

Attachment A

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: <u>Preliminary Plan</u>	PLANNING FEES: _____	
MARKETING NAME: <u>Range</u>	_____	
SITE ADDRESS: <u>US-85 and Airport Rd</u>	ENGINEERING FEES: _____	
OWNER(S):	_____	
Name(s): <u>NL Range, LLC</u>	TOTAL FEES: _____	
Address: <u>8678 Concord Center Dr, Suite 200, Englewood 80112</u>	_____	
Phone: <u>303-525-2683</u>	RELATED PROJECTS: _____	
Email: <u>bhoran@ventanacap.com</u>	_____	
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i>	_____	
Name: <u>Rick Engineering Company - Troy Bales</u>	_____	
Address: <u>8678 Concord Center Dr, Suite 200, Englewood 80112</u>	_____	
Phone: <u>618-540-6848</u>	_____	
Email: <u>tbales@rickengineering.com</u>	_____	

LEGAL DESCRIPTION:

Subdivision Name: Range

Filing #: 1 Lot #: _____ Block #: _____ Section #: 3 Township: 7 Range: 68W

STATE PARCEL NUMBER(S): 2353-031-00-001

ZONING:

Present Zoning: PD Proposed Zoning: NA Gross Acreage: 399.60

Gross Site Density (DU per AC): 1.38 # of Lots or Units Proposed: 550

SERVICE PROVIDERS:

Fire District: South Metro Fire Metro District: Range Metro District Gas: Xcel Energy

Water: Range Metro District Sewer: Range Metro District Electric: IREA/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

8/13/24
Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 07.30.2018

Range Development

Douglas County, Colorado

PRELIMINARY PLAN - PROJECT SUMMARY

April 18, 2025

Submitted to:
Douglas County
Department of
Community Planning
100 Third Street, Suite 220
Castle Rock, CO 80104

Prepared by:

RICK 
8678 Concord Center Dr.
Unit #200
Englewood, CO 80112
(303) 537-8020

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1. **APPLICANT INFORMATION**

Owner:

NL RANGE LLC
8678 Concord Center Dr.,
Unit #200
Englewood, CO 80112

Engineer:

Troy Bales, PE
Rick Engineering Company
8678 Concord Center Dr.,
Unit #200
Englewood, CO 80112

Applicant Representative:

Troy Bales
Rick Engineering Company
8678 Concord Center Dr.,
Unit #200
Englewood, CO 80112

Water Rights Owner:

NL RANGE LLC
8678 Concord Center Dr., Unit
#200
Englewood, CO 80112

Mineral Rights Owner:

NL RANGE LLC
8678 Concord Center Dr.,
Unit #200
Englewood, CO 80112

2. PROJECT SUMMARY (Sec 406.02.1, 406.02.2, 406.02.3)

The vision of the “Range” project is a residential subdivision of 399-acre property into 550 single family lots which produces a Lot density of 1.38 lots per acre. These lots will cover 107.62 acres (26.9% of the overall property), and will range in size from 5,625 sf to 23,854 sf, with the average lot size being 8,523 sf. In addition to the lots, the property will contain 39.07 acres of Right-of-Way for interior roads (9.8% of the overall property) and 252.91 acres of open space (63.3% of the overall property) including a 5 acre community amenity tract.

The overall goal is to create a high-quality residential community, while preserving as much of the existing landscapes as possible and providing additional amenities to local residents, which is consistent with the Douglas County Subdivision Resolution, the Douglas County Comprehensive Master Plan.

The main residential development will be located on the hill north and south of the Daniels Park Drainage. Two access points to the property will be included from US-85. Central water and wastewater services will be provided by the Range Metro District.

3. OPEN SPACE (Sec 406.02.4)

The owners and their assigns propose to convey approximately 252.91 acres of open space at the time of final plat. Open space shall be conveyed to Range Metro District, a Title 32 metropolitan district, its successors and assigns, for ownership and maintenance at the time of final plat.

