that bring traffic, noise, and light to the A1 district will change the character of our neighborhood. As such our community does not support the implementation of the proposed changes.

If the BOCC is adamant that agritourism must be allowed in rural areas, then they must be committed to improving the highway infrastructure that services our neighborhood (including State Highways 83 and 86) to support such use and put in place strict guidelines for the provision of such activities as to not encroach upon the property rights of owners to use their properties as refuges from increasing development. There also must be clear and enforceable laws as to when agritourism activities become classified as commercial enterprises that are not permitted in the A1 zone district.

Property owners fully support their neighbors in the occasional use of their properties for agritourism. Activities such as a horse show, farm-to-table supper, day at the ranch, boy scout retreat, livestock judging competition, or pumpkin patch are acceptable property uses when conducted for a limited duration on a limited size/scale. When these types of activities become commercial enterprises that span for more than a 7-day consecutive period annually, 14 total days annually, or 3 weekends (held Fri, Sat, or Sun) annually, or allow for more than 100 guests or overnight accommodations, they become burdensome to the neighborhood and are considered commercial activities.

Buffer is an essential requirement for agritourism use as such use creates traffic, noise, and light. Parcels in the A1 zone district must be 35 acres or more to exist. Parcels of less than 80 acres are required to go through the Use by Special Review process to host an event center.

It is recommended that the acreage threshold for an agritourism center be the same as for an event center. As such, the following changes to the redline document are requested:

From "302.03 Agritourism Center"

To "302.03 Agritourism Center on a parcel of 80 acres or greater (Site Improvement Plan required per Section 27, unless conducted as an accessory use to an agricultural use on a parcel 160 acres or greater) (refer to Section 324) (Amended 4/28/15)"

It is the request of the community that agritourism and event centers not be permitted via any means on parcels of less than 80 acres due to their substantial infrastructure requirements and the significant disturbance that they cause.

Agritourism is a hospitality/commercial use. Agritourism does not produce an agricultural product, it involves gathering large numbers of people to one location for profit or philanthropic purpose. As defined by The National Agricultural Law Center, agritourism is "a form of commercial, recreational, or educational enterprises that link agricultural production and/or processing with tourism to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors while generating income for the farm, ranch, or business owner."

As such, the following changes are requested to the Agritourism definition in Section 36:

From "Agritourism: The practice of engaging in activities, events, and services provided for recreational, entertainment, or educational purposes to allow participants to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources and environment, heritage, and rural lifestyle."

To "Agritourism: The practice of an agricultural business owner engaging in activities, events, and services provided for recreational, entertainment, or educational purposes to allow participants to experience, learn about, and participate in various facets of the agricultural industry limited to the production of livestock, crops, or food products; culinary pursuits; natural resources and environmental management; heritage or cultural practices; and the rural lifestyle for profit or philanthropic purpose. Excluded from this definition is all marijuana prohibited by Douglas County per Resolution No. R-010-108 and Ordinance No. O-012-003 and hunting preserves."

Per previous discussion regarding the negative impact of intense agritourism use, the following changes are requested to the agritourism-related definitions in Section 36:

From "Agritourism Activity: An agritourism activity for which admission is made available to the general public, held on a one time or occasional basis that provides recreation, entertainment, or education for those in attendance."

To "Agritourism Activity: An agritourism activity for which admission is made available to the general public; duration is less than 7 consecutive days, 14 total days, and 3 weekends (Fri, Sat, or Sun) per year; and purpose is to provide recreation, entertainment, or education for those in attendance."

From "Agritourism Activity, Accessory: An Agritourism Activity with a daily attendance of less than 100 persons."

To "Agritourism Activity, Accessory: An Agritourism Activity with a daily attendance of less than 100 persons and no overnight accommodations."

No changes: Agritourism Activity, Major: An Agritourism Activity that exceeds the limitations placed on Minor Agritourism Activities.

From: "Agritourism Activity, Minor: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site."

To "Agritourism Activity, Minor: A center, buildings, and/or other improvements related to agriculture use that support provision of one or more Agritourism Activities throughout the year. Such use may include limited overnight accommodations for no more than 40 patrons who will participate in the agritourism activities offered on site."

From “Agritourism Center: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.”

To “Agritourism Center: A center, buildings, and/or other improvements related to agriculture use that offer one or more Agritourism Activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.”

In regards to Section 22C, it is requested that the notification area be extended to one quarter mile (1,320 feet) as 300 feet in the A1 zone district is typically only part of a parcel boundary due to the typical parcel size of 35+ acres. The change would be as follows:

2205C.04 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 1,320 feet or less …

To ensure the safety of all participants, it is requested that the country require proof of liability insurance on all certification forms for agritourism activities.

Thank you for taking the requests of Cherry Valley Subarea residents into consideration.

Brett Thomas

From: Maureen Welsh <Maureen.Welsh@cityoflonetree.com>
Sent: Monday, December 15, 2025 3:17 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: RE: Douglas County eReferral (DR2025-006) Is Ready For Review

Hi Brett,

The City of Lone Tree has no comment or concern currently regarding Project No. DR2025-006. Thank you for allowing us the opportunity to review and provide comment.

Best,

Maureen Welsh, AICP
(She/Her)
Senior Planner
9220 Kimmer Drive
Lone Tree, CO 80124
720-509-1275

Brett Thomas

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
Sent: Wednesday, December 24, 2025 8:00 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Fwd: Douglas County eReferral (DR2025-006) Is Ready For Review

Good Morning,

We have received your December 12, 2025 referral for Douglas County proposed regulations for agritourism activities and related uses. We have no comments on proposed regulations for agritourism activities and related uses. However, it is recommended that all water supplies for agritourism uses comply with the conditions of Section 18 of the Douglas County Zoning Resolution.

Thank you for the opportunity to review.

Best Regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

Brett Thomas

From: Jennifer Eby <JEby@douglas.co.us>
Sent: Friday, December 12, 2025 12:10 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: RE: Douglas County eReferral (DR2025-006) Is Ready For Review

No comment, thanks.

Jennifer Eby, AICP | Director of Community Services Douglas County Department of Community Services Address | 100 Third St., Castle Rock, CO 80104 Direct | 303-814-4355 Cell | 720-648-2110 Email | jeby@douglas.co.us

Brett Thomas

From: Bradley Jackson <bjackson@douglas.co.us>
Sent: Tuesday, January 20, 2026 8:00 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: DR2025-006 DC Zoning Regs - Agritourism Activities

Brett,

I couldn't find the referral response form but Douglas County Public Works Engineering does not have any comments on this application.

Thanks,

Brad Jackson, P.E. | Development Review Supervisor

Douglas County Department of Public Works

Engineering Services

Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490 **Cell** | 303-916-7675

Email | bjackson@douglas.co.us

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

January 16, 2026

Brett Thomas
100 Third St.
Castle Rock, CO 80104

RE: DR2025-006

Thank you for the opportunity to review and comment on the proposed amendments for Agritourism Opportunities. 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.

On-Site Wastewater Treatment System (OWTS) – Use Permit
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment.

If an Agritourism Center is to have overnight guests, DCHD would require that a Use Permit is obtained. Any increased usage of the OWTS would need to be addressed to ensure the OWTS can properly function. Douglas County Health Department Regulation Number 22-01, Section 4.2 lists events that require a Use Permit to be obtained.

More information is available at https://www.douglas.co.us/health-department/environmental-health/ under the Use Permit section.

Portable Toilets
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. The proposed number of portable toilets should be adequate to serve the anticipated number of attendees. Portable toilets should be placed so that they are accessible to attendees, but away from the food vendor area. Arrangements shall be made for the contractor to empty/replace these during the event. Generally, one (1) portable toilet is sufficient for 50 people during a 4-hour event. Consider increasing the number of portable toilets & hand washing units if attendance exceeds this ratio.

Food Service
Illness-causing organisms are spread easily to the public through food and beverages. The applicant indicates the possibility of allowing food vendors onto the site to provide food to the attendees. Food vendors must have a valid retail food establishment license from the Colorado Department of Public Health and Environment (CDPHE) in order to sell food in Douglas County. *The applicant should provide a list of licensed vendors to DCHD (EH@douglas.co.us) at least 2 weeks prior to the event.*

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

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

Brett Thomas

From: Chuck Weiss <cweiss@e-470.com>
Sent: Friday, December 12, 2025 6:26 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: RE: [EXTERNAL]:Douglas County eReferral (DR2025-006) Is Ready For Review

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

Hello,

E-470 has no comments.

Chuck Weiss, P.E., CFM
Director of Engineering
E-470 Public Highway Authority
(O) 303.537.3420
(M) 303.242.1408
cweiss@e-470.com

December 29, 2025

County File: OAR2535 – Douglas County Code Amendment (Agritourism Activities); DR2025-006

To: Brett Thomas, Douglas County;

bthomas@douglas.co.us

Engineering Division

Engineering Review Ver 1. Recommend that the following use below have a set limit on the number of days or events per year. The following use does not have a County Planning Dept review per proposed code. The code states that there is no limit on the number of events per week, month or year. If a property were having 100 people per day to an A-35 or RR-5 property that appears to certainly exceeds an accessory use type.

Accessory Entertainment Event: An Entertainment Event with a daily attendance of less than 100 persons No limit on how many may occur.

Reviewed by:

Edward Schoenheit, Engineer

Office: 719.520.6813

Cell: 719.502.9659

edwardschoenheit@elpasoco.com

Stormwater Division

EPC DPW Stormwater has no comments.

Reviewed by:

Christina Prete, P.E.

Stormwater Manager

719.520.6877

ChristinaPrete@elpasoco.com

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Planning Division

EPC Planning has no comments.

Reviewed by:

Maria Lancto, AICP, Senior Planner

El Paso County Planning and Community Development

2880 International Circle, Colorado Springs, CO, 80910

(719) 520-6447

HAPPY CANYON HOMEOWNERS' ASSOCIATION
558 Castle Pines Pkwy., B #4, Box 159 - Castle Pines, CO 80108
www.happycanyon.org
happycanyonhoa@gmail.com

January 13, 2026

Brett Thomas, AICP, Chief Planner
Planning Services
100 Third Street, Castle Rock, CO 80104

RE: Douglas County eReferral (DR2025-006) – Agritourism Zoning Amendment

Hello Brett,

Thank you for requesting comment from the Happy Canyon Homeowners' Association (HCHOA) for the above-referenced proposed zoning amendment – Agritourism. In reviewing the County's Agritourism documents Planning Pro - Document and Regulation - Document and Regulation (DR2025-006), we find these proposed red-lined definitions in the Douglas County Zoning Resolution (DCZR), pages 36-2 and 36-3 download.aspx:

Agritourism: The practice of engaging in activities, events, and services provided for recreational, entertainment, or educational purposes to allow participants to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources and environment, heritage, and rural lifestyle.

Agritourism Activity: An agritourism activity for which admission is made available to the general public, held on a one-time or occasional basis that provides recreation, entertainment, or education for those in attendance.

Agritourism Activity, Accessory: An Agritourism Activity with a daily attendance of less than 100 persons.

Agritourism Activity, Major: An Agritourism Activity that exceeds the limitations placed on Minor Agritourism Activities.

Agritourism Activity, Minor: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.

Agritourism Center: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.

The HCHOA regards Agritourism as way to force commercial business into rural residential communities. We have the following comments/concerns:

1. **Valuation Taking:** For context, Happy Canyon Estates was developed in 1963 and is one Douglas Counties original developments. We have approximately 200+ properties ranging in size from mostly 2-acre lots to a few larger lots. Happy Canyon Ranches is a neighboring, adjacent community of approximately 25 properties that are AG-zoned 35-acre parcels. All residents share the same desire for quiet, rural, and private lifestyles. Residents invested in their properties years ago with the expectation that Douglas County's Master Plan and Zoning Resolution would respect and protect our right to our special quality of life.

   Unfortunately, Douglas County continues to amend and, in our opinion, ruin its Master Plan's/Zoning Resolution's original design, intent, and commitment to rural communities by approving Expanded Business, Short-term Rentals, and now Agritourism. ***We believe these amendments are incompatible with existing residential communities.*** These changes have resulted in numerous assaults on rural residents' quality of life with little or no enforcement from the County. Living next to some of these "amended properties" can be very difficult and can make one's property undesirable when it comes to resale. This, in our opinion, is a ***Valuation Taking***.

2. **Public Safety:** We note in the Agritourism documents a list of "Approved Entertainment Permits," which list Agritourism events and number of attendees. Event visitors range from the hundreds to thousands. Thankfully, Happy Canyon Estates has only had a few Agritourism events – one is a Happy Canyon Ranch property owner who holds an annual weekend horse competition with only a handful of participants; the other is the annual Happy Canyon Mini-Derby fundraiser, noted on the Approved Entertainment Permit list.

   However, in August 2025, a County-approved Short-Term Rental licensee held an illegal late-night party that drew more than 300 cars and put our community's public safety in serious jeopardy – law enforcement had to be called. This incident is on record with Douglas County Sheriff's Office and Michael Cairy/Douglas County.

Happy Canyon Estates/Happy Canyon Ranches share the same rural roads that were designed/built in the early 1960s; there are no sidewalks, we have back-out driveways, and blind curves. Residents walk, ride horses, bike, and conduct other activities on the roads/right-of-way. Our roads are designed for local traffic only and cannot handle what could amount to hundreds or thousands of outside visitors – ***especially in the event of a wildfire and/or other emergency event requiring evacuation. This is a major public safety issue for our residents.***

3. **Water:** Is anyone with Douglas County factoring water into these proposed amendments? Each rural property owner has been issued a permit with specific defined usage by the Colorado Division of Water Resources. By amending the Zoning Resolution to allow what is essentially commercial business use in rural communities, ***the County could be encouraging the violation of the terms of the permit and putting reckless pressure on our limited water resources.***

4. **Wildlife:** Because of massive surrounding overdevelopment, Happy Canyon Estates/Happy Canyon Ranches has become a wildlife refuge and corridor for antelope, elk, deer, mountain lions, bears, bobcats, foxes, coyotes, bald eagles, and many other species – they are simply running out of places to live. ***We believe that forcing Agritourism into our community will put wildlife at greater risk of injury.***

Because of our stated concerns above, the HCHOA asks that the Agritourism amendments be dropped and further asks that Douglas County cease further amendments that are destroying our decades-old rural community lifestyle.

Sincerely,

Richard West, President
Happy Canyon Homeowners' Association

Cc: Board of County Commissioners
Doug DeBord
HCHOA Board Members

January 14, 2026

Brett Thomas
303-660-7460
email: bthomas@douglas.co.us

RE: Douglas County Zoning Resolution Amendment – Agritourism Activities, DR2025-006

Brett,

This letter comes in response to your request for a review for:

Douglas County Zoning Resolution Amendment – Agritourism Activities, DR2025-006

City of Littleton planning staff have reviewed the above referral request for the new section to the Zoning Resolution, Section 22C – Agritourism Activities, and related modifications to sections 3, 4, 21, 22C, and 36, and have **no comments**.

Thank you,

Rachel Vigil

Community Development

Planner I

rvigil@littletonco.gov

303.795.3721

Brett Thomas

From: Engineering <engineering@RTD-Denver.com>
Sent: Wednesday, January 7, 2026 10:16 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: RE: Douglas County Zoning Resolution Amendment - Agritourism Activities DR2025-006

Brett,

RTD staff have reviewed the submittal and have the following comments:

- Bus Operations - No exceptions
- Bus Stop Program - No exceptions
- Commuter Rail - No exceptions
- Construction Management - No exceptions
- Engineering - No exceptions
- Light Rail - No exceptions
- Real Property - No exceptions
- Service Development - No exceptions
- Transit Oriented Development - No exceptions
- Utilities - No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Thanks,

Steve Smith
Engineer III
Capital Programs, Engineering Design
he | him | his
steven.smith@rtd-denver.com
rtd-denver.com

Regional Transportation District
1660 Blake Street, BLK-21
Denver, CO 80202

We make lives better through connections.

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Douglas County Zoning Resolution Amendment – Agritourism Activities
Project File #:	**DR2025-006**
S Metro Review #	REFOTH25-00309
Review date:	December 30, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Douglas County is proposing regulations for agritourism activities and related uses. The regulations propose a new section to the Zoning Resolution, Section 22C – Agritourism Activities. The regulations include a series of new definitions for agritourism. Land use processes are proposed to match the scale and intensity of proposed agritourism activity, ranging from low intensity activities requiring no or limited County oversight to more significant agritourism operations.
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 Zoning Resolution Amendment.

Applicants or property owners within SMFR's service area intending to provide an Agritourism Center or Agritourism Event, regardless of size or scope, shall contact SMFR regarding the Fire Code and permit requirements which may be applicable to the property and activities taking place. Fire permits and approval may be required for activities regulated by the Fire Code, even if county permits are determined not to be required.

Brett Thomas

From: Colton Berck <BerckC@tellercounty.gov>
Sent: Friday, January 2, 2026 11:24 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: DR2025-006 Referral

Hi Brett,

Teller County doesn't have any comments for DR2025-006. We appreciate the referral request.

Best,
Colton

Colton Berck
Planning Director
Teller County Government
800 Research Drive
Woodland Park, Colorado
berckc@tellercounty.gov
(719) 686-5405

Homeowners Association, Inc.
A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, CO 80134
303-841-8572

January 15, 2025

Brett Thomas, AICP
Planning Services

RE: DR2025-006

The Pinery Homeowners' Association appreciates the opportunity to provide comments on the proposed amendments regarding Agritourism Opportunities in the Comprehensive Master Plan.

Our primary concern relates to the potential traffic generated by the events and activities described in the amendments, and how these impacts may affect residents of The Pinery. Lone Creek Farms is a recent example, where increased and potentially hazardous traffic developed along N State Highway 83 in the fall of 2025. We trust that traffic impacts are being thoroughly evaluated to ensure they do not escalate into larger challenges as agritourism opportunities expand. Beyond this issue, we have no additional concerns regarding this referral.

Respectfully,

Sonia Eyre
Board President
The Pinery Homeowners' Association

Right of Way & Permits

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

January 9, 2026

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

Attn: Brett Thomas

Re: Agritourism Activities, Case # DR2025-006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned **Resolution Amendment** and currently has **no apparent conflict**.

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

Brett Thomas

From: Carissa Plumery <carissa.plumery@gmail.com>
Sent: Saturday, February 21, 2026 12:50 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Request for Inclusion in Agritourism Zoning Consideration – Rural Residential

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

Dear Brett,

I had spoken with you a few weeks ago regarding the County's ongoing discussions surrounding agritourism zoning updates. I am writing to provide additional context to our conversation and hopefully request that the Rural Residential (RR) zoning classification be included in the County's consideration as agritourism regulations are refined and modernized.

Our property, located at 579 S Mountain View Rd, Castle Rock, CO 80104, operates as a small working ranch (KB Ranch, LLC). While currently zoned Rural Residential, our use and intent align directly with the County's proposed agritourism definitions — particularly activities that allow the public to experience agriculture, and animal husbandry in a controlled, educational setting.

The types of small-scale agritourism activities we hope to host include:

- Farm visits and guided ranch tours
- Educational animal experiences (meet the herd, bottle feeding demonstrations)
- Agricultural workshops (ceramic cow painting, build-a-highland crafts, farm-to-table education)
- Brunch (food truck or licensed caterer would be present) & Paint events
- Seasonal agricultural events (s'mores nights, movies under the stars, pasture photography sessions)
- Youth agricultural learning sessions and hands-on animal interaction experiences

All activities would be intentionally limited in scope, generally capped at fewer than 30 participants at a time, with structured scheduling, parking control, and adherence to fire and life safety procedures. These are not large-scale commercial events, but rather curated, low-impact agricultural experiences consistent with the spirit of agritourism.

We believe Rural Residential properties that are actively engaged in agriculture should have a clear and defined pathway to host limited agritourism activities, similar in intent to those being discussed for A-1 and LRR districts. Including RR in the conversation would support small working ranches and landowners who are contributing to agricultural preservation while seeking modest supplemental income opportunities.

We respectfully ask that Rural Residential zoning be evaluated as part of the agritourism update discussions and that our property be included in future communications or review processes related to this topic.

Please let us know if there are additional materials, operational details, or formal applications we should provide. We appreciate the County's efforts to thoughtfully support working farms and rural landowners, and we would welcome the opportunity to participate in the process.

Thank you for your time and consideration.

Sincerely,
Carissa and Conor Parker

303-598-4696
KB Ranch, LLC

SECTION 3 A1 AGRICULTURAL ONE DISTRICT

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301 Intent (*Amended 8/11/09*)

To provide areas for a wide range of farming, ranching, or tree farming activities and the preservation of such land for its open rural character providing a physical and visual separation between urban centers.