4. ROADS, TRACTS, AND EASEMENTS (Sec 406.02.5)

The Range Development proposes construction of 20 local roads and 2 entry roads internal to the development. The project proposes two entries onto existing US-85 (state highway). Each lot will incorporate utility easements on front lot lines. The owners and their assigns shall dedicate all public right-of-way depicted on the Preliminary Plan at the time of Final Plat. The Development is seeking a variance from County Collector roadway design standards for the two project entrance roads. The existing locations of US-85 intersections place the project entrance roads in locations where existing topography is not conducive to a roadway that follows County standards. It is the Developments desire to limit grading and vegetation disturbance as well as limit the encroachment into adjacent lands not owned by the development by utilizing reduce roadway centerline radii.

The project proposes 8 tracts. One for a community amenity and others for open space, drainage, utilities, and landscape.

The Range Development acknowledges the Section 2.C.c and 2.C.e of the Range Planned Development document that states the requirement of a 7-acre maximum land dedication for the future US-85 interchange at Airport Road. These Range Planned Development sections have been added to the Range Preliminary Plan to monument this requirement for these yet to be determined improvements.

5. LAND DEDICATIONS FOR PARKS AND SCHOOLS (Sec 406.02.6)

a. Parks

Land dedication for parks and trails shall be in compliance with the approved Range Planned Development. Per the Range Planned Development, local park and trail land dedication shall be 8.25 acres of land or cash-in-lieu equivalent. Regional park land dedication shall be 16.5 acres or cash-in-lieu equivalent. The “cost of improvements” shall be determined during the subdivision review process. A combination of land dedication of the Development’s 5-acre amenity and Development’s trail system and Cash-in-lieu fee is proposed to fulfill this requirement. After land dedication is deducted, the remainder of the land dedication requirement shall be paid as Cash-in-lieu at the time of recordation of the Final Plat.

It is intended for the 5-acre Tract A site amenity to be designed so it qualifies for park land dedication. Initial concepts propose the adaptive reuse of the existing barn/stable located on Tract A. The viability of the reuse of the barn/stable as well as the amenity overall final plan will be evaluated and designed during the Final Plat process.

b. Schools

Land dedication for schools shall be made in accordance with section 1004 of the Douglas County Subdivision Resolution. No land will be dedicated for school construction on the property. The owners and their assigns shall pay cash-in-lieu of land dedication for schools.

6. PROVISION OF WATER AND SEWER SERVICES (Sec 406.02.7)

a. Water

Potable water service for development will be provided the Range Metro District. The Range Metro District is acting as the retail provider for the project and Dominion Water and Sanitation District is the wholesale provider for water for the Range Metro District.

b. Sewer

Sanitary sewer service for development will be provided the Range Metro District. The Range Metro District is acting as the retail provider for the project and Dominion Water and Sanitation District is the wholesale provider for sewer service for the Range Metro District.

7. DEVELOPMENT TIME FRAME (Sec 406.02.08)

The applicant anticipates processing the project through the Douglas County Department of Community Planning to include the Preliminary Plan and Final Plat processes. Plan processing and permitting is anticipated to take place in 2024-2025 and with construction commencing after County approval, anticipated in 2025 and 2026.

8. DEVELOPMENT REPORTS

a. Existing Conditions (Sec 408.01)

The subject property is currently zoned Planned Development. The property includes several existing equestrian structures and multiple outbuildings but otherwise is generally undeveloped consisting of natural terrain. The property is vegetated with grasses, weeds, yucca and cottonwood and pine trees. The site generally slopes down the Daniels Park Drainage from the north and south. A portion of the south side of the property slopes down to US-85 to the West

b. Geotechnical Report (Sec 408.02 and 408.03)

A geotechnical report has been included with the project submittal entitled, "Preliminary Subsurface Soil Investigation Range Subdivision 7440 N US Hwy 85 Douglas County, Colorado", prepared by RMG, dated May 8, 2023.

c. Phase II Drainage Report (Sec. 408.04)

A Phase II Drainage Report has been included with the project submittal, entitled, "Phase II Drainage Report for Range (South)", prepared by RICK, dated March 2025

d. Evidence of Sanitary Service (Sec. 408.05)