Urban development within this district is strongly discouraged. Agricultural land use can be an efficient means of conserving natural resources, constituting an important physical, environmental, social, aesthetic, and economic asset to both the urban and rural residents of the County. Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The A-1 zone district is characterized by large-acreage farms, ranches, open areas, farm houses, units for agricultural workers and their families, and other uses allowed which enhance and promote the openness and general rural nature characteristic of the County. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

302 Principal Uses

On parcels of 35 acres or greater, the following uses shall be allowed by right: *(Parcels smaller than 35 acres are limited to the principal uses allowed in the residential zone district to which the parcel conforms in size.)* *(Amended 5/14/03)*

302.01 Agricultural recreational activities

302.02 Agriculture *(Amended 1/28/14)*

302.03 Agritourism Center

302.~~03~~04 Animals – *(refer to Section 24)*

302.~~04~~05 Community Uses:

- Church – maximum seating capacity of 350 in main worship area *(Site Improvement Plan required per Section 27)*
- Fire station – no on-site training *(Site Improvement Plan required per Section 27)*
- Library *(Site Improvement Plan required per Section 27)*
- Open Space/trails
- Park/playground

- Recreation facility – private *(Site Improvement Plan required per Section 27)* *(Amended 9/9/08)*
- School – public/private kindergarten thru 12th grade *(Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32)*
- Sheriff substation – no training or detention (*Site Improvement Plan required per Section 27)*
- Temporary Emergency Shelter *(Approval letter required from the Director; the use must comply with applicable regulations)* *(Amended 10/14/02)*

302.~~05~~06 Construction office – temporary

302.~~06~~07 Event Center on a parcel of 80 acres or greater *(Site Improvement Plan required per Section 27, unless conducted as an accessory use to an agricultural use on a parcel 160 acres or greater) (refer to Section 324)* *(Amended 4/28/15)*

302.~~07~~08 Greenhouse – a maximum of 1 acre (43,560 sq. ft.) total area including warehouse and shipping facilities

302.~~08~~09 Hay sales *(Site Improvement Plan required per Section 27)* *(Amended 4/28/15)*

302.~~09~~10 Residence *(Amended 4/28/15)*

- Caretaker – one (1) per lot
  - Mobile home, when a principal single-family dwelling exists on the lot
- Principal – one (1) single-family dwelling or one (1) group home per lot *(excluding mobile home) (group homes must be separated by a distance of 750')* *(Amended 9/9/08)*
- Temporary *(refer to Section 22)*

302.~~10~~11 Residential sales office – temporary *(refer to Section 22)*

302.~~11~~12 Training of non-owned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week

302.~~12~~13 Utility service facility (*Site Improvement Plan required per Section 27)*

302.~~13~~14 Veterinary Clinic or Hospital, Equine and Livestock *(Site Improvement Plan required per Section 27)* *(Amended 2/21/23)*

303 Accessory Uses *(Amended 6/24/25)*

The following uses shall be allowed only when a principal use has been established on the lot. *(Parcels smaller than 35 acres are limited to the accessory uses allowed in the residential zone district to which the parcel conforms in size.)*

303.01 Accessory Dwelling Unit (ADU) – one per lot, except as restricted by a Rural Site Plan, subdivision plat, or other similar land use approval. A second ADU may be allowed subject to Section 325, Second Accessory Dwelling Unit Standards.

303.02 Accessory uses and buildings

303.03 Agritourism Activity (*refer to Section 22C*)

303.~~03~~04 Day-care home *(Amended 3/10/26)*

303.~~04~~05 Entertainment Event – *(refer to Section 22B)* *(Amended 1/28/14)*

303.~~05~~06 Event Center on a parcel of 160 acres or greater with a principal agricultural use *(Amended 4/28/15)*

303.~~06~~07 Farmers Market – *(refer to Section 22A)* *(Amended 1/28/14)*

303.~~07~~08 Garage – private:

- For lots less than 1 acre in size – a maximum of one (1) detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size – a maximum of two (2) detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.
  (Amended 3/08/22)

303.~~08~~09 Home Occupation – Class 1 and Class 2 *(refer to Section 23)*

303.~~09~~10 In-home elder care *(Amended 3/28/01)*

303.~~10~~11 Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site *(Amended 1/28/14)*

303.~~11~~12 Satellite receiving dish accessory to a residence

303.~~12~~13 Value-added Agricultural Processing – limited to a maximum of 1,500 square feet devoted to this use *(Amended 1/28/14)*

304 Uses Permitted by Special Review *(Amended 1/28/14*)

On parcels of 35 acres or greater, the following uses are permitted, upon the approval of the Board, in accordance with Section 21, Use by Special Review, of this Resolution. *(Parcels smaller than 35 acres are limited to the uses by special review allowed in the residential zone district to which the parcel conforms to in area.)*

304.01 Animals – non domestic, exotic

304.02 Campground

304.03 Cemetery

304.04 Church – greater than 350 seating capacity

304.05 Cultural facility

304.06 Day-care center or preschool *(Amended 3/10/26)*

304.07 Dude Ranch

304.08 Event Center on a parcel of less than 80 acres *(Amended 4/28/15)*

304.09 Feedlot/confinement center

304.10 Firing range

304.11 Golf course legally established as a Use by Special Review prior to June 22, 2005 *(Amended 2/12/19)*

304.12 Greenhouse – greater than 1 acre total area including warehouse and shipping facilities

304.13 Hunting/fishing club

304.14 Home occupation pursuant to Section 2310, herein. *(Amended 8/23/22)*

304.15 Horse boarding or training facility that exceeds the maximum number of horses permitted by right or by administrative review in Section 24. *Exempt from Section 18A: Water Supply Overlay District (Amended 10/14/02)*

304.16 Horse rental stable

304.17 Kennel

304.18 Landfill – public/private

304.19 Landing field – private

304.20 Mining, quarry, sand/gravel operation, or similar extractive land use

304.21 Motorsports Facility, Private *(Amended 4/26/16)*

304.22 Oil or gas drilling operation

304.23 Recreation facility – community

304.24 Religious retreat

304.25 Residence *(Amended 4/28/15)*

- Bed and Breakfast
- Group home for registered sex offenders *(Amended 9/12/00)*
- Group Residential Facility
- Mobile Home – one (1) per lot when a principal single-family residential dwelling does not exist.

304.26 Satellite earth station *(Amended 4/24/02)*

304.27 Septic waste and domestic sludge application

304.28 Telecommunication facility

304.29 Utility – major facility

304.30 Veterinary clinic or hospital

304.31 Wind energy conversion system

305 Uses Permitted by Administrative Review *(Amended 4/24/02)*

Agricultural worker housing (excluding mobile homes) in addition to the housing permitted by-right, may be reviewed and approved administratively provided the applicant meets the threshold criteria contained in this subsection, and can further demonstrate the need in the narrative as required by this Section. The thresholds listed are based on general industry standards.

305.01 Agricultural Worker Unit one (1) dwelling with one (1) to four (4) bedrooms, or one (1) to four (4) attached efficiency units/apartments in one (1) footprint) as follows:

305.01.1 Horse Ranch or Boarding/Training Facility provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 25 horses.

305.01.2 Cattle ranch provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 300 head of cattle.

305.01.3 Farm provided the required narrative demonstrates a need based on the general criteria of one (1) worker per 1200 acres of farmed land.

305.01.4 Combination farm/ranch activities provided the required narrative demonstrates a need based on the general criteria cited for each activity.

305.02 Applications for agricultural worker housing shall be reviewed in accordance with the thresholds contained in subsection 305, and the criteria and process set forth in subsections 316 through 323.

305.03 The Director shall determine threshold criteria for uses, or combinations of uses, not specifically listed.

306 Minimum Lot Area: 35 acres* *(Amended 6/24/25)*

Lots less than 35 acres in area shall be limited to the uses allowed in the agricultural or residential zone district to which the lot conforms in area.

306.01 For lots served by central water, a one-acre minimum lot area is required for a detached accessory dwelling unit (ADU).

306.02 For lots served by individual groundwater well, a two-acre minimum lot area is required for a detached accessory dwelling unit (ADU).

*The minimum lot area may be decreased with a clustered design through the exemption process. *(Amended 4/28/15)*

307 Minimum Setbacks

Parcel Size	Setback from Street	Setback from Side Lot Line	Setback from Rear Lot Line	Setback from 115+ KV Power Line
Less than 2.3 ac.	regional/maj. arterial: 100' other: 25'	15'*	25'* accessory: 15'	100'
2.3-4.49 ac.	regional/maj. arterial: 100' other: 25'	25'*	25'*	100'
4.5-8.9 ac.	regional/maj. arterial: 100' other: 50'	25'*	25'*	100'
9-34.9 ac.	100'	50'	50' accessory: 25'	100'

35+ ac.	100’	100’ accessory: 50’	100’ accessory: 50’	100’

*Schools and buildings within recreation areas shall be set back 50’

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

308 Encroachments

308.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.

308.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. *(Amended 3/8/22)*

308.03 Foundation anchoring and foundation repair systems may be located within a required setback. *(Amended 3/8/22)*

308.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.

308.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet the required setbacks.

309 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses, or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles, and necessary mechanical appurtenances usually carried above the roof level.

309.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition – spire height calculation)*

309.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

310 Water – Refer to Section 18A of this Resolution *(Amended 3/13/02)*

311 Street Standards

Public streets shall be constructed in accordance with the Douglas County Roadway Design and Construction Standards. Private streets shall be constructed either in accordance with Appendix 58 of the International Building Code, as amended and adopted by Douglas County, or the Douglas County Roadway Design and Construction Standards.

Both public and private streets shall be constructed in accordance with the provisions of the Douglas County Storm Drainage Design and Technical Criteria manual and the County's clearing, grading, and land disturbance regulations. *(Amended 6/14/06)*

312 Parking Standards – Refer to Section 28 for non-residential parking standards *(Amended 4/24/02)*

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards.

313 Fencing Standards

313.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.

313.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

313.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

313.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

313.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those

outside the fence that it is electrically charged. Concertina or razor wire is prohibited.

313.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

314 Sign Standards – Refer to Section 29 of this Resolution

315 Lighting Standards – Refer to Section 30 of this Resolution

316 Administrative Review – Prerequisite *(Amended 4/24/02)*

A landowner/lessee seeking to construct agricultural worker housing shall schedule a pre-submittal meeting with the staff to discuss the application, submittal procedures, and information required.

317 Administrative Review – Approval Criteria *(Amended 4/24/02)*

Administrative review of the application shall be based on the following criteria:

317.01 Whether the proposed use is in harmony and compatible with the character of the surrounding area;

317.02 Whether the proposed use will not result in an over-intensive use of the land;

317.03 Whether the proposed use will not require a level of community facilities and services greater than that which is available;

317.04 Whether the proposed use will not cause undue traffic congestion or traffic hazards;

317.05 Whether the proposed use will not cause significant air, water or noise pollution:

317.06 Whether the proposed use is adequately landscaped, buffered, or screened;

317.07 Whether the proposed use will not be otherwise detrimental to the health, safety or welfare of the neighboring landowners.

318 Administrative Review – Procedure *(Amended 4/24/02)*

318.01 Following the pre-submittal meeting, the applicant shall submit to the Planning Division a copy of the documents required per subsection 321.

The submittal shall be reviewed for completeness and the applicant notified of any inadequacies.

318.02 Once determined complete, staff will notify the applicant of the number of copies of the plan and narrative required to be submitted for distribution to referral agencies. Referral packets shall be provided by the applicant in unsealed manila envelopes, addressed to the appropriate referral agency. Staff shall mail the referral packets. Referral agencies shall comment within 21 days.

318.03 Written Notice

318.03.1 At least 10 days prior to the Director's decision, the applicant shall mail a written notice of the request by first-class mail to the address of each abutting landowner as such addresses are shown in the records of the Douglas County Assessor's Office and shall submit a certificate of mailing to Douglas County Planning Seven (7) days prior to the date of the Director's decision. The notice shall indicate:

- the proposed date of the Director's decision;
- the nature of the request;
- the location of the land that is the subject of the request *(distance and direction from nearest major intersection)*;
- the file name and number; and
- a statement that comments and questions should be directed to Douglas County Planning, 100 Third Street, Castle Rock, CO 80104 (303) 660-7460.

318.03.2 The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid, this ___ day of _____, 20__, and addressed as follows:

(list of addresses)

(Signature of person completing the mailing)

318.03.3 In the event the applicant fails to mail a notice to an abutting landowner or otherwise fails to comply with the written notice required in this section, the landowners who did not receive such complying notice may waive such notice by submitting a written waiver to Douglas County Planning Division.

318.04 The staff planner will review the referral comments, discuss the concerns with the applicant, and prepare a staff report and present it to the Director for a decision.

318.05 An appeal of the Director's decision regarding an administrative review request may be submitted to the Board of Adjustment pursuant to Section 26A of this Resolution. *(Amended 4/10/12)*

319 Administrative Review – General Submittal Requirements *(Amended 4/24/02)*

319.01 A completed application form, including a copy of the completed pre-submittal form *(available from the Planning Office)*

319.02 Application fee *(fee schedule available from the Planning Office)*

319.03 Proof of ownership by copy of deed or title insurance commitment no more than 30 days old; or in the case of a lessee, a copy of the lease

319.04 A Narrative *(per Section 320 contained herein)*

319.05 A Plan Exhibit *(per Section 321 contained herein)*

319.06 A notarized letter or authorization from the landowner permitting a lessee or representative to process the application, when applicable

320 Administrative Review – Narrative *(Amended 4/24/02)*

320.01 The type and description of the residential unit proposed

320.02 The maximum number of individuals to be accommodated

320.03 A detailed description of the agricultural activities of the subject site focusing on the intensity of the operations, and on those work elements necessitating on-site agricultural labor including the following:

320.03.1 Number and type of livestock raised

320.03.2 Grazing plan and pasture rotation

320.03.3 Crop types and number of acres farmed

320.03.4 Other income-producing activities occurring on the site

320.04 A description of the sanitary service to be provided and evidence that the system is in accordance with County Health Department regulations

320.05 A description of the water service to be provided and evidence of the ability of the water to be used in the manner proposed

320.06 A description of the increase or reduction in traffic anticipated in trips per day as a result of the housing units

320.07 A description of community services or facilities (libraries, medical facilities, schools, etc.) that may be required or accessed by the occupants of the unit

321 Administrative Review – Plan Exhibit *(Amended 4/24/02)*

A site plan shall be submitted, drawn to scale that includes the following:

321.01 a vicinity map showing the site and the relationship to adjacent properties and major roads;

321.02 the total acreage owned or leased by the applicant;

321.03 the zoning and use of the contiguous parcels owned, and the zoning and use of adjacent land;

321.04 the location of the proposed agricultural worker unit with dimensions to the nearest property lines, and dimensions of the proposed unit;

321.05 a sketch of the floor plan for all units proposed, along with a notation restricting the residential use of the units to agricultural workers as defined and approved;

321.06 the location and dimensions of all property lines, existing and proposed structures, existing and proposed wells, septic systems, and leach fields noting separation distances as necessary;

321.07 access to proposed units – delineate public and private roads, dimensions, and note surface material, and;

321.08 all drainage ways affecting the site and designation of any 100-year floodplain on or adjacent to the site.

322 Administrative Permit – Annual Inspection *(Amended 4/24/02)*

Agricultural housing approved by administrative review shall meet all applicable regulations associated with residential development and shall be subject to an annual compliance inspection. A copy of the landowner/lessee's federal 943 Tax Form indicating

that the occupants of the unit are indeed agricultural workers, may be required as part of the annual review and inspection.

323 Administrative Permit – Revocation *(Amended 4/24/02)*

The administrative permit may be revoked by the Director, after written notice, for failure to operate the use in accordance with the approved plan or narrative or other zoning regulation. A revocation may be appealed to the Board of Adjustment pursuant to Section 26A of this Resolution. (*Amended 4/10/12)*

324 Event Center Standards *(Amended 4/28/15)*

324.01 Where event centers are permitted with approval of a Use by Special review, the standards within Section 21 shall apply.

324.02 Where event centers are permitted with approval of a Site Improvement Plan, the following standards shall apply:

324.02.1 Structures, outdoor assembly areas, and parking lots shall be setback a minimum of 200 feet from all adjacent property lines.

324.02.2 Noise generated by the event center use shall not result in noise levels which exceed 40 dB(A) between 7:00 a.m. and 7:00 p.m., and 35 dB(A) between 7:00 p.m. and 7:00 a.m., measured in accordance with Section 1705A of the Noise Overlay District.

324.02.3 Maximum capacity shall not exceed 350 persons per event. Event centers that exceed this capacity shall be processed in accordance with Section 304.08.

324.03 Where event centers are permitted as accessory uses, the following standards shall apply:

324.03.1 The landowner shall obtain a written Event Center certification prior to commencement of the use.

- The certification request shall be submitted by the landowner in the form of a written request and accompanying exhibit.
- The exhibit shall depict the property, points of access, and the location of the proposed event center to structures and use areas. Structures, outdoor assembly areas, and parking lots shall be setback a minimum of 500 feet from any existing, separately-owned residence on adjacent parcels.

- The written request shall confirm that a principal agricultural use exists on the property and that legal and physical access is provided.
- The Director shall provide a written Event Center certification upon review of the request which confirms that the property meets the minimum size required, that there is a principal agricultural use, and that access is provided. The certification shall include a statement that the event center use is vested, for purposes of setbacks, regardless of subsequent development on adjacent parcels.

324.03.2 Noise generated by the event center use shall comply with the limits established in Section 1703A of the Noise Overlay District.

324.03.3 If a land division reduces the parcel size to below 160 acres, approval of an application under the provisions of Section 302.06 or 304.08, as applicable, shall be required for continued event center use.

325 Second Accessory Dwelling Unit (ADU) *(Amended 6/24/25)*

A second ADU may be allowed on a parcel of 35 acres or more in size where one ADU has previously been approved or constructed, subject to the following review process.

325.01 Review Process

325.01.1 Following a presubmittal meeting with the Planning Services Division, the applicant shall submit the information required in 325.02 to the Planning Services Division. The submittal shall be reviewed for completeness and the applicant notified of any inadequacies. Once the submittal is determined complete, staff will send referral response requests to other agencies for review and comment on the application.

325.01.2 Referral agencies may include but are not limited to Douglas County Engineering and Building Divisions, Douglas County Health Department, Douglas County Sheriff's Office, the affected fire district, utility providers, Colorado Division of Water Resources, and county-registered homeowners associations within a two (2)-mile radius. The applicant will be asked to address all comments received.

325.01.3 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. Staff shall also send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall

not negatively impact the determination of public notice compliance set forth herein.

325.01.4 At least 14 days prior to the public meeting before the Board, the applicant shall mail a written notice of the public meeting by first-class mail to the address of each abutting landowner as such address is shown in the records of the Douglas County Assessor's Office. The notice shall read:

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF COUNTY COMMISSIONERS

A public meeting will be held on (date), at (time), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, to consider approval of a second accessory dwelling unit (ADU) at (address or nearest intersection). For more information call Douglas County Planning at 303-660-7460.

File No. and Name: _____

At least 7 days prior to the public meeting, the applicant shall provide the following to the Planning Services Division:

- Alphabetical list of the landowners.
- A map showing their relationship to the site.
- A copy of the notice sent to the landowners.
- Certificate of mailing.

The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. Mail, first-class, postage prepaid this ____ day of _____, 20___, and addressed as follows

(list of addresses)

_____
(signature of person completing the mailing)

In the event the applicant fails to mail a notice to an abutting landowner, the landowner that did not receive such complying notice may waive such notice by submitting a written waiver to the Planning Services Division prior to the meeting.

325.01.5 The request for a second ADU shall be approved, approved with conditions, continued, tabled for further study, or denied by the Board of County Commissioners at a public meeting. The Board shall

evaluate the request, staff report, applicant responses, and public comment and testimony. The Board's action shall be based on the evidence presented and compliance with adopted County standards, regulations, and policies.

325.02 Submittal Requirements

325.02.1 Land use application

325.02.2 Proof of current ownership within 30 days of application submittal such as a title commitment or other instrument acceptable to the County.

325.02.3 Narrative describing the request. Include information on the proposed size and other design features of the proposed ADU. Describe how water and sewer services will be provided to the ADU. Indicate how the ADU will be sited on the property to minimize site disturbance and impacts to adjacent properties.

325.02.4 Copy of existing well permit(s) or septic use permit(s) issued for the property.

325.02.5 Plan exhibit to include the following:

- A vicinity map showing the parcel in relationship to adjacent properties and major roads. An aerial image may be used for this map.
- An overall parcel map labeling existing structures and dwellings.
- A site plan for the second ADU to show the building footprint or envelope. Show topography in two-foot contours within the area to be impacted by ADU construction. A DESC (Drainage, Erosion, and Sediment Control) Plan may be submitted in lieu of the site plan if one has been prepared.

325.02.6 Any other information requested by staff as necessary to evaluate the request. The Director may waive a required submittal requirement if deemed unnecessary to the review of the request.

325.03 Approval Standards

325.03.1 The second ADU is located outside of major drainageways and mapped 100-year floodplains.

325.03.2 The second ADU is capable of being served by water, sewer, and utility services.

325.03.3 The second ADU location minimizes impacts to existing topography and vegetation.

325.03.4 Legal and physical access is available to the second ADU.

325.03.5 The second ADU shall meet setback, height, and parking standards.

325.03.6 The second ADU is in general compliance with the goals, policies, and objectives of the County Comprehensive Master Plan.

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SECTION 4 LRR – LARGE RURAL RESIDENTIAL DISTRICT

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401 Intent *(Amended 8/11/09)*

To provide areas for large-lot residential uses with limited farming, ranching, or tree farming activities and the preservation of such land as open rural area. The density range is from one dwelling per 34.9 acres to one (1) dwelling per 10 acres.

Urban development within this district is strongly discouraged. Expansion of urban development into rural areas is a matter of public concern because of the potential of unnecessary increases in service costs, conflicts between agricultural and urban activities, and the loss of open space and the natural landscape. Large residential sites with limited agricultural uses may be appropriate when located outside the highway corridor viewsheds depicted on the Douglas County Open Lands Opportunity Map and when adjacent to residential development of similar or greater density. Development consideration may be given where it would serve to preserve agricultural land or open space, and promote a design that is sensitive to the natural land features in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The LRR zone district is characterized by residential sites with limited agricultural uses and open areas, which enhance and promote the openness and general rural character of the County. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

402 Principal Uses

On lots of 9 acres or greater in area, the following uses shall be allowed by right: *(Lots smaller than 9 acres are limited to the principal allowed in the residential zone district to which the lot conforms in size.)* *(Amended 5/14/03)*

402.01 Agricultural recreational activities

402.02 Agriculture *(Amended 1/28/14)*

402.03 Animals - *(refer to Section 24)*

402.04 Community Uses:

- Church - maximum seating capacity of 350 in main worship area *(Site Improvement Plan required per Section 27)*
- Fire station - no on-site training *(Site Improvement Plan required per Section 27)*
- Library *(Site Improvement Plan required per Section 27)*
- Open space/trails
- Park/playground
- Recreation facility - private *(Site Improvement Plan required per Section 27)* *(Amended 9/9/08)*

- School - public/private kindergarten thru 12th grade *(Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32)*
- Sheriff substation - no training or detention *(Site Improvement Plan required per Section 27)*
- Temporary Emergency Shelter *(Approval letter required from the Director; the use must comply with applicable regulations)* *(Amended 10/14/02)*

402.05 Construction office - temporary *(refer to Section 22)*

402.06 Greenhouse - a maximum of 1 acre *(43,560 sq. ft.)* total area including warehouse/shipping facilities

402.07 Residence

- Principal - one (1) single-family dwelling or one (1) group home per lot *(excluding mobile home) (group homes must be separated by a distance of 750')* *(Amended 9/9/08)*
- Temporary *(refer to Section 22)*

402.08 Residential sales office - temporary *(refer to Section 22)*

402.09 Training of nonowned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week

402.10 Utility service facility *(Site Improvement Plan required per Section 27)*

402.11 Veterinary Clinic or Hospital, Equine and Livestock *(Site Improvement Plan required per Section 27)* *(Amended 2/21/23)*

403 Accessory Uses *(Amended 6/24/25)*

The following accessory uses shall be allowed only when a principal use has been established on the lot. (*Lots smaller than 9 acres are limited to the accessory uses allowed in the residential zone district to which the lot conforms in size.)*

403.01 Accessory Dwelling Unit (ADU) – one per lot, except as restricted by a Rural Site Plan, subdivision plat, or other similar land use approval.

403.02 Accessory uses and buildings

403.03 Agritourism Activity *(refer to Section 22C)*

403.~~03~~04 Day-care home *(Amended 3/10/26)*

403.~~04~~05 Entertainment Event - *(refer to Section 22B)* *(Amended 1/28/14)*

403.~~05~~06 Farmers Market - *(refer to Section 22A)* *(Amended 1/28/14)*

403.~~06~~07 Garage - private:

- For lots less than 1 acre in size - a maximum of one (1) detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size - a maximum of two (2) detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.
  (Amended 3/8/22)

403.~~07~~08 Home occupation - Class 1 and Class 2 *(refer to Section 23)*

403.~~08~~09 In-home elder care *(Amended 3/28/01)*

403.~~09~~10 Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site *(Amended 1/28/14)*

403.~~10~~11 Satellite receiving dish

403.~~11~~12 Value-added Agricultural Processing - limited to a maximum of 1,500 square feet devoted to this use *(Amended 1/28/14)*

404 Uses Permitted by Special Review *(Amended 6/22/05)*

On lots of 9 acres or greater in area, the following uses are permitted, upon the approval of the Board, in accordance with Section 21, Use by Special Review herein. *(Lots smaller than 9 acres are limited to the uses by special review allowed in the residential zone district to which the lot conforms to in area.)* *(Amended 5/14/03)*

404.01 Animals - nondomestic, exotic

404.02 Agritourism Center

404.~~02~~03 Church - greater than 350 seating capacity in main worship area

404.~~03~~04 Cultural facility

404.~~04~~05 Day-care center or preschool *(Amended 3/10/26)*

404.~~04~~06 Golf course legally established as a Use by Special Review prior to June 22, 2005

404.~~05~~07 Home occupation pursuant to Section 2310, herein. *(Amended 8/23/22)*

404.~~06~~08 Horse boarding or training facility that exceeds the maximum number of horses permitted by right or by administrative review. *Exempt from Section 18A: Water Supply Overlay District (Amended 10/14/02)*

404.~~07~~09 Horse rental stable

404.~~08~~10 Kennel

404.~~09~~11 Recreation facility - community

404.~~10~~12 Residence *(Amended 4/28/15)*

- Bed and Breakfast
- Caretaker - 1 per lot (may be a mobile home)
- Group Residential Facility

404.~~11~~13 Septic waste and domestic sludge application

404.~~12~~14 Utility - major facility

404.~~13~~15 Veterinary clinic or hospital

404.~~14~~16 Wind energy conversion system

405 Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use or cash-in-lieu of land as required by the Douglas County Subdivision Resolution.

406 Lot Area

To promote a design that is sensitive to the natural environment and adapts to the natural topography, flexibility in lot size is allowed. Lot size may be determined through a site analysis based on compatibility with adjacent land uses, health department requirements, the natural environment, water supply, soil suitability for septic systems, and the Douglas County Master Plan. The ability to keep animals may be affected by the lot size. *(Refer to Section 24)*

406.01 For lots served by an individual well and septic system, the allowable minimum lot area is 2 acres.

406.02 For lots served by a central water system, the allowable minimum lot area is 1 acre.

406.03 For lots served by central water, a one-acre minimum lot area is required for a detached accessory dwelling unit (ADU). *(Amended 6/24/25)*

406.04 For lots served by individual groundwater well, a two-acre minimum lot area is required for a detached accessory dwelling unit (ADU). *(Amended 6/24/25)*

407 Maximum Gross Density

The gross density shall not exceed one (1) dwelling per 10 acres and may be less due to required infrastructure or dedication, or environmental constraints.

408 Minimum Setbacks

Lot Size	SETBACK FROM:			
	Street	Side Lot Line	Rear Lot Line	115+KV Power Line
LESS than 2.3	regional/maj. arterial: 100' other: 25'	15'*	25'* accessory: 15'	100'
2.3-4.49 ac.	regional/maj. arterial: 100' other: 25'	25'*	25'*	100'
4.5-8.9 ac.	regional/maj. arterial: 100' other: 50'	25'*	25'*	100'
9+ ac.	100'	50'	50' accessory: 25'	100'

*Schools and buildings within recreation areas shall be set back 50'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

409 Encroachments

409.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.

409.02 A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback. *(Amended 3/8/22)*

409.03 Foundation anchoring and foundation repair systems may be located within a required setback. *(Amended 3/8/22)*

409.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.

409.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet required setbacks.

410 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

410.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*

410.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

411 Water - Refer to Section 18A of this Resolution *(Amended 03/13/02)*

412 Street Standards

Construction of streets in accordance with the Master Plan, Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria manual, and other applicable County regulations.

413 Parking Standards

The minimum off-street parking spaces required: 8 spaces per lot in accordance with the Douglas County Roadway Design and Construction Standards. *(refer to Section 28 for non-residential parking standards) (Amended 4/24/02)*

414 Fencing Standards

414.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.

414.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

414.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

414.04 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

414.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those outside the fence that it is electrically charged. Concertina or razor wire is prohibited.

414.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

415 Signs Standards - Refer to Section 29 of this Resolution

416 Lighting Standards - Refer to Section 30 of this Resolution

SECTION 21 USE BY SPECIAL REVIEW

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2101 Intent

To provide for uses in specific zone districts that shall require a public notice and hearing and the approval of the Board of County Commissioners subject to such conditions and safeguards as may be imposed by the Board, and to establish procedures for amending an approved use by special review based on the anticipated impact of the change.

2102 Approval Standards

A use by special review shall be approved only if the Board of County Commissioners finds that the proposed use:

2102.01 Complies with the minimum zoning requirements of the zone district in which the special use is to be located, as set forth in this Resolution.

2102.02 Complies with the requirements of this Section 21.

2102.03 Complies with the Douglas County Subdivision Resolution.

2102.04 Will be in harmony and compatible with the character of the surrounding areas and neighborhood.

2102.05 Will be consistent with the Douglas County Comprehensive Master Plan, as amended.

2102.06 Will not result in an over-intensive use of land.

2102.07 Will provide roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development concurrently with the impacts of such development.

2102.08 Will provide public facilities and services necessary to accommodate the proposed development concurrently with the impacts of such development.

2102.09 Will not cause significant air, water, or noise pollution.

2102.10 Will be adequately landscaped, buffered, and screened.

2102.11 Complies with the following standards regarding water supply:

2102.11.1 If it is demonstrated that the use by special review will not generate any ongoing water demand, no proof of water supply shall be required and no other provisions of Section 18A, Water Supply Overlay District, herein, shall be applicable. *(Amended 5/26/2015)*

2102.11.2 If it is demonstrated that the use by special review, when located on a conforming parcel within the A-1 or LRR zone district, will generate a water demand not to exceed three (3) acre-feet per year, and that the demand can be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for such use, this standard shall be met and no other provisions of Section 18A, Water Supply Overlay District, herein, shall be applicable. Water demands shall be estimated in accordance with the Minimum Water Demand Standards defined in Section 18A, Water Supply Overlay District, herein. *(Amended 5/26/2015)*

2102.11.3 For all other use by special review applications, the applicant shall demonstrate conformance with Section 18A, Water Supply Overlay District, herein. *(Amended 5/26/2015)*

2102.12 Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.

2103 Length of Approval

A use by special review shall be permitted for a duration of time specified by the Board or until the land use changes or is terminated, whichever occurs first. The use by special review may transfer with the sale of the land.

2104 Annual Review

Each use by special review is subject to yearly review, or as often as the Board deems appropriate, to ensure compliance with the approval standards and conditions of approval.

2105 Amendment of An Approved Use by Special Review

An amendment to an approved use by special review may be considered in accordance with the procedures identified herein for either a use by special review amendment or an administrative use by special review amendment.

2106 General Provisions

2106.01 The Board may establish lesser setbacks than those required in this Section, and heights greater than those allowed in the underlying zone district, if the Board determines that adequate buffering is or will be provided to mitigate such concerns as noise, visual, dust, or other social or environmental impacts. The burden of proof is on the applicant to demonstrate such adequate mitigation measures.

2106.02 Outdoor storage areas shall be screened by a solid wall or fence of an appropriate height unless otherwise provided for herein. *(Amended 3/26/24)*

2106.03 A use by special review may be permitted on nonconforming parcels when such use is permitted, as a use by special review, in the zone district to which the parcel conforms in size.

2107 Allowed Uses by Special Review *(Amended 8/28/18)*

The Development Plan for a specific Planned Development District shall set forth the permitted uses by special review and any additional requirements therein.

The following uses are listed as uses by special review within the zone districts of this Resolution, and are subject to additional requirements as noted herein:

2107.01 Agritourism Center: LRR zone district

2107.02~~1~~ Animals – nondomestic, exotic: A-1 and LRR zone districts provided that:

- a security fence surrounds the enclosures to prevent the animals from leaving the premises; and
- the applicant shall contact the Denver Zoo Curator and State Division of Wildlife to determine the enclosure size needed and any special conditions for species on the site. Each enclosure shall have adequate water and drainage.

2107.03~~2~~ Bar or Lounge: CMTY and MI zone districts

2107.04~~3~~ Batch plant – concrete, asphalt or mortar: LI and GI zone districts

2107.05~~4~~ Bed and Breakfast: A-1, LRR, RR, ER, and MI zone districts

2107.06~~5~~ Campground: A-1 zone district provided that all uses and structures are located at least 100 feet from all property lines

2107.07~~6~~ Cemetery: A-1 zone district

2107.08~~7~~ Chemical/hazardous material storage, transfer, or disposal facility: GI zone district, provided such use complies with all State and federal regulations and is located at least 500 feet from all lot lines

2107.09~~8~~ Church with a seating capacity, in the main worship area, greater than 350: A-1, LRR, RR, ER, SR, MF, and MH zone districts, provided that such uses are located at least 50' from all lot lines or the zone district minimum setback, whichever is greater

2107.10~~9~~ Club or Country Club: CMTY, D, and MI zone districts

2107.11~~0~~ College or University extension office: CMTY and D zone districts

2107.12~~1~~ Cultural facility: A-1 and LRR zone districts

2107.13~~2~~ Day-care center or preschool: A-1, LRR, RR, ER, SR, MF, and MH zone districts provided that such uses shall be situated on a lot of not less than 10,000 square feet and that a solid fence or wall 6 feet in height shall completely surround the yard used for playground purposes *(Amended 3/10/26)*

2107.14~~3~~ Dude ranch: A-1 zone district

2107.15~~4~~ Event Center: CMTY and D zone districts, subject to the following additional requirement:

2107.154.1 A noise study shall be submitted demonstrating compliance with the limits established in Section 1703A of the Noise Overlay District.

A-1 zone district, subject to the following additional requirements:

2107.154.2 Structures used for the event center shall be of a scale and design that is compatible with the surrounding rural environment.

2107.154.3 Structures, outdoor assembly areas, and parking lots used for the event center shall be setback a minimum of 200 feet from all adjacent property lines.

2107.154.4 Noise generated by the event center use shall not result in noise levels which exceed 40 dB(A) between 7:00 a.m. and 7:00 p.m., and 35 dB(A) between 7:00 p.m. and 7:00 a.m., measured in accordance with Section 1705A.

2107.154.5 A noise study shall be submitted demonstrating compliance with the event center noise standard.

2107.154.6 In addition to the management plan components specified in Section 2112, operational limitations for the event center shall address the following:

(1) Maximum number of event patrons.
(2) Frequency of events including times of day and days of week.
(3) The number of outdoor and indoor events.
(4) Specific mitigation measures to limit the impacts of any exterior lighting.

(5) Specific limitations or mitigation measures to ensure compliance with the noise standards consistent with the noise study.

2107.154.7 In addition to the information required for the project narrative specified in Section 2111, the event center narrative shall include a discussion of the following:

(1) The ability of the existing or proposed structures to comply with building and fire code requirements for public assembly uses.
(2) The ability to provide sanitation service for the proposed use by connection to a sanitary sewer or provision of on-site wastewater treatment.
(3) The ability to connect to a central water provider or to obtain a well permit for the proposed use.

2107.165 Feed yard – confinement center: A-1 zone district, provided that such use is located at least 500 feet from all property lines, and that such use is approved by the Douglas County Health Department *(Amended 3/26/24)*

2107.176 Firing range – outdoor: A-1 and GI zone districts provided that the use is located at least 100 feet from all property lines; an indoor range may be permitted as an accessory use to an outdoor range in the A-1 zone district

2107.187 Golf course legally established as a Use by Special Review prior to June 22, 2005: A-1, LRR, RR, ER, and SR zone districts subject to the following:

(1) Such use may be amended in accordance with the provisions established herein.
(2) No amendment shall have the effect of changing the boundary of the area subject to the legally established Use by Special Review as it existed on June 22, 2005. *(Amended 2/12/19)*

2107.198 Greenhouse: A-1 zone district

The following may be restricted based upon compatibility with the surrounding land uses:

- Location, size, height and use of structures
- Number of vehicle trips
- Lighting and hours of operation
- Location and type of materials stored outside
- Retail sale of items
- Parking area setbacks

2107.20~~19~~ Group Residential Facility: A-1, LRR, MF, MH, B, C, and LI zone districts provided that the Group Residential Facility does not include more than 1 registered sex offender over the age of 18 *(Amended 5/14/03)*

All requests shall be submitted to the Placement Alternative Commission as a referral.

2107.21~~0~~ Group Home for registered sex offenders: A-1, B, C, and LI zone districts, provided the facility is located a minimum of 1,500 feet from a school, park, playground, child-care facility, and youth camp.

All requests shall be submitted to the Placement Alternative Commission as a referral.

2107.22~~1~~ Heliport: B, C, LI, and GI zone districts:

- The FAA shall be notified regarding approval of airspace.
- A management plan shall be submitted with the application that addresses the following:
  - type and use of aircraft for which the facility is intended;
  - number of planes to be stationed on the site;
  - frequency of flights and diagram of flight patterns; and
  - hours of operation.

2107.23~~2~~ Home occupation: A-1, LRR, and RR zone districts pursuant to Section 2310, herein. No outside storage shall be allowed. *(Amended 8/23/22)*

2107.24~~3~~ Horse boarding or training facility: A-1, LRR, RR, and ER zone districts where the number of boarded horses exceeds the maximum number of horses permitted by right or by administrative review, or the number of lessons for non-owned horses, or riders not related to the landowner or lessee, exceeds 14 per week.

The applicant shall demonstrate a minimum water supply of 20 gallons per horse per day. The applicant must obtain the necessary well permits from the State Division of Water Resources.

On the Plan Exhibit, the applicant shall identify areas of allowable devegetation, pastures proposed for horse grazing, the pasture grazing schedule, manure storage areas, and the method and frequency of manure disposal.

2107.25~~4~~ Horse rental stable: A-1 and LRR zone districts provided that all uses are located at least 100 feet from all lot lines

2107.26~~5~~ Hotel: CMTY and D zone districts

2107.2~~6~~7 Hunting or fishing club: A-1 zone district; hunting clubs shall be located on a minimum of 160 acres

2107.2~~7~~8 Jail/correctional facility: GI zone district – Security for the facility may include barb, electric, or concertina wire when located a minimum of 6' 6" in height measured from the ground level outside the fence.

2107.2~~8~~9 Junk, scrap metal, or auto wrecking yard: GI zone district provided all such uses are screened by a solid wall or fence at least 6 feet in height *(Amended 3/26/24)*

2107.30~~29~~ Kennel: A-1 and LRR zone districts provided that all uses are located at least 100 feet from all lot lines

2107.3~~0~~1 Landfill – public or private: A-1 and GI zone districts provided that such use is approved by the Douglas County Health Department and is located 500 feet from all lot lines or 1,000 feet from any existing residential land use, whichever is greater. *(Amended 3/26/24)*

Prior to applying for a use by special review, the applicant must first receive a recommendation of approval for the certificate of designation from the Colorado Department of Health. Any proposal must be in compliance with the Douglas County Comprehensive Master Plan, as amended.

2107.3~~1~~2 Landing Field, Private: A private, non-commercial landing field or helipad for fixed or rotary wing craft is permitted as an accessory use in the A-1 and GI zone districts provided:

- Minimum lot/parcel area: 35 acres.
- Minimum setback for landing area: 200' from the sides of the landing strip, and 400' from the ends.
- The landing field shall be for the exclusive use of the landowner and guests.
- Any commercial use, flight training, ground school, or sales, are prohibited.
- Aircraft noise may not exceed 78 db(A) for more than 5 minutes in a 1-hour period.
- The FAA shall be notified regarding approval of airspace.
- The landing strip shall be oriented such that aircraft landing and takeoff do not pass directly over dwellings, schools, churches, or other places of public assembly.
- Minimum setback from existing residences (except landowner's): 1/2 mile from either end of the runway.
- A management plan shall be submitted with the application that addresses the following:

- type and use of aircraft for which the facility is intended;
- number of planes to be stationed on the site;
- frequency of flights and diagram of flight patterns; and
- hours of operation.

2107.332 Mining, quarry, sand and gravel operation, or similar extractive land use: A-1 and GI zone districts, subject to the following:

2107.332.1 The use is judged by the twelve criteria for approval of a use by special review, and the goals and policies of the Douglas County Comprehensive Master Plan, as amended and its Mineral Extraction element, and may be approved with conditions derived from the extraction plan submittals listed herein.

2107.332.2 Exemptions from these regulations may be approved by the Director of Community Development in accordance with an approved grading permit, for any one of the following:

(1) Earthwork performed within public rights-of-way
(2) Earthwork performed which is consistent with an approved site plan or an approved and recorded final plat
(3) Earthwork performed as part of construction per an approved building permit
(4) Borrow site

2107.332.3 A narrative that addresses all items listed in Section 2111, herein, and the following:

(1) a discussion of the quantity and quality of the deposit and its relationship to the supply and demand information contained in the Douglas County Master Plan for Mineral Extraction
(2) a discussion of the positive and negative impacts of the operation

2107.332.4 A plan exhibit prepared in accordance with Section 2112, herein, and shows the following:

(1) The relationship of the mine site to other uses/structures in the area
(2) The location of all buildings, equipment, on- and off-site haul roads, ancillary facilities, staging areas, and stockpiles
(3) The limits of the mine site and the extent of areas to be disturbed
(4) The location and dimension of buffers against noise and visual impact to be left in place or created
(5) Identified aquifer recharge areas, wetland areas, lakes, rivers

(6) Wildlife impact areas as designated in the Douglas County Comprehensive Master Plan, as amended, and areas considered significant by the Colorado Division of Wildlife
(7) Areas identified, through independent assessment, as having historic, archaeological, or paleontological resources
(8) All Douglas County Comprehensive Master Plan designations

2107.3~~2~~.5 An operational plan shall be submitted that at a minimum addresses the following:

(1) Start and end dates and the hours of operation
(2) A program for initial air-quality measurements and an ongoing monitoring program, including dust from equipment and stockpiles
(3) A program for initial water quality and quantity measurements, including well tests in the area, and an ongoing water-quality monitoring program
(4) Sources and quantities of water needed on site
(5) A drainage and erosion control plan in compliance with the Douglas County Storm Drainage Design and Technical Criteria manual
(6) A program for initial noise measurement, an ongoing noise monitoring program, and a noise abatement program
(7) Proposed methods and timing of site restoration and their relationship to visual and air-quality impacts
(8) A phasing plan that:
- designates areas to be disturbed and the proposed timing or extraction for each area;
- illustrates the timing of site restoration for each area including revegetation, contouring, and grading;
- limits the total land area to be disturbed at any one time; and
- links the availability of adequate transportation facilities to the scope of the operation, specifically identifies off-site infrastructural improvements required for the project, and specifies the time frame for construction in relation to phases of on-site operation.