Sanitary sewer service for development will be provided by the Range Metro District which will act as the Development's retail provider. Range Metro District has entered into a service agreement with Dominion Water and Sanitation District that designates Dominion as the wholesale sanitary service provider. Dominion has provided service capacity documentation to the County stating their capacity and commitment to act as the wholesale provider.

e. Evidence of Adequate Water Supply in Accordance with Section 18A of Douglas County Zoning Resolution

Water service for development will be provided by the Range Metro District which will act as the Development's retail provider. Range Metro District has entered into a service agreement with Dominion Water and Sanitation District that designates Dominion as the wholesale water provider. Dominion has provided demand standards and capacity documentation to the County stating their capacity and commitment to act as the wholesale provider.

f. Existing Infrastructure and Public Services (408.06)

i. Water

Potable water service for development will be provided by the Range Metro District which is provided water from the wholesale provider Dominion Water and Sanitation District. Range Metro and Dominion Water and Sanitation Districts have entered into and service agreement for water service.

ii. Sewer

Sanitary sewer service for development will be provided by the Range Metro District which itself is provided sanitary sewer service from the wholesale provider Dominion Water and Sanitation District. Range Metro and Dominion

Water and Sanitation Districts have entered into and service agreement for sanitary sewer service.

iii. Electric & Gas

The applicant has received will serve letters from CORE for electric services and Xcel Energy for gas services. Preliminary and final designs will take place in future phases.

iv. Fire Protection

The applicant presented the project to South Metro Fire. As the project progresses, the applicant will meet with South Metro to ensure access and water design standards are met.

v. Police Protection

Douglas County Sherriff will provide police services for this property.

vi. Open Space & Recreation

The project includes proposing to dedicate approximately 252 acres of open space for public use and recreation.

vii. Schools

The property is located within the Douglas County School District. A cash-in-lieu of land dedication contribution will be made by the property owner at the time of Final Building Permit at no cost to Douglas County.

g. Traffic Study (Sec. 408.07)

A traffic impact analysis per Chapter 17, Section B of the Roadway Design and Construction Standard, has been included with the project submittal entitled, "*RANGE, 5th Revised Traffic Impact Analysis*", prepared by Felsburg Holt & Ullevig, dated August 2024

h. Discussion of Cultural, Archaeological, and Historical Resources (Sec.408.08)

A cultural report is included with the project submittal entitled, "Cultural Resource Survey, Range Planned Development Project ", prepared by ERO Resources, dated September 2022.

i. Wildfire Mitigation Plan and Weed Management Plan (Sec.408.08)

A Wildfire Mitigation plan is included in the project submittal entitled, "Range Project, Wildfire Mitigation Plan", prepared by Dahl Environmental Services, dated 12/16/2024. A Weed Management plan is included in the project submittal entitled, "Noxious Weed Management Plan Cotterel Farms Development", prepared by ERO Resources, dated May 17, 2023

9. APPROVAL STANDARDS (403)

The Board, at a public hearing on this specific application shall be approved only upon finding, based upon the evidence presented in each specific case, that the project meets the following approval criteria.

Conforms with the goals, objectives, and policies of the Master Plan (403.01)

The overall goal is to create a high-quality residential community, while preserving as much of the existing landscapes as possible and providing additional amenities to local residents that are consistent with the goals, objectives and policies of the Louviers Rural Community of the Douglas County Comprehensive Master Plan.

Addresses the design elements established in Article 4, section 404 (403.02)

Lots are of an appropriate size and configuration for the sites characteristics and intended uses and otherwise capable of meeting minimum zone district standards such as lot size, setbacks, and off-street parking. (404.01)

The project proposes a wide range of lot sizes consistent with the approved Planned Development document. The property is surrounded by a number of different land uses inclusive of conserved open space, large lot residential and industrial. Large buffers and open space tracts are in place to provide buffering to all these different uses and along with the range of proposed lot sizes have been designed to be consistent with the character of the area.

Geologic hazards, floodplains, wildfire, or other hazardous conditions are mitigated or avoided. (404.02)

As a part of the proposed application a soils report, Environmental impact report, cultural report and wildfire mitigation plan has been prepared. There are floodplains within the property that are to be disturbed minimally by roadway connections. The project proposes a low impact approach to allow for the drainages to remain as natural as possible. The proposed project has been designed to minimize or avoid impacts to existing site features and topography.