(9) A transportation plan that:
- designates transportation routes *(existing or proposed)* that avoid residential areas and limit the use of local roads;
- gives traffic counts and the projected level of service along haul routes, at bridges and culverts, and at key intersections both at the start and at peak operation;
- specifies the hours when material will be transported off site;
- lists the improvements necessary for the transportation system to accommodate expected traffic;

- addresses the construction of needed transportation improvements; and
- lists the actions to be taken at the staging area to allow only safe, clean, and covered trucks onto the transportation system.

(10) A blasting plan that:
- Identifies noise and vibration-sensitive uses/structures/ activities in the area;
- includes a pre-blast inspection program for identified structures;
- includes a program for initial seismic and noise monitoring during the first blast;
- incorporates a method of reviewing data from the initial blast and provisions for amending the blasting program accordingly; and
- specifies the times and the atmospheric conditions when blasting is permitted.

(11) An end-state, land-use plan that shows:
- areas to be returned to a natural state;
- areas to be restored for wildlife habitat, *if applicable;*
- areas that are appropriate for open space, trails, parks and recreational uses, and are identified on the County's open space and recreational plans;
- the site's final topography;
- proposed post-mining land uses, consistent with the zoning of the land; and
- site restoration phases.

(12) A site evaluation including:
- wildlife impact analysis conducted in conjunction with the Colorado Division of Wildlife;
- independent assessment of the historic, archaeological, or paleontological value of the site;
- drainage studies as required by the Public Works Department, including an erosion and sedimentation control plan, a Phase I drainage report at initial submittal, and a Phase III drainage report prior to each phase;
- a transportation study that identifies transportation routes, number of trips, critical intersections, traffic volumes, and transportation system improvements necessitated by the application;
- a visual analysis that documents the visibility throughout the life of the operation; identifies visually sensitive areas and the expected impact at those locations; and lists visual impact mitigation measures; and

- a copy of all information submitted to the Division of Minerals and Geology, Colorado Department of Natural Resources.

2107.3~~43~~ Motel: CMTY and D zone districts

2107.3~~54~~ Motorsports Facility, Private: A-1 zone district *(Amended 4/26/16)*

2107.3~~54~~.1 All components of the Private Motorsports Facility shall be located a minimum of 200 feet from all property lines. Additional setbacks may be required if necessary to mitigate noise impacts.

2107.3~~54~~.2 Noise generated by the Private Motorsports Facility use shall comply with the limits established in Section 1703A of the Noise Overlay District ("noise standard").

2107.3~~54~~.3 A noise study shall be submitted demonstrating that the proposed facility can be designed and operated in such a manner as to ensure ongoing compliance with the noise standard.

2107.3~~54~~.4 Maximum land area devegetated, including devegetation resulting from the Private Motorsports Facility, shall comply with the limits established in Section 24, Animals.

2107.3~~54~~.5 In addition to the management plan components specified in Section 2112, operational limitations for the Private Motorsports Facility shall address the following:

(1) Maximum number of concurrent motorsports vehicles in use
(2) Hours and days of use
(3) Specific mitigation measures to limit visual impacts of the Private Motorsports Facility from public roadways and abutting properties; and
(4) Specific limitations or mitigation measures to ensure compliance with the noise standard and recommendations of the noise study.

2107.3~~65~~ Natural Medicine Business. A Natural Medicine Business shall be located a minimum of 1,500 feet from any: *(Amended 6/24/25)*

- A residential zone district (LRR, RR, ER, SR).
- Dwelling.
- Church, park, or library.
- State-licensed day-care facility.
- School or educational facility, serving persons age 18 or younger.
- Property within an incorporated area.

The distance between any Natural Medicine Business and any dwelling, church, park, library, day-care facility, school, residential zone district, or incorporated area shall be measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as part of the premises where the Natural Medicine Business is conducted to the nearest lot line of the premises of the dwelling, church, park, library, day-care facility, or school or the nearest boundary of a residential zone district or incorporated area.

2107.3~~6~~5.1 Healing Center: B, C, LI, and GI zone districts.
- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday
  - A Healing Center shall be located no further than 5 miles from a hospital, emergency medical care center, urgent care center, or other such medical treatment facility, unless such services are available at the Healing Center.
  - Within 14 days of the Director's execution of the approval certificate for a new Healing Center, staff shall provide written notice of the approval to the Douglas County Sheriff's Office, Douglas County Health Department, and any facility providing emergency medical care located within 5 miles of the Healing Center.

2107.3~~6~~5.2 Cultivation Facility: LI and GI zone districts.
- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday.

2107.3~~6~~5.3 Products Manufacturer: LI and GI zone districts.
- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday.

2107.3~~6~~5.4 Testing Facility: LI and GI zone districts.
- Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
- Days of Operation: Monday through Friday.

2107.3~~6~~5.5 Any other Natural Medicine Business licensed by the State Licensing Authority: LI and GI zone districts.
- Additional Requirements:
  - Hours of Operation: Between 8:00 a.m. and the next 5:00 p.m.
  - Days of Operation: Monday through Friday.

2701.3~~6~~7 Oil or gas drilling operation: A-1 zone district provided such use is located a minimum of 100 feet from any lot line

2107.3~~8~~7 Propane distribution/storage: GI zone district

2107.3~~9~~8 Recreation facility – community: A-1, LRR, RR, ER, SR, MF, MH, CMTY, and D zone districts, provided all structures within A-1, LRR, RR, ER, SR, and MF zone districts are located at least 50' from all lot lines or the zone district minimum setback, whichever is greater

2107.4~~039~~ Recreation facility – indoor: CMTY and D zone districts

2107.4~~1~~0 Recreation facility – neighborhood: CMTY and D zone districts

2107.4~~2~~1 Recreation facility – outdoor: CMTY and D zone districts

2107.4~~3~~2 Recreation facility – private: CMTY and D zone districts

2107.4~~4~~3 Recycle/trash transfer facility: LI and GI zone district provided all recycling or trash transfer activities are conducted within an enclosed structure.

2107.4~~5~~4 Residence:

For new residential units in the B, C, LI, GI, or MI zone districts, school and park land dedications shall be provided in accordance with the Douglas County Subdivision Resolution, as amended.

- Caretaker – LRR zone district – 1 per lot
- Mobile home – 1 per parcel/lot in the A-1 zone district when a principal dwelling does not exist on the property
- Multifamily – B, C, and MI zone districts
- Single-family attached or multifamily – LI and MI zone district

2107.4~~6~~5 Religious retreat: A-1 zone district.

2107.4~~7~~6 Satellite earth station: A-1 zone district, and in LI and GI zone districts when the equipment exceeds the height limitation or the minimum health standards.

2107.4~~7~~6.1 In addition to the exhibit requirements contained in this Section and Section 27, a report describing the satellite earth station shall be included with the application. The report shall include the following:

(1) Discussion of proposed number, height, and types of satellite dishes to be accommodated
(2) Description of output frequency, number of channels and power output per channel for each proposed antenna (if applicable)

(3) A letter from the applicant stating that an intermodulation study, if required, has been conducted and concludes that no interference problems are predicted
(4) A five-year plan for the use and estimated life of the proposed telecommunication facility
(5) A narrative from the applicant identifying technologically feasible locations (search ring or rings) for the proposed facility, and justifying the proposed location to the satisfaction of the County
(6) A copy of the FCC license and a commitment statement from the applicant to maintain compliance with all FCC regulations, standards, and requirements regarding both radio frequency interference (RFI) and radio frequency radiation (RFR)
(7) Statement that the proposed facility will be in compliance with all FAA regulations and applicable federal requirements including, but not limited to, those associated with the National Environmental Protection Act (NEPA) as amended, and the National Historic Preservation Act (NHPA) as amended

2107.48~~7~~ Sawmill – portable: A-1 and LRR zone districts, provided that such use is located at least 100 feet from all lot lines. A portable sawmill is permitted only as accessory to a principal use.

2107.49~~8~~ Septic waste and domestic sludge application: A-1 and LRR zone districts, with the approval of the Colorado Department of Health, when any of the following apply:

2107.49~~8~~.1 Liquid dewatered or semi-dewatered sludge, as defined by the Colorado Department of Health Domestic Sewage Sludge regulations, would be applied on the soil surface or would be incorporated into the soil at a depth which does not completely cover the sludge. Dried sludge is not subject to this provision.

2107.49~~8~~.2 More than 10 delivery vehicles would be transporting sludge to the site in any 24-hour period.

2107.49~~8~~.3 More than 50,000 gallons of liquid sludge, or 200 cubic yards of any sludge, not defined or transported as a liquid, would be applied to the site in any 24-hour period.

2107.49~~8~~.4 Permanent structures or facilities for further processing, treating or dewatering sludge would be constructed or associated with the site and the application of sludge material.

2107.5049 Telecommunication facility: A-1 zone district; and in LI and GI zone districts when the equipment exceeds the height limitation or the minimum health standards.

2107.5049.1 In addition to the exhibit requirements contained in this Section, a report describing the telecommunication facility shall be included with the application. The report shall include the following:

(1) Description of the height, design and elevation of the proposed support tower with a cross section view and description, and a statement as to whether the tower will be structurally designed to accommodate future antennas
(2) Description of height for all potential mounting positions for antennas. If the support tower is designed for collocation, the minimum separation distances should be shown and noted as possible future antenna locations
(3) Discussion of proposed number, height, and types of antennas to be accommodated through this application
(4) A letter from the applicant stating that an intermodulation study, if required, has been conducted and concludes that no interference problems are predicted
(5) A description of the use and estimated life of the proposed telecommunication facility including additional development and coverage anticipated to meet projected service needs
(6) A narrative from the applicant identifying and justifying technologically feasible locations (search ring or rings) for the proposed service, and demonstrating to the satisfaction of the County, that the proposed service cannot be accommodated on an existing or approved support tower located within a five mile radius
(7) The results of the RF drive test, certified as currently in calibration and traceable to National Institute of Standards and Technology, if it was undertaken to verify technologically feasible locations
(8) Copy of the FCC license and a commitment statement from the applicant to maintain compliance with all FCC regulations, standards, and requirements regarding both radio frequency interference (RFI) and radio frequency radiation (RFR)
(9) Statement that the proposed facility will be in compliance with all FAA regulations as demonstrated by the response to the "Notice of Proposed Construction or Alteration" or equivalent, unless certified by a qualified, licensed engineer that FAA review and approval is not required
(10) Statement that the proposed facility will be in compliance with applicable federal requirements including, but not limited to, those associated with the National Environmental Protection

Act (NEPA) as amended, and the National Historic Preservation Act (NHPA) as amended

(11) When required, a letter of intent, in a form approved by the County, committing the support tower owner, its successors or assigns, to allow collocation of the facility under market terms, rates, and conditions

(12) A Visual Impact Assessment (VIA) demonstrating that the proposed location is in compliance with the criteria contained in Subsection 2107.37.3

(13) The County may require that an independent, outside consultant be retained, at the applicant's expense, to perform evaluations pertaining to compliance with regulations, standards and requirements stipulated

(14) The Director may waive or modify one or more of the aforementioned information requirements based on design, size, or overall impact of the proposed facility

2107.5049.2 A Visual Impact Assessment (VIA) shall be prepared in accordance with the VIA process contained in Appendix D of this Zoning Resolution.

2107.5049.3 In addition to the approval standards stipulated in Subsection 2102, proposed telecommunication facilities shall be located and designed in accordance with the following criteria:

(1) Proposed telecommunication antennas shall be located on existing support towers where feasible and where the visual impacts are minimal.

(2) The facility shall be sited to minimize impact on the environment and wildlife in the region.

(3) The facility shall be sited to fade into the predominant backdrop of the vicinity by complementing other features and forms in the backdrop landscape.

(4) All elements of the facility shall be designed and constructed to result in minimal visual impact. Elements shall be constructed of non-reflective materials that are typical in style and color to area buildings, structures or the backdrop landscape.

(5) All elements of the facility, including but not limited to the accessory equipment, shall be camouflaged or screened from viewer groups as identified in the VIA. Where proposed, fencing shall be designed to minimize visual impacts.

(6) Access to the facility shall be designed to minimize land disturbance, (including cut and fill), and visual impacts.

(7) The height of any tower or structure shall be no greater than the distance to the nearest lot line or lease area, except engineered

structures which shall be in compliance with the zone district setback.

2107.5049.4 The property owner shall be responsible for removing all elements of the telecommunication facility including, but not limited to, antennas, buildings, accessory equipment, driveways and fencing if the facility becomes technologically obsolete or ceases to perform its intended function for a period of 180 consecutive days. This removal shall be completed within 90 days of the end of such 180-day period. The site shall be restored to replicate the existing surrounding vegetation.

2107.510 Theater – indoor or outdoor: CMTY and D zone districts

2107.521 Utility – Major Facility: In all zone districts, except GI, provided that the setback requirements of the zone district in which the facility is proposed to be located are met, or such additional setbacks or requirements as the Board determines necessary. Maximum heights and lot area shall be determined through the use by special review process specific to each site.

Final action by the Board must be rendered within 90 days after the submittal date for a Utility Major Facility of a public utility providing electric or natural gas service, unless the provider and the County reach agreement on an amended time period. *[§29-20-108 C.R.S.]*

Wastewater Facility: Site approval is required by the Colorado Department of Public Health and Environment.

Water Storage/Treatment Facility and/or Appurtenance(s), except for Major Reservoirs, located within the following areas are exempt from the requirement for a use by special review application:

- Municipal Planning Areas (MPAs) designated by Douglas County Comprehensive Master Plan;
- Separated Urban Areas (SUAs) designated by the Douglas County Comprehensive Master Plan;
- Primary Urban Area (PUA), designated by the Douglas County Comprehensive Master Plan;
- Potential Town Urban Service Area as depicted in the Castle Rock and Douglas County Intergovernmental Agreement;
- Urban Service Area as depicted in the Town of Parker and Douglas County Intergovernmental Agreement;
- Facilities approved as part of a special district's service plan, which are located and serve property within the boundaries of such special

district described in its service plan and any subsequent inclusion orders.

2107.5~~3~~2 Veterinary clinic or hospital: A-1, LRR, and RR zone districts, provided that such uses are located 100 feet from all lot lines

2107.5~~4~~3 Wind energy conversion systems up to 100 kilowatts: A-1, LRR, and RR zone districts as follows:

2107.5~~4~~3.1 In addition to the plan exhibit required in Section 2112, herein, the plan exhibit shall include the following:

- Location of all above ground utility lines
- Location of trees or other vegetation on site, described by size and type

2107.5~~4~~3.2 The maximum tower height shall be 120 feet. The minimum distance for any portion of the rotor or blades from the ground beneath the system shall be 30 feet.

2107.5~~4~~3.3 The supporting tower shall be set back from all property lines and overhead utility lines at least the height of the tower, except engineered structures which shall be in compliance with the zone district setback.

2107.5~~4~~3.4 Climbing access to the structure shall be limited either by means of a 6 foot high fence around the tower base with a locking gate, or by limiting tower climbing apparatus to no lower than 12 feet above the ground.

2107.5~~5~~4 Zoo: C zone district

2108 Submittal Prerequisite

The applicant shall attend a presubmittal meeting with the Planning Services Division to discuss the request and the submittal process and requirements for a new use by special review or an amendment to an approved use by special review.

A proposed amendment to an approved use by special review may be considered in accordance with the procedures identified herein. An amendment to a use by special review shall be considered through an administrative process when the Director determines that the change does not represent a substantial increase in the intensity of the use or impacts to the neighborhood. This type of amendment shall be referred to as an administrative use by special review amendment.

If the Director determines that the proposed amendment to an approved use by special review does represent a substantial increase in the intensity of the use or impacts to the

neighborhood, the proposed amendment shall be subject to the same submittal and process requirements as required for a new use by special review application. This type of amendment shall be referred to as a use by special review amendment. When making the determination, the Director shall consider the proposed degree of change to the site improvements and management plan as reflected on the approved Plan Exhibit, with specific consideration for potential increased impacts to the surrounding community.

The applicant may appeal the Director's determination on the amendment process for an approved use by special review to the Board of Adjustment in accordance with Section 26A.

2109 Submittal Process

The following shall apply to a use by special review or a use by special review amendment. The application shall be submitted only after the presubmittal meeting(s) has been completed and the applicant has received the written staff comment summary from the presubmittal meeting. For a request for a use by special review or a use by special review amendment, the submittal is processed as follows:

2109.01 The applicant shall submit the required submittal information to the Planning Services Division. The submittal shall be reviewed by staff and a determination of completeness shall be made within 15 working days. The applicant shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified. An incomplete submittal will not be processed.

2109.02 Once the submittal is determined complete, staff will notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff will identify in the written notice which referral agencies are regulatory referral agencies and which referral agencies are advisory referral agencies. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution is preferred. Otherwise, referral packets shall be provided by the applicant in unsealed manila envelopes, without postage, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies.

2109.03 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. In Nonurban Areas, staff shall send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not

negatively impact the determination of public notice compliance set forth herein. *(Amended 4/13/2021)*

2109.04 If the referral agencies elect to comment, they shall comment within 21 calendar days from the date the referral packets were mailed or electronically distributed, unless the applicant grants, in writing, an extension of no more than 30 calendar days. After the 21 calendar days, if no extension is granted, any referral agency responses received will be accepted for informational purposes only and provided to the applicant, Planning Commission, and the Board. For projects that are critical to public safety, referral agencies shall comment within 10 days of receiving a referral packet.

All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall be given an opportunity to address the comments of all regulatory referral agencies received within the 21 calendar day referral period, or as extended by the applicant, by identifying in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide staff a written response to timely comments of all advisory referral agencies and any comments received as a result of the courtesy notice.

The applicant is encouraged to meet with the referral agencies and staff to address any concerns. The applicant is required to pay those fees assessed by regulatory referral agencies.

2109.05 Staff will review the referral agency comments, discuss the concerns with the applicant, schedule a public hearing before the Planning Commission, notify the applicant in writing of the hearing date and time, and prepare a staff report for the Planning Commission. The applicant is responsible for public notice of the hearing in accordance with Section 2118 herein.

2109.06 The Planning Commission shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, and public comment and testimony, and make a recommendation to the Board to approve, approve with conditions, continue, table for further study, or deny the use by special review request. The Planning Commission's decision shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.

2109.07 Following the recommendation by the Planning Commission, staff shall schedule a public hearing before the Board, notify the applicant in writing of the hearing date and time, and prepare a staff report for the Board. The hearing shall be scheduled for the earliest available time taking into consideration the 14-day public noticing requirement but no later than 120 days after the final Planning Commission hearing. The applicant is

responsible for public notice of the hearing in accordance with Section 2118 herein.

2109.08 For applications that propose a water supply from a District, at least 21 days prior to the Board hearing, the applicant shall submit evidence of inclusion of the property into the District. An inclusion agreement may be contingent on approval of the use by special review by the Board.

2109.09 The Board shall evaluate the use by special review request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the use by special review request. The Board's action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.

2109.10 If denied by the Board, a resubmittal of a use by special review request for the same or substantially same request, as determined by the Director, shall not be accepted within 60 days of such denial. The applicant may appeal the decision of the Director, in writing, to the Board of Adjustment pursuant to Section 26A of this Resolution. The submittal of a new application and processing fee shall be required to pursue a proposed use by special review.

2109.11 Following approval by the Board, the applicant shall submit a signed and notarized Plan Exhibit to the Planning Services Division. Staff shall verify that all conditions of approval have been met and all technical corrections have been made to the satisfaction of Douglas County, prior to the Director's execution of the approval certificate on behalf of the Board. The applicant shall submit the final signed Plan Exhibit no later than 90 days from the date of Board approval, unless the Board allows for a longer period of time as part of its approval of the use by special review. The Director may grant a one-time extension of no more than an additional 90 days. Further extensions shall be submitted for the Board's consideration.

2109.12 For applications that propose a water supply from a New Special District that will enter into an intergovernmental agreement with an Established District as described in Section 18A, Water Supply Overlay District, herein, the applicant shall submit evidence of creation of the New Special District, evidence of execution of the intergovernmental agreement by both parties, and evidence of inclusion of the property into the New Special District prior to approval of the Plan Exhibit. *(Amended 5/26/2015)*

2109.13 For applications that propose a water supply from a District or from a New Special District that has entered into an intergovernmental agreement with an Established District as described in Section 18A, Water Supply Overlay

District, herein, the applicant shall submit evidence that the water rights necessary to serve the development have been conveyed to the Established District, and/or that the water credits to serve the development have been purchased from the Established District, prior to approval of the Plan Exhibit. *(Amended 5/26/2015)*

2110 Withdrawal of an Application

A request to withdraw an application shall be submitted, in writing, to the Planning Services Division, staff planner. Withdrawal of the application shall preclude reactivation. The submittal of a new application and processing fee shall be required in order to pursue the proposed use by special review.

2111 Submittal Requirements

The following submittal requirements shall apply to a use by special review and use by special review amendment:

2111.01 Completed land-use application *(available from the Planning Office)*

2111.02 Application fee *(available from the Planning Office)*

2111.03 Proof of ownership that includes an updated or current title insurance policy or title commitment. or other acceptable form of title verification, no more than thirty days old from the date of application

2111.04 A notarized letter of authorization from the landowner permitting a representative to process the application

2111.05 Narrative to describe the following:

(1) General project concepts
(2) Zoning of the land and compliance with the zone district requirements and any additional requirements for the use by special review as defined in Section 2107
(3) Define overall impacts of the proposed use on the adjoining lands
(4) Compliance with the Douglas County Comprehensive Master Plan, as amended
(5) Compliance with appropriate agency regulations and any necessary permits
(6) Proof of water availability
(7) Method of wastewater treatment
(8) Type or method of fire protection
(9) Impacts to existing vegetation and wildlife
(10) Impacts on air and water quality
(11) Impacts on peace and quiet of neighborhood

(12) Provision of buffering, including additional landscaping
(13) A description of the availability and adequacy of public services and facilities.
(14) Other narrative details unique to the specific type of use by special review

2111.06 Plan Exhibit *(per 2112, herein)*

Plan Exhibit reductions (11"X17") may be required for public hearing packets for the Planning Commission and the Board.

2111.07 Development Reports, unless waived by Engineering Services:

- Phase III Drainage Report and Plan
- GESC Report and Plan
- Utility drawings(s)
- Off-site improvement plans, as required
- Engineering construction drawings
- Traffic Impact Study

An improvements agreement may be required to identify and financially secure the public and private improvements and other commitments required as part of the use by special review approval.

2111.08 Detailed technical studies, based upon the scale and impact of the application, as may be necessary to demonstrate compliance with the approval standards.

2111.09 Documentation of a sufficient water supply in accordance with Section 18A, Water Supply Overlay District, herein. *(Amended 3/26/24)*

For properties in the A-1 and LRR zone districts as identified in Section 2102.11.2 a copy of any existing well permits issued for the property may be requested as part of the submittal, along with an estimate of water demands.

2111.10 An analysis of the capacity related to level-of-service for the public facilities and services within the impact area.

2111.10.1 A traffic impact study in accordance with the Douglas County Roadway Design and Construction Standards.

2111.10.2 Documentation of capacity from the fire protection district in accordance with fire district level of service standards.

2111.10.3 For applications proposing additional residential uses, documentation of capacity from the school district in accordance with the school district capacity policy.

2112 Plan Exhibit

For a use by special review or use by special review amendment, a Plan Exhibit shall consist of both a site plan and management plan as required herein.

2112.01 The site plan shall be prepared in accordance with the subsections of Section 27, Site Improvement Plan of this Resolution listed below. All or portions of the required site plan elements may be waived by the Director if it is determined that the use by special review will occupy an existing structure or will not otherwise require significant public or private improvements:

- General Plan Requirements, except that title blocks and approval certificates shall follow Sections 2112.03 and 2112.04 herein.
- Site Plan
- Landscape Plan
- Grading and Drainage
- Building Elevations
- Lighting Plan

For Personal Wireless Communication Facilities, the Design Standards provided in Section 27A shall apply.

2112.02 The management plan shall be provided that addresses all aspects of the day-to-day operation of the use by special review. The degree of detail will depend upon the specific use. The following items shall be included in the plan. The management plan shall be appended to the Plan Exhibit prior to final approval.

2112.02.1 Number of clients/boarders/parishioners/animals

2112.02.2 Hours of operation – whether the use is seasonal and the number of days of the week

2112.02.3 Number of employees

2112.02.4 Required outside storage/parking/loading areas

2112.02.5 Permit requirements from other state, federal or local agencies

2112.02.6 Method of providing fire protection

2112.02.7 Other operational elements necessary to address the potential impacts for the specific special use

2112.03 Plan Exhibit Title

The exhibit title shall include the name and legal description of the proposed development, site acreage, and project file number. The business name shall not appear in the title, rather the title shall reference the legal description when subdivided or the street address as follows:

Subdivided land:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area 5 acres
USR Plan Exhibit – US2010-002

Within a PD:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
Planning Area 63 – Permit Area – 1 acre Total Area – 5 acres
USR Plan Exhibit – US2010-002

When unplatted:

(STREET ADDRESS – Address available from County Addressing Specialist)
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area 5 acres
USR Plan Exhibit – US2010-002

For a use by special review amendment:

SPRUCE SUMMIT, Filing No. 3, Lot 14 – **1st Amendment**
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area – 5 acres
USR Amendment
US2010-002 **(Amendment to US2003-049)**

2112.04 Plan Exhibit Approval Certificate

Provide either a corporate/limited liability corporation (LLC) or individual approval certificate on the first sheet of the plan set, as follows.

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2 ___.

_____
Director of Community Development

- The use by special review is subject to yearly review, or as otherwise defined by the Board of County Commissioners as part of its approval of the use by special review, to ensure compliance with the approval standards and conditions of approval.
- Construction shall commence pursuant to the use by special review within 3 years from the date of approval, or within the extended effective approval period, or the use by special review shall terminate.
- The use by special review shall terminate when the use of the land changes or when the time period established by the Board of County Commissioners through the approval process expires. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.
- Acceptance of site construction drawings by Douglas County Engineering shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution.

(for Corporate or LLC owner, print corporation or LLC name)

By: _____(signature)_____
Title: _____
Date: _____

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF_____)

Acknowledged before me this ___ day of _____, 20___, by _____ as _____ and _____ as _____ of _____, a _____ corporation/LLC.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

(For Individual Owner)

(signature of owner(s))

Acknowledged before me this _____ day of _____, 20___, by _____.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

An initial block is required on all subsequent Plan Exhibit sheets:

Approval Certificate

Planning	_____ Initials/Date
Owner	_____ Initials/Date
Lessee *(if applicable)*	_____ Initials/Date

2113 Public Notice Requirements

The following requirements shall apply to a use by special review and use by special review amendment. The applicant shall be responsible for public notification. In calculating the time period for public notification the day of publishing, posting, or mailing shall be counted toward the total number of days required. The day of the hearing shall not be counted toward this total.

The degree of accuracy required for the information contained in these public notices shall be that of substantial compliance with the provisions of this section. Substantial compliance for these public notices shall be determined by the Planning Commission or the Board of County Commissioners for their respective public hearings.

2113.01 WRITTEN NOTICE

At least 14 days prior to the Planning Commission hearing and the Board hearing, the applicant shall mail a written notice of the hearing by first-class mail to the address of each abutting landowner as such address is shown in the records of the Douglas County Assessor's Office. The notice shall read substantially the same, as the published notice also required by this section.

At least 7 days prior to the hearing, the applicant shall provide the following to the Planning Services Division:

- alphabetical list of the landowners;
- map showing their relationship to the site;
- copy of the notice sent to the landowners; and
- certificate of mailing.

The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid this ____ day of _____, 20___, and addressed as follows:

(list of addresses)

_____
(signature of person completing the mailing)

In the event the applicant fails to mail a notice to an abutting landowner or otherwise fails to comply with the written notice required in this section, the landowner who did not receive such complying notice may waive such notice by submitting a written waiver to Douglas County Planning prior to the hearing.

2113.02 PUBLISHED NOTICE

At least 14 days prior to the Planning Commission hearing and 14 days prior to the Board hearing, the applicant shall:

- publish a notice in at least 1 publication of a daily or a weekly legal newspaper of general circulation, printed or published in whole or in part in Douglas County; and
- provide a publisher's affidavit of said published notice to the Planning Services Division at least 7 days prior to the hearing. The notice shall read:

NOTICE OF PUBLIC HEARING BEFORE THE
(PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS)

A public hearing will be held on (date), at (time), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, for approval of a use by special review for a *(name the specific use, i.e., church)* in the _____ zone district. The subject land is located approximately *(distance and direction from nearest major intersection).* For more information call Douglas County Planning, 303-660-7460
File No./Name: _____

2113.03 POSTED NOTICE

At least 14 days prior to the Planning Commission hearing and 14 days prior to the Board hearing, the applicant shall post a notice on the land for which the use is requested. The notice shall consist of at least 1 sign facing each abutting public or private street open for travel, within 10 feet of the property line abutting such street, placed on posts at least 4 feet above ground level. In the event the staff planner determines a sign cannot be placed abutting such street and be visible from such street or that there is no abutting public or private street open for travel, the staff planner may require an alternate location for a sign. Additional signs may be required by the staff planner. Each sign shall measure not less than

3'X4'. Letter size shall be a minimum of three inches high, and a minimum of six inches high for the sentence that reads, “For more information call Douglas County Planning at 303-660-7460.” *(Amended 11/6/2018).* Such notice shall read:

NOTICE OF PUBLIC HEARING BEFORE THE
(PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS)

This land shall be considered for a Use by Special Review for a (insert specific use) in the _____ zone district. The public hearing is (date), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, at (time). For more information call Douglas County Planning, 303-660-7460.
File No./Name:_____

2113.03.1 An affidavit of sign posting shall be submitted by the applicant for the file in the Planning Services Division at least 7 days prior to the hearings. The sign(s) shall be photographed by the applicant and attached to the affidavit as follows:

(attach photo here)
(sign lettering must be legible in photo)

I, (applicant/representative/person posting sign), attest that the above sign was posted on (date) abutting (name of street).

_____(signature)_____ File No./Name: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ___ day of _____, 20___ by _____ as _____.

My commission expires: _____

Witness my hand and official seal

_____
Notary Public

2113.03.2 The sign shall be removed by the applicant within 2 weeks following the final decision by the Board, withdrawal, or closure of the file by the Community Development Department.

2114 Termination of Use

2114.01 Construction pursuant to approval of a use by special review Plan Exhibit shall be commenced within three years from the date of approval, unless otherwise specified by the Board, or the approval shall terminate. The

Director may grant an extension of time, for good cause shown, upon a written request by the applicant.

2114.02 The Director may grant time extensions to the effective period of a Plan Exhibit, not to exceed a total of three years beyond the date of original approval, upon written request by the applicant. As necessary, the Director may include conditions with the time extension in order to ensure that the use by special review remains in compliance with approval standards. Site construction drawings that have expired may require re-approval by Douglas County Engineering.

Further time extensions may be requested by the applicant and considered for approval by the Board at a public meeting.

2114.03 Where a use by special review brings an existing use into compliance with applicable regulations, or is designed to correct a Notice of Violation, all improvements depicted on the use by special review Plan Exhibit shall be completed within six months of approval, unless otherwise approved by the Board.

2114.04 A use by special review shall terminate when the use of the land changes or when the time period established by the Board through the approval process expires, whichever occurs first. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.

2114.05 The termination notice is appealable, in writing, to the Board of Adjustment pursuant to Section 26A of this Resolution.

2115 Inactive Files

Files that become inactive, because the applicant has not responded to staff's request for information or otherwise action in the submittal process, for a period of more than 6 months, shall become void and the resubmittal of a new application and fees shall be required to pursue the special use request. After 5 months of inactivity, staff shall notify the applicant in writing that the application will become void within 30 days. If the applicant fails to submit the required additional information or request a hearing date within 30 days, staff shall notify the applicant in writing that the application is void. This provision shall apply to all applications on file with the County upon the effective date of adoption and any application thereafter. The Director may grant an extension of time, of no more than 6 months, upon a written request by the applicant.

2116 Post Denial Application

If denied by the Board, a resubmittal of the same or substantially same use by special review application shall not be accepted within 60 days from the date of denial by the Board, or in the event of litigation, from the date of the entry of the final judgment. However, if evidence is presented to the Board showing that there has been a substantial change in physical conditions or circumstances, the Board may reconsider the use by special review. A new application and processing fee shall be required.

2117 Revocation

If noncompliance with the approved Plan Exhibit or conditions of approval is demonstrated, the Board may consider revocation of the use by special review at a public meeting. Written notice shall be provided to the landowner and/or lessee at least 14 days prior to the scheduled Board meeting.

2118 Administrative Use by Special Review Amendment

2118.01 Submittal Prerequisite

Prior to submittal of an administrative amendment, a presubmittal meeting shall be held with the Planning Services Division to discuss the request, to determine if it is eligible for an administrative process, and to provide information on the required submittal items and process steps.

2118.02 Approval Standards

Approval of an administrative use by special review amendment shall be in accordance with the approval standards in Section 2102.

2118.03 Submittal Process

2118.03.1 The applicant shall submit the required submittal information to the Planning Services Division. The submittal shall be reviewed by staff and a determination of completeness shall be made within 15 working days. The applicant shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified. An incomplete submittal will not be processed.

2118.03.2 Once the submittal is determined complete, staff will notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff will identify in the written notice which referral agencies are regulatory referral agencies and which referral agencies are advisory referral agencies. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution is preferred.

Otherwise, referral packets shall be provided by the applicant in unsealed manila envelopes, without postage, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies.

Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein. *(Amended 4/13/2021)*

If the referral agencies elect to comment, they shall comment within the specified referral period, not to exceed 21 calendar days from the date the referral packets were mailed or electronically distributed.

2118.03.3 All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall address the comments of all regulatory referral agencies in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide staff a written response to comments of all advisory referral agencies and other public comments received.

The applicant is encouraged to meet with the referral agencies and staff to address any concerns. The applicant is required to pay those fees assessed by regulatory referral agencies.

2118.03.4 Following Planning and Engineering's review of the response to referral comments and any resubmitted items, staff will prepare a project assessment report for the Director's review. The Director will make a final determination to approve, approve with conditions, or deny the administrative USR amendment request within five (5) calendar days of the receipt of the assessment report, based upon demonstrated compliance with the approval standards.

2118.03.5 If an improvements agreement is required, it shall be approved by the County Manager prior to the Director's approval of the administrative amendment.

2118.03.6 If the administrative amendment is denied, written findings shall be provided by staff to the applicant within three (3) calendar days of the denial.

2118.04 Submittal Requirements

The applicant shall submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

- Completed land use application and fee
- Amended Plan Exhibit
- Updated development reports
- Updated technical studies, if applicable
- Current title commitment or other ownership verification as acceptable to staff
- Notarized letter of authorization from the property owner, if applicable
- Stamped addressed envelopes for courtesy notices
- A written narrative explanation of the proposed amendments

2118.05 Title and Approval Certificate

The project title for an administrative use by special review amendment shall be consistent with the original title, as provided in the following example:

SPRUCE SUMMIT, Filing No. 3, Lot 14 – **1st Amendment**
NW¼ Section 11, Township 8 South, Range 67 West
Permit Area – 1 acre Total Area – 5 acres
Administrative USR Amendment
US2010-002 **(Amendment to US2003-049)**

The following approval certificate shall accompany the required Plan Exhibit for an administrative use by special review amendment to an approved use by special review.

Administrative USR Amendment Approval Certificate

US ___-_____ is hereby amended this ___ day of ___, 2___. The use by special review continues to meet all approval criteria and is subject to all original conditions of approval, unless specifically noted hereon.

_____
Director of Community Development

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution.

(for Corporate or LLC owner, print corporation or LLC name)

By: _____(signature)_____
Title: _____
Date: _____

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ___ day of _____, 20___, by _____ as _____ and _____ as _____ of _____, a _____ corporation/LLC.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

(For Individual Owner)

(signature of owner(s))

Acknowledged before me this ___ day of _____, 20___, by _____.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

An initial block is required on all subsequent exhibit sheets:

USR Administrative Amendment Approval Certificate

Planning	_____ Initials/Date
Owner	_____ Initials/Date
Lessee *(if applicable)*	_____ Initials/Date

2118.06 Notice of Final Action

The final status of an administrative use by special review amendment shall be set forth via the Notice of Action – Final Status using the following process:

2118.06.1 The date considered to be the final action on the administrative use by special review amendment shall be the date on the Notice of Action – Final Status.

2118.06.2 Should a discrepancy exist between the dates on the administrative use by special review amendment and Notice of Action – Final Status, the date of the Notice of Action – Final Status shall control.

2118.06.3 The Notice of Action – Final Status shall be mailed to the applicant, the abutting landowners who received courtesy notices, and any homeowner's associations that received courtesy notices, as described herein. The Notice of Action – Final Status shall be mailed via first class mail, within three (3) calendar days of final determination.

2118.06.4 An appeal of the Director's determination regarding A Notice of Action – Final Status for an administrative use by special review amendment may be submitted to the Board of Adjustment pursuant to Section 26A of this Resolution.

2118.06.5 If an administrative use by special review amendment is denied, any new amendment request shall require submittal of a new application and processing fee.

3601 Rules of Construction

3601.01 The particular controls the general.

3601.02 In case of any difference of meaning or implication between the text of this Resolution and the captions for each section, the text shall control.

3601.03 The word "shall" is always mandatory and not directory. The word "may" is permissive.

3601.04 Words used in the present tense include the future, unless the context clearly indicates the contrary.

3601.05 Words used in the singular number include the plural, and words used in the plural number include the singular, unless the context clearly indicates the contrary.

3601.06 A "building" or "structure" includes any part thereof. A "building or other structure" includes all other structures of every kind, regardless of similarity to buildings.

3601.07 The phrase "used for," includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."

3602 Definitions

As used in this Resolution, the following words shall be interpreted and defined in accordance with the provisions set forth in this Section or by further modification by the Board of County Commissioners.

Abutting: Having a common border with, or separated from such a common border by a right-of-way, alley or easement.

Accessory Dwelling Unit (ADU): An attached or detached unit situated on one (1) lot with an established principal dwelling which shall not be held in ownership by other than the owner of the principal dwelling. The ADU shall be arranged, designed, or intended for occupancy by not more than one (1) family in compliance with the County building code. *(Amended 6/24/25)*

Attached ADU – An ADU that is attached to the principal dwelling unit as either an addition to the dwelling or a conversion of existing space within the dwelling.

Detached ADU – An ADU that is detached from the principal dwelling unit.

Accessory Equipment: An enclosed structure, cabinet, shed or box that houses power boxes, electrical equipment, and other related equipment of a telecommunication or personal wireless communication facility.

Accessory Structure: A subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.

Accessory Use: A use naturally and normally incidental to, subordinate to and devoted exclusively to the principal use.

Adjacent: Having a common border with, or separated from such a common border by a right-of-way, alley or easement.

Agricultural Recreational Activities: Special activities related to livestock held for educational, instructional, or recreational purposes, including but not limited to horse shows, gymkhanas, training clinics, team ropings, rodeos, polo matches, endurance rides, hunts, or other activities involving livestock.

Agricultural Activities, Youth-Oriented: Special activities oriented toward children and held for educational, instructional or recreational purposes, including but not limited to: 4-H, pony club, and Little Britches. *(Amended 4/28/15)*

Agriculture: Land uses related to grazing or raising livestock or land uses which produce products that originate from the land's productivity, such as farming, ranching, forestry, tree farming, animal husbandry, ~~and~~ horticulture, silviculture, and bee keeping. Excluded from this definition is all marijuana prohibited by Douglas County per Resolution No. R-010-108 and Ordinance No. O-012-003. *(Amended 1/28/14)*

Agricultural Producer: A person or entity that raises or produces Agricultural Products on land that the person or entity farms and owns, rents, or leases. *(Amended 1/28/14)*

Agricultural Products: Products that originate from the land's productivity, such as fruits, vegetables, mushrooms, herbs, nuts, shell eggs, honey or other bee products, flowers, nursery stock, livestock products (including meat, milk, cheese and other dairy products), hay, grass, and grains. Excluded from this definition is any marijuana product, the cultivation or other processing of which is prohibited by Douglas County per Resolution No. R-010-108 and Ordinance No. O-012-003. *(Amended 1/28/14)*

Agricultural Worker: An individual employed in the operation of a farm or ranch.

Agritourism: The practice of engaging in activities, events, and services provided for recreational, entertainment, or educational purposes to allow participants to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources and environment, heritage, and rural lifestyle.

Agritourism Activity: An agritourism activity for which admission is made available to the general public, held on a one time or occasional basis that provides recreation, entertainment, or education for those in attendance.

Agritourism Activity, Accessory: An Agritourism Activity with a daily attendance of less than 100 persons.

Agritourism Activity, Major: An Agritourism Activity that exceeds the limitations placed on Minor Agritourism Activities.

Agritourism Activity, Minor: An Agritourism Activity that meets one of the following limitations:

- A one-day event with a maximum daily attendance of 500 persons.
- A multi-day event with a daily attendance of at least 100 persons, but no more than 300 persons, and a duration of seven days or less.

Agritourism Center: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for patrons who will participate in the agritourism activities offered on site.

Airport: Any area of land or water designed for the landing and take-off of aircraft for business or commercial purposes, including all necessary facilities for passenger and cargo loading, maintenance and fueling facilities and housing of aircraft.