Conflicts between proposed and surrounding land uses are minimized through lot and tract orientation, setbacks, landscaping, or other buffering techniques. (404.03)

The Planned Development document approved with the zoning application defined limits of developed area and open space areas. The open space areas have been established to provide adequate buffers to surrounding land uses and proposed lots are clustered in the center of the property to maximize space to adjacent properties and protect view corridors.

Streets and stormwater facilities are laid out with the ability to meet the Douglas County Roadway Design and Construction Standards, Storm Drainage Design and Technical Criterial Manual, and other applicable County regulations. (404.04)

The project has been designed to comply with all applicable County standards. The roadway and drainage system has been laid out to minimize impacts to surrounding drainage ways.

Elements of the site's natural terrain, drainageways, riparian areas, and vegetation are preserved or integrated into the subdivision layout. (404.05) The project minimizes impacts to existing topographical features. The Daniels Park drainage disturbance is being kept as minimal as possible. This development provides a design that focuses on keeping Daniels Park Drainage natural. The large tree stands within the north and south portion of the property were considered by the lot layout in an effort to minimize disturbance.

Archeological and historical resources of special significance are protected. (404.06) With this application a cultural report has been prepared. The conclusion in the report states that there are no areas of concern on this property.

Opportunities for safe and convenient vehicular, pedestrian, and other connection within the subdivision and adjacent neighborhoods, shopping, employment, and recreations areas are provided. (404.07) The proposed development abuts US-85. The proposed connections to this highway allows future residents access to nearby shopping, employment, connection to other neighborhoods and recreation.

Specific recommendations of other required development reports or technical studies are implemented. (404.08) As a part of the preliminary plan for this application a fire mitigation plan and a noxious weed mitigation plan has been prepared. These reports will assist in ensuring adequate mitigation is in place for the future residents of this community.

Conforms with Section 18A, Water Supply – Overlay District, of the Zoning Resolution (403.03). Potable water service for development will be provided by Range Metro District. Range Metro is acting as the retail provider and has a service agreement with Dominion Water and Sanitation District to act as the wholesale provider for Range Metro.

Provides for a public wastewater collection and treatment system and if other methods of wastewater collection and treatment are proposed such systems comply with State and local laws and regulations. (403.04) Sanitary sewer service for development will be provided by Range Metro District which will act as the retail provider for the Development. Range Metro District has entered into a service agreement with Dominion Water and Sanitation District to provide wholesale sanitary sewer service to Range Metro.

Identifies all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions and the proposed uses of these area are compatible with such conditions. (403.05) As a part of the Preliminary Plan a Geotechnical report has been prepared identifying soil characteristics within the property and has provided appropriate recommendations to mitigate any potential concerns as a result of the development. In addition, an analysis was prepared on the entire site identifying areas of steep slopes. The proposed development has been designed around these existing

topographical features and conditions.

Provides adequate drainage improvements. (403.06) The drainage system for this development has been designed to meet the requirements outlined in the Douglas County Storm Drainage Design and Technical Criteria Manual and Mile High Flood Districts Drainage Manuals. A Phase II Drainage Study has been prepared as a part of this application.

Provides adequate transportation improvements (403.07) The roads within the development have been designed to meet the requirements outlined in the Douglas County Roadway Design and Construction Standards. A traffic study has been provided with this application supporting the proposed development and the associated roadway connections to existing facilities. The application is coordinating and will continue to coordinate with the County and their team on the planned Douglas County improvements for State Highway 85.

Protects significant cultural, archaeological, natural and historical resources and unique landforms (403.08) Included in this application is a Cultural Study prepared by ERO. The report does not identify any areas of concern.

Has available all necessary services, including fire and police protection, recreation facilities, utility services, streets and open space to serve the proposed subdivision. (403.09) The Range development main access is off US-85. This corridor provides access to all necessary services inclusive of police and fire protection and recreational facilities. Will serve letters have been obtained from all applicable utilities requested to provide service to the property.