Alley: A public or private vehicular passageway dedicated or permanently reserved as a means of secondary access to abutting property and designated an alley on a final plat. An alley shall not be considered to be a street.

Ambient Lighting: All available light surrounding a subject sign at any point in time with the subject sign light source extinguished. *(Amended 2/11/14)*

Ambient Noise Level: The average equivalent sound level (LEQ) occurring during a six-minute period as measured with a sound level measuring instrument. The ambient noise level shall be determined with the noise source at issue silent, and in the same location and approximate time as the measurement of the noise level of the source at issue.

Animal, Exotic: An animal introduced from another country not normally kept as a household pet or farm animal. *(See animal - nondomestic.)*

Animal, Household Pet: A small animal customarily permitted to be kept in a dwelling for company or pleasure, including, but not limited to, dogs, cats, pot-bellied pigs, gerbils, hamsters, tropical fish, or common house birds, provided that such animals are not kept to supplement food supplies or for any commercial purpose. A limit of one (1) litter, brood, or offspring is permitted, per household, per year.

Animal, Nondomestic: An animal not normally adapted to live and breed in a tame condition. *(See animal - exotic.)*

Antenna: A system of wires, rods, reflecting discs or similar devices used for the wireless transmission or reception of electromagnetic waves.

Directional (or panel or rectangular): A flat surface antenna used to achieve transmission or reception from a specific direction.

Parabolic: A round, often concave, antenna no greater than 24" in diameter used primarily for point-to-point transmission of radio signals.

Omnidirectional (or whip): A thin, self-supporting rod antenna that beams and receives a signal in all directions.

Satellite Dish: A ground mounted antenna, generally exceeding 24" in diameter, incorporating a solid, open mesh, or bar configured surface used to transmit or receive radio or electromagnetic waves.

Antenna Array: Groups of directional panel antennas designed to send and receive wireless transmissions.

Avigation Easement: An easement that allows the grantee the right to use the airspace. The easement may include restrictions regarding the height of structures, the use of reflective glass, or the interference of radio transmissions by the grantor and an acknowledgment by the grantor that airplanes flying overhead may present a physical danger, increase noise levels or cause pollution.

Base Flood: The flood having a 1% chance of being equaled or exceeded in any given year. *(Refer to Flood - 100 year)*

Batch Plant, Concrete, Mortar, or Asphalt: A site, together with its accessory facilities, where sand, gravel, cement and various petroleum derivatives are compounded to manufacture concrete, mortar or asphalt.

Bed and Breakfast: A dwelling where a maximum of five (5) guest units for overnight or otherwise short-term temporary lodging is provided and may include meals. The operator of the facility shall live on the property. *(This does not include hotels/motels.)*

Berm: Mound of earth used in landscaping for screening, definition of space, noise attenuation, or decoration.

Board or Board of County Commissioners: The Board of County Commissioners of Douglas County; the governing body of Douglas County.

Bordering: Touching at a boundary. *(Amended 3/26/24)*

Borrow Site: A site used for the extraction of earthen materials such as sand, gravel, rock, dirt, etc., where the material is removed from the legally described site and characterized by a short-term operation and a limited quantity of earthen material.

Buffer Area: An area of land established to separate and protect one type of land use from another; to protect from objectionable noise, smoke, or visual impact; or to provide for future public improvements or additional open space. *(Amended 3/26/24)*

Building: Any permanent structure, or portion thereof, built for the shelter or enclosure of human beings, animals, or property of any kind and excluding signs or fences.

Building Envelope: The portion of a lot within applicable setback requirements where building construction will be permitted, or other activities if so limited or described on the plat.

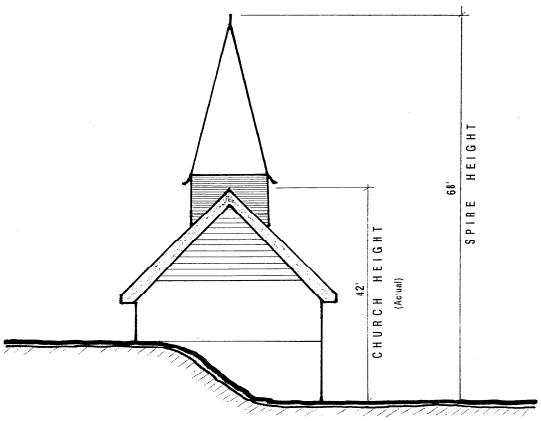
Building Face: The horizontal linear dimension of any side of a building as determined by measuring the exterior wall of any side of said building in a straight line. A side of any building shall contain only one building face. *(Amended 2/11/14)*

Building Height: The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

(1) The elevation of the highest adjoining sidewalk or ground surface within a five (5) foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade.
(2) An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in number one (1) above is more than 10 feet above the lowest grade.
(3) The height of a stepped or terraced building is the maximum height of any segment of the building. *(Amended 12/18/12)*

Spire Height Calculation *(see diagram)*

Spire Height Calculation



Campground: An area or tract of land on which accommodations for temporary occupancy (not to exceed 30 days in any one calendar year) are located including the parking or placement of camping and travel trailers, motor homes, truck campers or tents used for human occupancy.

Canopy: A roof like cover, including an awning that projects from the wall of a building over a door, entrance, or window; or a free-standing or projecting cover over an outdoor service area, such as at a gasoline station. *(Amended 2/11/14)*

Capacity: The maximum demand that can be accommodated by a public facility or service without exceeding the level of service as determined by the service provider. *(Amended 11/18/14)*

Capital Improvements: Large scale physical assets constructed or purchased to provide, improve, or replace a costly public facility. "Capital improvements" shall include physical assets providing additional capacity needed to accommodate the demand for public facilities generated by a development. *(Amended 11/18/14)*

Carrier: A company that provides personal wireless communication services.

Cellular Communication: A type of personal wireless communication service consisting of low-power mobile radio communication that occurs through a network of radio wave transmitting devices.

Centennial Airport Review Area (CARA): An overlay district intended to allow for compatible land-use planning in the vicinity of Centennial Airport. The overlay district includes three components; safety zones, noise zones, and height zones as depicted in Figure 19-1.

Central Water: Water service provided by a special district formed pursuant to the Special District Act, C.R.S. § 32-1-101, et. seq.

Central Sanitation: A centralized wastewater collection and treatment facility approved by Tri-County Health Department and the Colorado Department of Health including at a minimum, secondary wastewater treatment, subject to any waste discharge permits required by the State.

Channel: A natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow is that water which is flowing within the limits of the defined channel.

Church: A building, where people regularly assemble for worship, or other type of religious practice, together with its accessory buildings and uses, maintained and controlled by an organization to sustain public worship. *(Amended 4/28/15)*

Clinic, Dental or Medical: A facility licensed and used for the provision of medical, dental, surgical or mental health care of the sick or injured, but excluding therefrom inpatient and overnight accommodations.

Club (Country Club): Individuals gathered for social, educational or recreational purposes, including buildings or facilities owned/operated by such organization, excluding a golf course unless specifically permitted in that zoning district.

Collocation: The circumstance occurring when one or more carriers install antenna arrays on the same single structure.

Commercial Storage Area: An outdoor area for the storage of items including but not limited to raw materials, supplies, finished or semi-finished products, goods, wares, merchandise, vehicles, or equipment. *(Amended 3/26/24)*

Commitment to serve: (as related to water supply) - A letter stating the water district's "intent to serve" the project, or at the time of final/minor development plat application, a letter stating that the water district "will serve" the area of the final/minor development plat.

Comprehensive Master Plan: The Douglas County Comprehensive Master Plan as adopted by Planning Commission resolution. The Douglas County Comprehensive Master Plan is the long-range plan intended to guide the growth and development of the County, and is inclusive of supplemental plans which may be adopted and incorporated by Planning Commission resolution.

Condominium: A legal form of ownership whereby an owner gains title to an interior air space dwelling unit, together with interest in the common areas and facilities appurtenant to such units.

Confinement Center: An animal feeding operation where livestock are kept and fed in close quarters until they are shipped to market.

Construction: Any and all activity incidental to the erection, demolition, assembling, altering, installing, or equipping of buildings, structures, roads, or appurtenances thereto, including land clearing, grading, excavating, and filling.

Convenience Store: A small retail or service commercial use, which provides limited food products, household items or other goods or services commonly associated with the same, which do not typically offer comparison shopping opportunities.

County: Douglas County, Colorado.

Cultural Facility: A building or area designed and intended for intellectual or artistic activities, including a museum, art gallery, outdoor amphitheater, fairground, sports stadium/arena, performing arts center, or similar facility.

dB(A): A sound level in decibels measured on the "A" scale of sound level having characteristics defined by the American National Standards Institute. *[§25-12-102(2), C.R.S.]*

Day-Care Center or Preschool: A commercial facility where care and training is provided for children or adults for periods of less than 24 consecutive hours.

Day-Care Home: A residence in which care is provided for up to 12 children or adults for periods of less than 24 consecutive hours. *(Amended 3/10/26)*

Day-Care Household Pets: A retail/service facility for the care of dogs or other household pets for periods of less than 24 consecutive hours. Overnight, indoor boarding may be permitted as an accessory use only. Outdoor holding facilities are prohibited in connection with the accessory use.

Decibel: A unit describing the relative amplitude of sound. A decibel is a unit of sound pressure level equal to 20 times the logarithm to the base 10 of the ratio of the sound pressure to the reference pressure of 2x10-5N/m2 (Newton's/meter squared.) *[§25-12-102(3), C.R.S.]*

Density: The number of units per area of measure. For example, the number of dwelling units per acre.

Density, Gross: The total number of units divided by the total land area within the boundary of the project including publicly dedicated streets, open space or other public facilities.

Density, Net: The number of units divided by the land area within the boundary of the project excluding publicly dedicated streets, open space or other public facilities.

Department: The Douglas County Community Development Department.

Designated Elevation: The elevation above sea level determined at each airport in accordance with the approved airport guidelines.

Development: Any change to improved or unimproved real estate, including but not limited to: buildings, structures, mining, dredging, filling, grading, paving, excavation or drilling operations or any alteration to land, buildings or structures which falls under the purview of this Resolution.

Development Plan: A specific set of regulations establishing lot size, land use, density, lot coverage, open space or other standards and a map depicting land uses within a Planned Development District approved by the Board and recorded in the Office of the Clerk and Recorder. The current and future owners and their assigns are required to develop their property in accordance with this plan.

Director: The Director shall be as designated by the County Manager.

Driveway: A private vehicular access abutting a street, for the exclusive use of the owners and occupants of the lot, lots or project and their invitees, not considered to be a street.

Dude Ranch: A functioning ranch that offers guests the opportunity to participate in activities commonly associated with its operation. The recreational component shall be accessory to the principal ranching operation.

Dwelling: A building or portion thereof used exclusively for residential occupancy, including single-family, two-family and multi-family dwellings, but not including mobile homes, boarding houses, hotels, motels, recreational vehicles, or tents. Manufactured homes certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974", 42 U.S.C. 5401 et seq., as amended and Section 30-28-115 of the Colorado Revised Statutes shall be deemed a dwelling unit. *(Amended 5/10/16)*

Dwelling, Multifamily: A dwelling situated on 1 lot and arranged, designed or intended for occupancy by two (2) or more families living independently of each other, including condominiums and duplexes, but excluding therefrom hotels and motels.

Dwelling, Single-Family: A dwelling situated on 1 lot and arranged, designed or intended for occupancy by not more than one (1) family in compliance with the County building code. The dwelling must function as a continuous enclosure without any impassable separation such as a wall or floor. Dwelling spaces joined by a garage or breezeway are considered to be a separate dwelling.

Dwelling, Single-Family, attached: A dwelling with primary ground floor access to the outside, which is attached to another unit by a party wall without openings, and is situated on one (1) lot. The term is intended primarily for such dwelling types as townhouses, cluster units, patio homes.

Easement: An acquired right of use, interest or privilege in land owned by another.

Enhanced Specialized Mobile Radio Service (ESMR): A type of communication technology that is used primarily by fleet-dispatched service providers and closed system mobile radio users.

Entertainment Event: A public presentation for which admission is made available to the general public, held on a one time or occasional basis that provides amusement for, or holds the attention of, those in attendance. *(Amended 4/28/15)*

Entertainment Event, Major: An Entertainment Event that exceeds the limitations placed on Minor Entertainment Events. *(Amended 1/28/14)*

Entertainment Event, Minor: An Entertainment Event that meets one of the following limitations:

- A one-day event, such as a concert, with a maximum daily attendance of 500 persons.
- A multi-day event, such as a festival, carnival, or revival, with a maximum daily attendance of 300 persons and duration of seven days or less. *(Amended 1/28/14)*

Equipment, Small: Vehicles/equipment not exceeding the following gross vehicle weights: Motorized - 18,000 lbs.; nonmotorized - 6,000 lbs.

Event Center: A facility consisting of structures or premises used to accommodate the assembly of persons for private meetings, parties, weddings, wedding receptions, reunions, birthday celebrations, charitable fundraisers, and other social engagement purposes, or similar such uses, in exchange for remuneration of any kind. Such use may include the provision of food, beverages, and entertainment. Event Center shall not include any use component of a sexually oriented business, as defined herein. *(Amended 4/28/15)*

Family: An individual or a group of persons, whether related or not, that habitually reside in a single dwelling unit and form a single residential unit, who share common living areas (e.g. laundry, kitchen, living room, garage, etc.) and expenses, and are at least partially dependent upon each other for care of the residential unit.

A family shall not include more than one (1) registered sex offender over the age of 18, unless related by blood, marriage, or legal adoption to all other occupants. *(Amended 5/10/16)*

Farm and Commercial Garden Building: A building or structure used to shelter or enclose livestock, poultry, feed, flowers, field equipment or similar uses.

Farmers Market: An outdoor market open to the public and operated by a governmental agency, a nonprofit corporation, or one or more Agricultural Producers; where the products offered for sale are Agricultural Products, Value-added Agricultural Products, and incidental sale of other items. *(Amended 1/28/14)*

Feedlot: Any tract of land or structure, pen/corral wherein cattle, horses, sheep, goats, swine, or similar livestock are maintained in close quarters for the purpose of feeding such livestock in order to fatten them prior to final shipment to market.

Fence: Any structure used as a barrier or a boundary. *(Amended 3/26/24)*

Firearm: Any handgun, revolver, pistol, rifle, shotgun, or other instrument or device capable of or intended to discharge bullets, shot, or other projectile by means of gasses released by burning a solid propellant.

Fire Protection Facilities: Fire stations and major pieces of fire fighting apparatus, including, but not limited to pumpers, quick response vehicles, hook and ladder trucks, and similar equipment, owned and operated by county fire districts.

Firing Range: A facility used to provide, in exchange for remuneration of any kind, training in conjunction with, or for practice in, discharging firearms. *(Amended 4/28/15)*

Flag: A piece of fabric, cloth, or sturdy material usually oblong, rectangular, square, or triangular, typically attachable on one edge to a staff, pole, or cord. *(Amended 2/11/14)*

Flood, 100-year: The flood having a 1% chance of being equaled or exceeded in any given year. It is also known as a "base flood".

Floodplain: The area adjoining any river, stream, watercourse, lake or other body of standing water which is subject to inundation by a 100-year flood. Refer to the floodplain overlay district section for more information.

Floor Area, Gross: The sum of the horizontal area, measured in square feet, of all floors of a building measured from the exterior face of the wall including stairwells or elevator shafts and excluding unfinished basements or attics, garage space, or unenclosed porches.

Floor Area, Net: The sum of the horizontal floor area, measured in square feet, of all floors of a building measured from the interior face of the exterior wall excluding therefrom, stairwells, elevator shafts, covered malls, covered walkways, roof patio areas, covered entries, covered parking, covered driveways, covered loading areas, utility rooms and storage areas.

Floor Area Ratio - F.A.R.: Determined by dividing the gross floor area of all buildings on a lot by the total area of that lot.

Frontage: The length of a parcel/lot abutting a right-of-way.

Garage:

Private - A building, or portion thereof, including carports, in which only private or pleasure-type motor vehicles used by the owners or resident tenants of the land are stored or kept.

Public - A building, or portion thereof, other than a private garage, used for the parking of automobiles.

Golf Course: A recreational facility primarily used for the purpose of playing golf, including associated food service, retail sales areas, and staff offices, excluding residential and other non-golf recreational uses.

Grade: The elevation of the finished surface of the ground.

Greenhouse: A structure used for the propagation, cultivation or growing of nursery stock such as flowers, bulbs, plants, trees, shrubs or vines.

Group Home: A residence that provides non-institutional housing for persons living as a single housekeeping unit as follows: *[Per 30-28-115 CRS]*

- A group of no more than 8 persons with developmental disabilities living in a state-licensed group home or community residential home; or
- A group of not more than 8 persons with a mental illness living in a state-licensed group home; or
- A group of not more than 8 persons 60 years of age or older who do not need nursing facilities; or
- Any other type of home allowed under the provisions of the Fair Housing Act, as amended, for any type of protected class, or pursuant to any other applicable law

Group Homes that do not meet the conditions listed shall be considered Group Residential Facilities for purposes of this resolution. *(Amended 5/10/16)*

Group Residential Facility: A residence, not qualifying as a group home, that provides a community living environment for individuals requiring custodial care, medical treatment, or specialized social services. This term includes, but is not limited to: specialized group child care home, facility or center; residential child care facility; residential treatment facility; shelters for the homeless; shelters from domestic violence; residential facilities for those living together as a result of criminal offenses; and homes for individuals that are HIV positive or afflicted with the AIDS virus. *(Amended 5/10/16)*

Guest House: A dwelling attached or unattached to the principal dwelling, used to house guests of the occupants of the principal dwelling, and which shall not be rented or leased, or held in ownership by other than the owner of the principal dwelling. A Guest House is an ADU. *(Amended 6/24/25)*

Hay: Grass or other herbaceous plant that has been cut, dried, and stored for use as animal fodder, particularly for grazing livestock such as cattle, horses, goats, and sheep. *(Amended 4/28/15)*

Hay Sales: The sale of imported hay for animal fodder as a principal commercial use of the property. No other bagged or baled animal feed, imported agricultural products, or other sales are allowed, except as otherwise permitted herein. *(Amended 4/28/15)*

Hedge: A row of shrubs or small trees which, at maturity, forms a barrier that cannot be easily seen through.

Heliport: Any area used by helicopters for commercial or business purposes, including landing and take-off, passenger and cargo loading, maintenance and fueling facilities.

Home Occupation: A business use conducted on the site, which is clearly incidental and secondary to the use of the land for residential or agricultural purposes; that does not change the character of the dwelling, lot, or neighborhood; and that allows the resident to work at home. Such uses as a motor vehicle repair or body shop, bed and breakfast establishment, medical clinic, hospital, kennel, animal clinic/hospital, retail business, warehousing and distribution, or any similar use generating more than occasional or minimal vehicular or pedestrian traffic shall not be allowed as a home occupation.

Homeowners' Association: An association of homeowners within a residential area created to govern the area with powers including but not limited to: the setting and collection of expense assessments from the members of the association, the control and maintenance of common areas, and the enforcement of protective covenants.

Horse, Boarded: A horse, not owned by the landowner or lessee, kept on the landowner or lessee's property for a period of 24 hours or more.

Horse, Nonowned: A horse not solely owned by the owner or lessee of the land. A horse leased for the exclusive use of the lessee shall be considered to be an owned horse.

Horse, Owned: A horse solely owned by the owner or lessee of the land. A horse leased for the exclusive use of the lessee shall be considered to be an owned horse.

Horse Rental Stable: A facility where horses, ponies, or mules are rented to the general public for recreational purposes.

Hospital: An institution providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central services facilities and staff offices that are an integral part of the facilities.

Hotel: Any building arranged, designed or intended as a temporary lodging place for human beings, with or without meals, in which there are six (6) or more guest rooms or suites, and in which only minimal provision may be made for cooking in any individual room or suite.

Hunting/Fishing Club: Individuals gathered for the express purpose of participating in recreational activities directly related to hunting, fishing and similar outdoor sportsman activities that typically take place on club-owned land.

Impact Area: The area within which a proposed development is presumed to create a demand for public facilities and services and which area, therefore, will be evaluated to determine whether the capacity of public facilities and services is adequate to accommodate the demand. The impact areas for specific public facilities and services are as follows:

(1) Fire Protection: the boundaries of the district providing fire protection service to the proposed residential development.
(2) Public Schools: High School Feeder Areas as designated by the Douglas County School District.
(3) Streets: the area as defined in the Douglas County Roadway Design and Construction Standards. *(Amended 11/18/14)*

In-Home Elder Care: Providing 24-hr. in-home care for six (6) or fewer elderly persons *(60+ years old),* not related to the members of the household, who are ambulatory and are not mentally ill or developmentally disabled, who because of impaired capacity for independent living elect protective oversight, but do not require regular 24-hour medical or nursing care. The care provider shall reside at and maintain their primary place of residency in this home, be licensed by the State, and may have 1-2 nonresident helpers. The limitation contained in §30-28-115(2)(f), C.R.S., requiring that a group home for the aged not be located within 750' of another such group home, shall not apply to in-home elder care facilities.

Industrial Park: A tract of land with two or more separate industrial buildings or related uses planned, designed, constructed, or managed on an integrated and coordinated basis with special attention to on-site traffic patterns, parking, utilities, building design and orientation, and open space.

Junk Yard: A building, structure or parcel of land, or portion thereof, used for the collecting, storage or sale of waste paper, rags, scrap metal or discarded material; or, for the collecting, dismantling, storage, salvaging, or demolition of vehicles, machinery or other materials.

Kennel: Any site used to keep more household pets than permitted in Section 24 Animals or used for breeding, boarding, training with boarding or selling of household pets. This definition shall not include a veterinary clinic or hospital or pet shop. *(Amended 5/27/14)*

Landfill: A site used for the disposal of junk, garbage or other waste material including biodegradables imported from off-site. The burying of biodegradable material that originated on-site shall not be considered a landfill provided all applicable requirements are met and necessary permits obtained.

Landing Field - Private: An area of land or water designed for the landing or take-off of aircraft for the benefit of the landowner/lessee and not to be used for commercial purposes.

Landscape: Improvement to an area of land by the planting of a combination of trees, shrubs and ground covers.

Legal Description: A written metes and bounds description of the boundary of a parcel of real property by a Professional Land Surveyor (PLS), for the purpose of perpetuating location and title. The description must recite all ties and monuments, recorded or physical, which will determine the correct position of the boundary, all references to adjoining lands by name and record, and a full dimensional recital of the boundary courses in succession which shall be mathematically correct. The description must be accompanied by an exhibit or map showing all pertinent information as described in the narrative.

Level of Service (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a public facility based upon and related to the operational characteristics of the public facility; or the capacity per unit of demand for each public facility.

Level of Service (LOS), Adopted Roadway: Level of Service C for Nonurban areas and D for Urban areas. *(Amended 11/18/14)*

Level of Service (LOS), Roadway: A performance measure of quality of service measured on an A-F scale, with a LOS A representing the best operating conditions from the traveler's perspective and a LOS F representing the worst. *(Amended 11/18/14)*

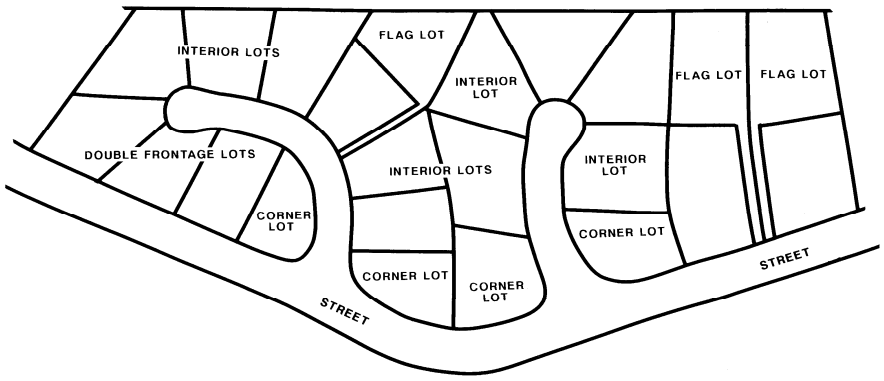
Lot: A parcel of land designated as a lot on a recorded plat or a parcel of land that has been recorded by a deed in the Office of the Douglas County Clerk and Recorder provided such lot was created in compliance with the State land-use laws and Douglas County subdivision and zoning regulations in effect at the time the lot/parcel was created. Also, lot of record. *(A tax parcel is not necessarily a lot of record)*

Corner - A lot abutting two or more adjacent streets which have an angle of intersection of not more than 135 degrees.

Double Frontage - A lot abutting two nonintersecting streets as distinguished from a corner lot.

Flag - A lot having access or an easement to a public or private street by a narrow, private right-of-way

Interior - A lot other than a corner lot.



Lot, Area of: The area of a lot exclusive of streets, County-dedicated land or open space.

Lot, Buildable: A lot of record that complies with all the requirements of the zoning district within which it is located, or a nonconforming lot provided such lot was created in compliance with the State land-use laws and the Douglas County subdivision and zoning regulations in effect at the time the lot was created. *(A tax parcel may or may not be a buildable lot.)*

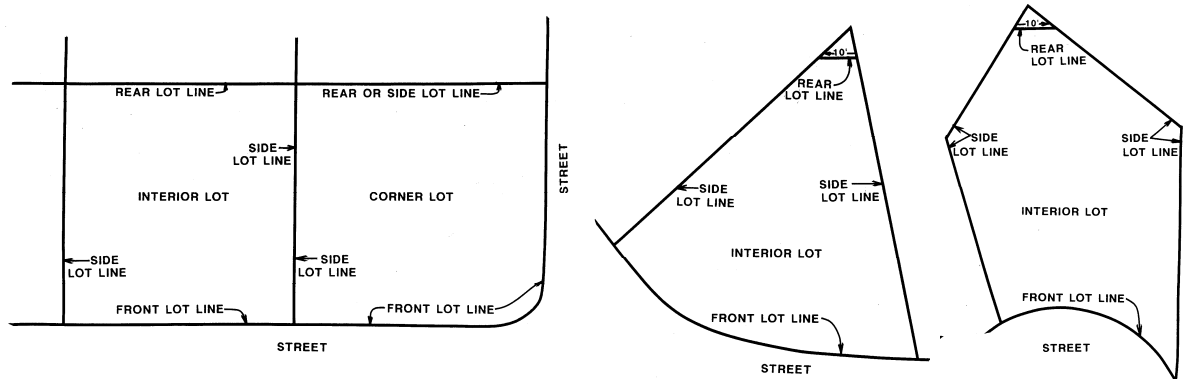
Lot, Nonconforming: A lot that has less than the required minimum area or width as established by the zone in which it is located.

Lot Line: Any boundary of a lot. The classifications of lot lines are:

Front: The lot line separating the lot from a street. On a corner lot or double frontage lot each lot line separating the lot from a street is considered a front lot line. Where a lot is not abutting a street, other than by its driveway, that lot line which faces the principal entrance of the main building is the front lot line.

Rear: The lot line opposite and most distant from the front lot line; however, for corner lots the rear lot line may be any lot line not abutting a street. For triangular, pie-shaped, or irregularly-shaped lots the rear lot line shall be deemed to be a line within the lot having a length of 10 feet, parallel to and most distant from the front lot line for the purpose of determining required setbacks.

Side: Any property boundary line which is neither a front lot line nor rear lot line.



Major Reservoir(s): Any body of water within the State of Colorado having a surface area at high water line in excess of 100 acres excepting livestock water tanks as defined in Article 49 of Title 35, C.R.S. 1973.

Manufactured Housing: A factory-built, single-family structure that is manufactured and certified under the authority of 42 U.S.C. Section 5401, the National Manufactured Home Construction and Safety Standards Act, in compliance with Section 30-28-115 of the Colorado Revised Statutes. Manufactured housing is different than a mobile home.

Message: A complete, static display message on an Electronic Message Sign. *(Amended 2/11/14)*

Message Hold Time: The time interval a static message shall remain on the display before transitioning to another message on an Electronic Message Sign. *(Amended 2/11/14)*

Metes and Bounds: A method of describing or locating real property; metes are measures of length and bounds are boundaries; this description starts with a well-marked point of beginning and follows the boundaries of the land until it returns once more to the point of beginning.

Microwave Dish: A device for receiving or transmitting radio frequency/electromagnetic waves.

Mineral: An inanimate constituent of the earth, in either solid, liquid or gaseous state that, when extracted from the earth, is usable in its natural form or is capable of conversion into usable form as a metal, a metallic compound, a chemical, an energy source, a raw material for manufacturing or construction material.

Mineral Resource Area: An area in which minerals are located in sufficient concentration in veins, deposits, bodies, beds, seams, fields, pools or otherwise, as to be capable of economic recovery. The term includes but is not limited to any area in which there has been significant mining activity in the past, there is significant mining activity in the present, mining development is planned or in progress, or mineral rights are held by mineral patent or valid mining claim with the intention of mining.

Mining: The withdrawal or refinement of materials including but not limited to: minerals (either solid, liquid, or gas which are usable in their natural form or converted to a usable form when extracted from the earth), sand, gravel, quarry aggregate, oil, natural gas, coal, dimension or landscape stone, peat and metals. Mining does not include surface or groundwater found in Douglas County.

Mobile Home: A portable structure used or designed to be used for living or sleeping purposes, transportable on its own wheels and requiring only minor work after arrival on its site to become suitable for occupancy. A mobile home is allowed as a dwelling only in the MH zone district or as specified in the A-1 and LRR zone districts. A mobile home shall also mean any factory built home pre-dating the Housing and Urban Development Department's manufactured housing regulations adopted in 1976. *(Refer to Manufactured Housing and Modular Home)* *(Amended 4/28/15)*

Mobile Home, Converted: A mobile home that has been placed on a permanent foundation and taxed as real estate. Converted mobile homes shall be permitted only in MH zone district, or as a specified within the A-1 and LRR zone districts. A mobile home shall also mean any factory built home pre-dating the 1976 Housing and Urban Development Department's manufactured housing regulations adopted in 1976. *(Amended 4/28/15)*

Mobile Home Park: A parcel of land under single or unified ownership or control within which spaces are rented for occupancy by mobile homes.

Mobile Home Subdivision: An area of land subdivided for occupancy by mobile homes exclusively, and containing lots in divided or separate ownership.

Modular Home: A prefabricated living unit, designed to become a permanent building, which meets the building standards of the Douglas County Building Code.

Motel: A building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having a parking area adjacent to each unit.

Motorcycle: A self-propelled vehicle with not more than three (3) wheels in contact with the ground that is designed primarily for use on the public highways. *[§25-12-102(5.2), C.R.S.]*

Motorsports: The operation of Motorsport Vehicles for practice, education, recreation, or competition, excluding agricultural or property maintenance uses or the occasional, incidental operation of Motorsports Vehicles on private property that does not result in the establishment of a track. *(Amended 8/9/16)*

Motorsports Facility: A track for Motorsports *(Amended 4/26/16)*

Motorsports Facility, Private: A Motorsports Facility for personal use that requires the movement of a cumulative total of 50 cubic yards or more of dirt or other material for such use, when a principal residence has been established on the property. *(Amended 4/26/16)*

Motorsports Vehicle: A self-propelled vehicle including Motor Vehicles, Motorcycles, Off-Highway Vehicles, and Snowmobiles used primarily off road. *(Amended 4/26/16)*

Motor Vehicle: A self-propelled vehicle with at least four (4) wheels in contact with the ground that is designed primarily for use on the public highways. *[§25-12-102(5.4), C.R.S.]*

Nonconforming Building: A building that does not meet the bulk requirements of the zoning district in which it is located, but which complied with applicable regulations at the time the building was constructed.

Nonconforming Use: A use of land that does not comply with the use regulations for its zoning district but which complied with applicable regulations at the time the use was established.

Nonurban Areas: Nonurban Areas as designated on the Douglas County Master Plan Land Use Map and as defined in the Douglas County Master Plan.

Nursing Home: A 24-hour residential care facility, licensed by the state, providing some level of skilled nursing or medical service.

Off-Highway Vehicle: A self-propelled vehicle with wheels or tracks in contact with the ground that is designed primarily for use off the public highways, excluding military vehicles, golf carts, snowmobiles, vehicles designed and used to carry persons with disabilities, and vehicles designed and used specifically for agricultural, logging, firefighting, or mining purposes. *[§25-12-102(5.6), C.R.S.]*

Office, Professional: A place of business for predominantly administrative, professional, or clerical operations, i.e., accountant; architect; attorney; bookkeeper; broker; doctor; dentist, chiropractor; psychologist; drafter; bank; savings and loan; insurance company; credit union; credit-reporting agency; developer; contractor; engineer; surveyor; planner; insurance agency; interior design; landscape architect; pharmacy; notary; stenographer; clerical services.

Open Space: Public or private land and aquatic areas that are regulated or managed to protect the natural environment and significant cultural resources; provide recreation and agricultural opportunities; shape the pattern of urban development, or any combination thereof, including yards and common areas and including a limited number of buildings and accessory uses compatible with intended use. Open space shall be deemed not to include driveways, parking lots, or other surfaces designed or intended for vehicular travel.

Parcel: All contiguous land held under one deed irrespective of the method of legal description used.

Park: A tract of land identified for public use by zoning or subdivision action, or designated by an authorized public entity, for recreational, educational, or cultural purposes.

Parking, Lot: An area other than a street or alley that is permanently reserved and maintained for the parking of motor vehicles on a temporary basis - daily or overnight.

Parking, Off-Street: See Parking Lot. *(Amended 2/11/14)*

Person Aggrieved: An applicant, an abutting property owner, or a person with an interest in real estate located within 1,000 feet of the subject property where such person can show his/her property interest has been damaged by a final administrative decision and such damage is different in kind, not merely in degree, from that experienced by the public generally. *(Amended 8/12/14)*

Personal Communication Service (PCS): A type of wireless communication technology capable of transmitting voice, data and paging that utilizes small geographic areas on a tight grid of interconnected sites.

Personal Use: Exclusively for use in relation to Motorsports, a use for which no remuneration, either direct or indirect, of any kind is provided. *(Amended 4/26/16)*

Personal Wireless Communication Facility: Any unstaffed facility for the transmission and/or reception of voice, data and paging signals consisting of one or more of the following elements: antennas, support towers, or accessory equipment buildings or structures.

Personal Wireless Communication Services: The term used to collectively describe low-powered, unmanned facilities providing wireless telecommunication services including, but not limited to, paging, enhanced specialized mobile radio (ESMR), personal communication service (PCS), commercial mobile radio service (CMRS), cellular telephone and similar technologies, to a small geographic area within a network of interconnected sites. The power density at the property line or lease area shall not exceed the radio frequency emission standards set by the FCC.

Planned Development: A zoning district for an area of land controlled by one or more landowners, which is developed under a single development guide for mixed use.

Planning Area: An area of land within a Planned Development defined by acreage, use, density, etc., and whose boundaries are defined by the alignment of arterials or collectors or as otherwise depicted on the Development Guide.

Planning Commission: The Douglas County Planning Commission.

Planning Office: The Douglas County Planning Office.

Plant Nursery: An area of land used to raise trees, shrubs, vines or other plants, for transplanting or sale.

Plat: A map and supporting materials of certain described land prepared in accordance with the Douglas County Subdivision Resolution as an instrument for recording of real estate interests with the County Clerk and Recorder.

Primary Urban Area (PUA): The Primary Urban Area as designated on the Douglas County Comprehensive Master Plan Land Use Map and as defined in the Douglas County Comprehensive Master Plan. *(Amended 11/18/14)*

Principal Building: A building in which the primary use of the lot/parcel on which the building is located is conducted.

Principal Use: The main use of land or structures, as distinguished from an accessory use.

Public Facilities: Infrastructure and associated improvements including water facilities, wastewater facilities, fire protection facilities, public schools, regional parks and streets. *(Amended 11/18/14)*

Public Schools: Elementary schools, middle schools, or high schools and charter schools, capital equipment provided therein and the land needed for public schools, which are owned and operated by the Douglas County School District.

Recreation Facility, Indoor: An establishment providing recreational activities, completely enclosed by a structure, such as bowling alley, gymnasium, roller skating or ice skating, billiards, pool, theater, swimming pool or related amusements. This does not include adult entertainment establishments.

Recreation Facility, Outdoor: An area used primarily for outdoor recreational activity, i.e., swimming pool, tennis court, basketball court, soccer field, baseball diamond, park, playground or other similar uses not specifically addressed, and may include structures for restrooms, locker rooms, maintenance equipment storage.

Recreation Facility, Community: An indoor/outdoor area or other facility used for social or recreational purposes, generally open to the public, including active play fields, swimming pools, tennis or basketball courts, play apparatus, or picnic areas and generally serves residents within a 5 to 7 mile radius.

Recreation Facility, Neighborhood: An indoor/outdoor area or other facility used for social or recreational purposes, generally open to the public, including active play fields, swimming pools, tennis or basketball courts, play apparatus, or picnic areas and generally serves residents within a 2 mile radius.

Recreation Facility, Private: An indoor/outdoor area or other facility used for social or recreational purposes, owned and operated by a Homeowners' Association or similar entity, for the exclusive use of the residents and their invitees within a residential development. These facilities may include but are not limited to: meeting rooms, game rooms, kitchen/bar, lounge areas, restrooms, and indoor/outdoor recreation facilities.

These facilities may also include ancillary offices for the Homeowners' Association or similar entity. Structures and site amenities should be of similar design, scale, and materials as the residential development it serves.

Recreational Vehicle: A motor home, travel or camping trailer, van or truck camper, with or without self-motive power, boat, jet ski, motorcycle or all-terrain vehicle.

Recreational Vehicle Storage Yard: An area of land and associated structures arranged, designed or intended to accommodate the temporary parking or storage of unoccupied recreational vehicles.

Referral Agency, Advisory: A public or private organization which is interested in providing advisory comments to Douglas County on a land use proposal or proposed legislative action.

Referral Agency, Regulatory: An entity which is responsible for providing referral comments to Douglas County on a land use proposal or proposed legislative action, and which: (1) provides facilities and/or services for the proposed land use; and/or (2) provides regulatory control over some aspect of the subject property or proposed land use; and/or (3) is a referral agency under state or federal law.

Regional Parks: Park land and related facilities thereon which support both passive and active recreational activities for all Douglas County residents, which is owned by Douglas County, or which may be owned by another local governmental entity within unincorporated Douglas County which is at least 50 acres in size.

Registered Sex Offender: Any person who is required to register their place of residence with the Sheriff's Department or other local law enforcement agency in accordance with §18-3-412.5 C.R.S., as amended.

Religious Retreat: A building or site designed and designated for religious teaching, reflection, or contemplative activities, maintained and controlled by a religious organization to sustain worship or other religious practice, and may include overnight guest accommodations. This use is distinct from that of a church, which is separately defined herein. *(Amended 4/28/15)*

Residence, Caretaker: A dwelling or mobile home designed or intended for occupancy by a person(s) owning, employed in or dealing with, and responsible for the security and maintenance of the land on which it is situated. A caretaker's residence shall meet the principal use setbacks.

Residential Rezoning: A rezoning from a zoning district that does not permit residential uses to a zoning district that permits residential uses, unless within a planned development maintaining the dwelling unit cap, or a rezoning from a zoning district that permits an increased number of dwelling units.

Retail/Service Business: A commercial use characterized by the selling of tangible goods/merchandise or services/intangibles directly to the consumer.

Retirement Home: One or more buildings containing dwellings where the occupancy is restricted to persons at least 55 years of age, or couples where either spouse is at least 55 years old. This may contain special support services, *i.e., convalescent or nursing facilities, and central dining facilities.*

Rezoning: A revision to the County Zone District Map.

Right-of-way: Land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer or other public use.

Runway (Landing Strip): An area of land used for aircraft landing or take-off.

Satellite Dish: (see Antenna)

Satellite Earth Station: A telecommunication facility consisting of multiple satellite dishes for transmitting and receiving signals from orbiting satellites.

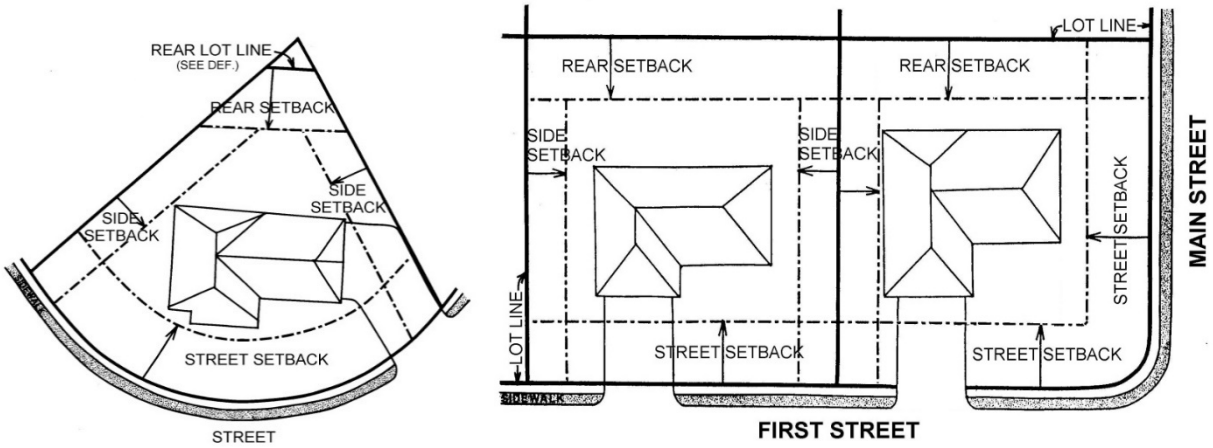
Screen: A barrier that cannot be easily seen through. To obscure the view of something so that it cannot be easily seen. *(Amended 3/26/24)*

Separated Urban Area (SUA): Separated Urban Areas as designated on the Douglas County Master Plan Land Use Map and as defined in the Douglas County Master Plan. *(Amended 11/18/14)*

Setback: The required minimum horizontal distance between the location of structures or uses and the related front, side, or rear lot line measured perpendicular to such lot line.

Front - a setback extending across the full width of the lot measured perpendicular to the front lot line.
Rear - a setback extending across the full width of the lot measured perpendicular to the rear lot line.
Side - a setback extending from the front lot line to the rear setback measured perpendicular to the side lot line.
Street - a setback extending across the full width of the lot measured perpendicular to the front lot line.

(see following setback diagrams)



Sexually Oriented Business: An adult arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, sexual encounter establishment, or nude model studio. The definition of sexually oriented businesses shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

"Specified Anatomical Areas" include any of the following:

(1) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areola; or
(2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

"Specified Sexual Activities" includes any of the following:

(1) The fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts
(2) Sex acts, normal or perverted, actual or simulated, including, but not limited to, intercourse, oral copulation, sodomy, sadomasochism or bestiality;
(3) Masturbation, actual or simulated; or
(4) Human genitals in a state of sexual stimulation, arousal or tumescence:
(5) Excretory functions as part of or in connection with any of the activities set forth in subsections (a) thru (d) of this subsection.

Adult Arcade: An establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines or other image producing machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

Adult Bookstore, Adult Novelty Store or Adult Video Store:

(1) A commercial establishment which:
   (a) devotes a significant or substantial portion of its stock-in-trade or interior floor space to;
   (b) receives a significant or substantial portion of its revenues from; or
   (c) devotes a significant or substantial portion of its advertising expenditures to the promotion of the sale, rental or viewing (for any form of consideration) of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas";

(2) An establishment may have other principal business purposes that do not involve the offering for sale, rental or viewing of materials depicting or describing "specified sexual activities" or "specified anatomical areas", and still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishment from being categorized as an adult bookstore, adult novelty store or adult video store so long as the provisions of sub-section (1) are otherwise met.

Adult Cabaret: A nightclub, bar, restaurant or other commercial establishment, which regularly features:

(1) persons who appear nude or in a state of nudity; or
(2) live performances, which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

Adult Motel: A motel, hotel or similar commercial establishment which:

(1) offers public accommodations, for any form of consideration, and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas" and which advertises the availability of this sexually oriented type of material by means of a sign visible from the public right-of-way, or by magazines, pamphlets or leaflets, radio or television, or
(2) offers a sleeping room for rent for a period of time less than 10 hours, or
(3) allows a tenant or occupant to sub-rent a sleeping room for a time period of less than 10 hours.

Adult Motion Picture Theater: A theater, concert hall, auditorium or similar commercial establishment which, for any form of consideration, regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of "specified anatomical areas" or by "specified sexual activities."

Nudity or State of Nudity: (1) the appearance of the human bare buttock, anus, male genitals, female genitals, or the areola or nipple of the female breast; or (2) a state of dress which fails to opaquely and fully cover a human buttock, anus, male or female genitals, pubic region or areola or nipple of the female breast.

Nude Model Studio: Any place where a person, who appears in a state of nudity or displays "specified anatomical areas" is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other means. The definition of "nude model studio" does not apply to:

(1) a college, junior college or university supported entirely or partly by taxation;
(2) a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college or university supported entirely or partly by taxation; or
(3) a business located in a structure which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and where, in order to participate in a class a student must enroll at least 3 days in advance of the class; and where no more than one nude model is on the premises at any one time.

Sexual Encounter establishment: A business or commercial establishment, that as one of its primary business purposes offers, for any form of consideration, a place where two or more persons may congregate, associate or consort for the purpose of "specified sexual activities" or the exposure of "specified anatomical areas" or activities when one or more of the persons is in a state of nudity. An adult motel will not be classified as a sexual encounter establishment by virtue of the fact that it offers private rooms to rent.

Shopping Center: A grouping of retail business or service uses on a single site with common parking facilities and open space.

Sign: Any display or object regardless of form or material used to identify or display information about or direct or attract attention to a person, institution, organization, business, product, event, location, idea, or otherwise by any means. *(Amended 2/11/14)*

Sign, Billboard: Any sign, whether standalone or attached to another thing or structure, of more than one square foot, which is displayed in a manner to attract, at least in part, the attention of pedestrian, bicycle, and/or motor vehicle traffic to something which does not pertain to the premises upon which the sign is located. *(Amended 11/19/19)*

Sign, Canopy: Any sign painted, permanently attached to, or constructed underneath a canopy. *(Amended 2/11/14)*

Sign, Directory: Any sign identifying the locations of businesses on the property. *(Amended 11/19/19)*

Sign, Electronic Message: Any sign with a fixed or changing message composed of a series of lights that may be changed through electronic means. *(Amended 2/11/14)*

Sign, Freestanding: Any sign which is permanently affixed in or upon the ground, supported by one (1) or more structural members and not attached to or dependent for support from any building. *(Amended 2/11/14)*

Sign, Temporary: Any sign generally intended and designed for installation in a simple and non-permanent manner and constructed of cloth, canvas, fabric, metal, plywood, or other material and displayed for a purpose of a non-recurring nature. *(Amended 11/19/19)*

Sign, Vehicle: Any sign permanently or temporarily attached to or placed on an operable vehicle actively used for conducting a business operation or service. *(Amended 2/11/14)*

Sign, Wall: Any sign attached to or painted on the wall or surface of a building or structure in such a manner that the wall is the supporting structure for or forms the background surface of the sign. *(Amended 2/11/14)*

Sign, Way-finding: Any sign that directs vehicular or pedestrian traffic onto the property or towards parking or other identified locations on the site in a manner that improves site safety. *(Amended 11/19/19)*

Sign, Window: Any sign posted, painted, placed, or affixed in or on a window exposed to public view. An interior sign that faces a window exposed to public view and located within 3 feet of the window is considered a window sign, but excludes merchandise in a window display. *(Amended 2/11/14)*

Sign Height: The vertical distance from the lowest adjacent grade to the highest point of the sign or sign structure. *(Amended 11/19/19)*

Site Improvement Plan: The plans and supplemental materials, including a grading and drainage plan, a landscape plan and other detailed information, drawn and submitted in accordance with this Resolution.

Snowmobile: A self-propelled vehicle primarily designed or altered for travel on snow or ice when supported in part by skis, belts, or cleats and designed primarily for use off the public highways, excluding machinery used strictly for the grooming of snowmobile trails or ski slopes. *[§25-12-102(9), C.R.S.]*

Staff: Douglas County employees with a role in reviewing or administering the provisions contained herein.

Stealth or Faux Design: A personal wireless communication facility or element thereof, that is disguised, camouflaged, hidden or incorporated into an existing or proposed structure or placed within an existing or proposed structure so as to minimize or eliminate its visibility from off site.

Street: Land intended primarily for vehicular traffic and providing the principal means of access to property, including a roadway, road, lane, drive, avenue, highway, boulevard, or any other thoroughfare other than a driveway.

Regional/Major Arterial - A street or highway significant to the region serving the major centers of activity which carries the major portion of the trips entering and leaving an urban area, as well as, the majority of through movements desiring to bypass towns or neighborhoods.

Minor Arterial - A street, that interconnects with and augments the regional arterial system, which distributes travel to geographic areas smaller than those identified with the regional/major arterial system and provides intracommunity continuity, but ideally should not penetrate identifiable neighborhoods.

Collector - A street which distributes trips from the arterial to the ultimate destination. The collector system provides both land access service and local traffic movement within residential neighborhoods, commercial areas and industrial areas.

Local - A street which provides direct access to abutting land and access to the arterial and collector road network. Service to through traffic movement usually is deliberately discouraged.

NOTE: For identification of these types of roads within the County refer to the Douglas County Transportation Master Plan. *(Amended 11/18/14)*

Street, Private: A privately owned access way generally constructed to County specifications and not maintained by the County.

Street, Public: All public property reserved or dedicated for vehicular traffic constructed in compliance with the Douglas County Roadway Design and Construction Standards and the Douglas County Storm Drainage Design and Technical Criteria manual.

Structure: Anything constructed or erected in, under, over or upon the land, or attached to something in, under, over, or upon the land, but excluding therefrom walks, patios, off-street parking areas, fences and walls, and electrical distribution, natural gas or water and sewer lines.

Permanent - That which is built in such a manner, that it would reasonably be expected to last and remain useful for more than 5 years.

Temporary - A structure that is not a permanent structure, or one that is constructed for a special purpose in contemplation of removal upon accomplishment of such. Temporary shall mean a period of 6 months.

Subject Land: Real property which is the subject of the regulations set forth in this Resolution.

Support Tower: A vertical, ground-mounted structure designed and engineered for the purpose of supporting antennas for the transmission and/or reception of radio signals.

Lattice Tower: A self-supporting tower with multiple legs and cross bracing designed to support antennas.

Monopole: A self-supporting tower consisting of a single support of wood, metal or concrete designed to support antennas.

Guyed Tower: A tower designed to support antennas and requiring guy wires for stability.

Swimming Pool: Any structure intended for swimming or recreational bathing capable of containing water greater than 24 inches in depth. This includes in-ground, above-ground, and on-ground swimming pools, hot tubs, and spas. Any fencing required in association with such structure shall be permanently affixed to the ground. *(Amended 12/18/12)*

Telecommunications Facility: A facility and all elements thereof, including but not limited to support towers, antennas, and accessory equipment buildings, that together facilitate communication by the electronic transmission of telephone, radio, television, internet, wireless, or microwave impulses of an FCC licensed carrier, but excluding those used exclusively for private radio and television reception, private citizen's band, amateur radio communications.

Personal wireless communication facilities that exceed the height requirements provided for by this Zoning Resolution shall be considered telecommunication facilities and therefore subject to all applicable provisions.

Temporary Emergency Shelter: A facility used on a temporary basis for the purpose of housing individuals or families affected by disasters or emergency situations.

Townhome: An individual dwelling unit situated on 1 lot but attached to 1 or more similar dwelling units by a common wall or party wall. Where such a unit is attached to another, the property line shall be the center of the common wall or party wall. The owner of a townhome unit may have an undivided interest in common areas and elements appurtenant to such units.

Training: To coach or instruct an individual in a specific general area of equine expertise, or to physically condition a horse to be ridden, handled, or to perform upon command.

Urban: Urban areas as defined in the Douglas County Comprehensive Master Plan.

Utility - Major Facility:

- Pipelines and storage areas of utilities providing natural gas or petroleum derivatives;

- Appurtenance: A use or structure which is incidental and subordinate to, and devoted to the Utility-Major Facility;
- Power Plant: Any electrical energy generating facility with an energy generation capacity of 50 megawatts or more, and Appurtenance(s);
- Substation: Any facility designed to provide switching, voltage, transformation, or voltage control required for the transmission of electricity exceeding 115 kilovolts (kV);
- Transmission Lines: Any electric transmission line and Appurtenance(s) which emanate from a power plant or a substation and terminate at a substation and which are designed for or capable of, the transmission of electricity exceeding 115 kV;
- Wastewater Treatment Facility: A facility or system for treating, neutralizing, stabilizing, or disposing of domestic wastewater, which facility or system has a designed capacity to receive more than two thousand (2,000) gallons per day of domestic wastewater. The term Wastewater Treatment Facility also includes Appurtenance(s) to such system or facility, such as outfall sewers and equipment related to such Appurtenances;
- Water Storage/Treatment Facility: A facility used for water storage with a designed capacity of 300,000 gallons or more and/or treatment, except wellhead disinfection, of 10,000 gallons per day or more; and/or a Major Reservoir; and/or facilities and/or structures for the export of water outside the County; including, but not limited to, water diversion structures, headgates, forebays; and all associated Appurtenances. Water storage tanks must be buried, unless this requirement is waived by the Director due to geological/topographical conditions that would prevent burial.

Utility Service Facility: Any Neighborhood Substation, Personal Wireless Communication Facility, Water Storage/Treatment Facility:

- Neighborhood Substation: Any facility used for the purpose of reducing voltages to levels of 115 kV, or less, for distribution to individual users;
- Personal Wireless Communication Facility: Any unstaffed facility for the transmission and/or reception of voice, data and paging signals consisting of one or more of the following elements: antennas, support towers, or accessory equipment buildings or structures;
- Water Storage/Treatment Facility: A facility used for water storage with a designed capacity of less than 300,000 gallons and/or treatment of less than 10,000 gallons per day. Water storage tanks must be buried, unless this requirement is waived by the Director due to geological/topographical conditions that would prevent burial.

Value-Added Agricultural Processing: The processing and/or packaging of Agricultural Products, for which the primary ingredient is raised or grown on the site. Value-added Processing may include the sales of Value-Added Agricultural Products produced on the site. Value-added Agricultural Processing does not include processing Agricultural Products into fuels, lubricants, paints, varnishes, or the like. *(Amended 1/28/14)*

Value-Added Agricultural Product: A product processed by an Agricultural Producer from an Agricultural Product, such as baked goods, jams, jellies, and leather or woolen goods. *(Amended 1/28/14)*

Variance: A grant of relief from certain provisions of this Resolution, as provided in and limited by the Variance section of this Resolution.

Veterinary Clinic or Hospital: A structure where animals are brought for medical or surgical treatment and may be held during the time of treatment and recuperation. Overnight, indoor boarding may be permitted as an accessory use only. Outdoor holding facilities are prohibited in connection with the accessory use.

Veterinary Clinic or Hospital, Equine and Livestock: A facility which provides preventative and medical or surgical treatment to horses and livestock. Animals may be held during the time of treatment and recuperation including overnight stays. Outdoor holding facilities are allowed in connection with the clinic or hospital. An Equine and Livestock Veterinary Clinic or Hospital shall not have more than 12 stalls or bays. *(Amended 2/21/23)*

Warehouse: A building, or portion thereof, for storing goods, wares and merchandise for the owner or for others.

Wastewater Facilities: Structures or systems designed for the collection, transmission, treatment or disposal of sewage and includes trunk mains, interceptors, and treatment plants, including package treatment plant and disposal system and on-site septic systems.

Water Facilities: Systems or structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, and storage facilities.

Water and Sewer Facilities - Public: Facilities of a municipality, public utility, nonprofit corporation, sanitation or water or other special district, that are constructed, operated or maintained to provide water or sewer service.

Watercourse: A channel, natural depression, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir or lake in which storm runoff and flood water flows either regularly or intermittently, including major drainageways for carrying urban storm runoff.

Wholesale Business: A business use characterized by the selling of tangible goods/merchandise or intangibles/services directly to the retailer or contractor or the assembly or manufacturing of products.

Wind Energy Conversion System: Any mechanism including blades, rotors or other moving surfaces designed for the purpose of converting wind energy into mechanical or electrical power. Towers, tower bases, guy wires and any other structures necessary for the installation of small wind energy conversion systems are also included. A large-scale

system designed for the generation of commercial power shall be considered a major utility facility for purposes of this Resolution.

Yard: In this Resolution the term yard is not used, as such term represents a distance that is established in a like manner as that of a setback.

Zero Lot Line: The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line with no easement or setback requirement including two adjoining structures on separate lots sharing a common wall.

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SECTION 22C Agritourism Certification and Permits

Section Contents

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2201C Intent

This section is intended to provide for the orderly control of Agritourism Activities. It establishes permit requirements and regulations for the review of Agritourism Activities.

Five levels of Agritourism Activities are established herein based upon the scale and duration of the requested activity. Minor Agritourism Activities shall be subject to administrative review and approval. Major Agritourism Activities shall be reviewed and approved by the Board of County Commissioners following a public meeting on the requested activity. Agritourism Activities with a daily attendance of less than 100 persons are accessory and do not require a permit under this section.

An Agritourism Center shall be permitted in the A-1 zoning district on conforming parcels, subject to a site improvement plan. An Agritourism Center shall be permitted in the LRR zoning district on conforming parcels, subject to a use by special review.

2202C Approval Standards

Agritourism Activity certifications and permits shall be approved based upon a finding that:

2202C.01 The proposed use is compatible with the intent of the zone district in which the activity is proposed.

2202C.02 The proposed use will not have a substantial adverse affect on adjacent uses, buildings, structures, or the natural environment.

2202C.03 The proposed use will not have a substantial adverse affect on public services or facilities.

2202C.04 The nature of the proposed use will not be detrimental to the health, safety, or welfare of the community.

2202C.05 The proposed use complies with the general requirements listed in Section 2203C, herein.

2202C.06 The site is suitable for the proposed use, considering flood hazard, drainage, and topography.

2203C General Requirements

2203C.01 Agritourism Activities shall be permitted in the Agricultural One and Large Rural Residential Zone Districts, subject to the processes established herein.

2203C.02 Agritourism Activity permits shall be subject to Section 1703A, Maximum Permissible Noise Levels, of the Douglas County Zoning Resolution unless otherwise specifically modified or excluded from these requirements through approval of an Agritourism Activity permit. Any Agritourism Activity requesting modification or exclusion from Section 1703A shall be processed as a Major Agritourism Activity.

2203C.03 Applicants proposing multiple Agritourism Activities at a single location throughout the year, or for multiple years, may apply for a single permit for all proposed Agritourism Activities. Any request for multiple Agritourism Activities at a single location shall be processed as a Major Agritourism Activity.

If requested by the applicant, the Board may approve multiple-year Major Agritourism Activity permits limited to a maximum of five years, if no significant changes to the scope and duration of the activities are planned to occur over the requested permit duration. Multiple-year permits may be subject to periodic inspections by the County and other agencies. Proof of permits and approvals from applicable agencies and County departments shall also be submitted prior to the start of each year's activity.

2203C.04 The applicant shall provide evidence that adequate provisions have been made for access, on-site parking, and management of sewage, potable water, and refuse.

2203C.05 The applicant shall provide evidence that the Agritourism Activity will not cause undue traffic congestion or accident potential. A traffic control plan may be required.

2203C.06 The applicant shall provide evidence that all other required permits have been obtained. Other permits may include building permits, fire district approval, GESC permits, health department permits, access permits, or a liquor license. The permit holder shall be responsible for all sales tax, state, and federal taxes, licenses, etc., required by other agencies.

2203C.07 A banner sign shall be permitted for a period not to exceed two weeks. Alternatively, one temporary 32 square foot sign is permitted. Sign permits shall be required in accordance with Section 29, Sign Standards, of this Resolution.

2203C.08 Lighting shall comply with Section 30, Lighting Standards.

2203C.09 Agritourism Activity permits shall be valid for the property and permittee identified on the permit and may not be transferred upon sale of the

property, or otherwise assigned to another person or business. The new landowner or lessee shall apply for a new permit.

2204C Certification Procedure – Minor Agritourism Activity

2204C.01 The landowner shall obtain a written Minor Agritourism Activity certification prior to commencement of the use.

(1) The certification request shall be submitted by the landowner in the form of a written request and accompanying exhibit at least 30 days prior to the activity.
(2) The narrative shall describe the activity including the number of days and anticipated number of participants.
(3) The exhibit shall depict the property, points of access, and the location of the proposed activity in relation to existing structures and use areas.
(4) Staff shall provide the landowner with contact information for agencies which may require other type of permits or approvals, such as the fire department, health department, building department, and liquor licensing authority.
(5) The activity shall be operated in accordance with the approved certification.

2205C Permitting Procedure – Major Agritourism Activity

2205C.01 Following a presubmittal meeting with Planning Services, the applicant shall submit the information required in 2208C herein to Planning Services.

2205C.02 The following information shall be submitted to Planning Services, unless waived by the Director:

(6) Completed land-use application form.
(7) Proof of ownership, or written confirmation from the property owner(s) agreeing to the use of their property or right-of-way for the Agritourism Activity, or a copy of the lease agreement.
(8) A notarized letter of authorization from the landowner permitting a representative to process the application.
(9) A written description of the activity, including:
- Description of proposed activities
- Description of the proposed activity's compatibility with the intent of the zone district
- Description of the proposed activity's expected impacts to the subject land and surrounding properties, and how adverse impacts on surrounding properties will be mitigated
- Expected daily and total attendance

- Activity schedule (including setup) and daily hours of operation
- Number of employees
- Description of water requirements, including the source of water
- Description of sanitation requirements, including the number and location of temporary toilets

(10) A site plan depicting:

- Parcel boundary or lease area
- Driveway access
- Zoning and current use of the parcel and adjacent parcels
- Location and dimension of existing and proposed structures
- Setback from the property line
- Location and surface material of proposed off-street parking areas
- Food service and vendor information
- Method of trash disposal and location of bins

2205C.03 The submittal shall be reviewed for completeness and the applicant notified of any inadequacies. Once the submittal is determined complete, Planning staff will send referral response requests to other agencies for review and comment on the application. Such agencies may include but are not limited to Engineering Services, the Douglas County Sheriff's Office, the affected fire district, the health department, and homeowners associations. The applicant will be asked to address all comments received.

2205C.04 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. In Nonurban Areas, staff shall send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The courtesy notice shall include the scheduled public meeting date, time, and place at which the Agritourism Activity Permit will be considered by the Board. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein.

2205C.05 Major Agritourism Activity Permits shall be approved, approved with conditions, continued, tabled for further study, or denied by the Board of County Commissioners at a public meeting. The Board shall evaluate the Agritourism Activity request, staff report, applicant responses, and public comment and testimony. The Board's action shall be based on the evidence presented; compliance with adopted County standards, regulations and policies; and other guidelines.

2205C.06 If the conditions or restrictions imposed by this Section 22C, or by the Agritourism Activity Permit have not been complied with, the Director may take such action as is deemed necessary to remedy the noncompliance, including but not limited to revocation of the permit. The Director's action may be appealed to the Board of Adjustment pursuant to Section 26A of this Resolution.