Does not interfere with the extraction of any known commercial mining deposit. (403.10) The existing property does not have any mining operations occurring onsite.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

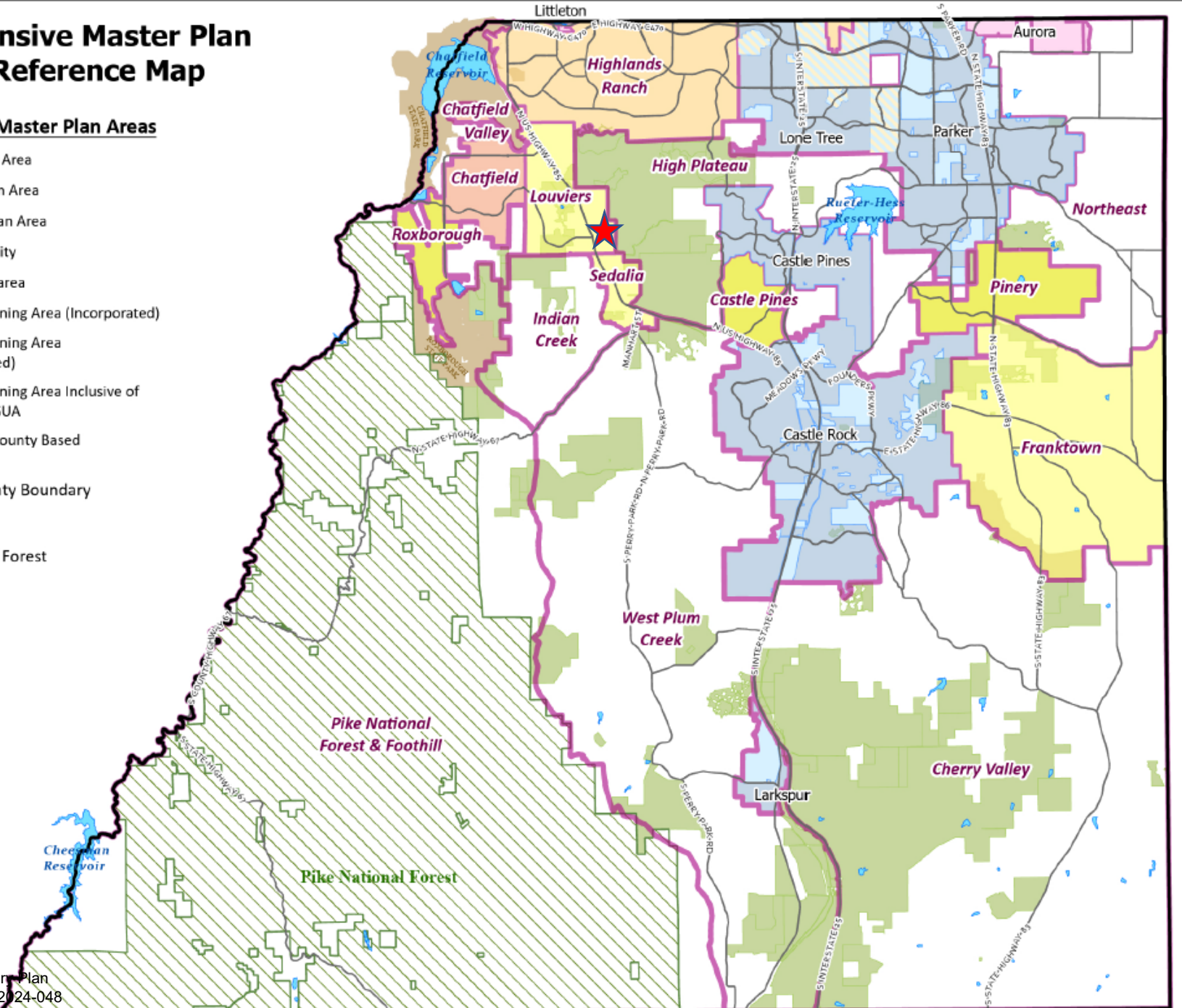
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

Parks

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

Roadways

-  Major Roads
-  Project Site



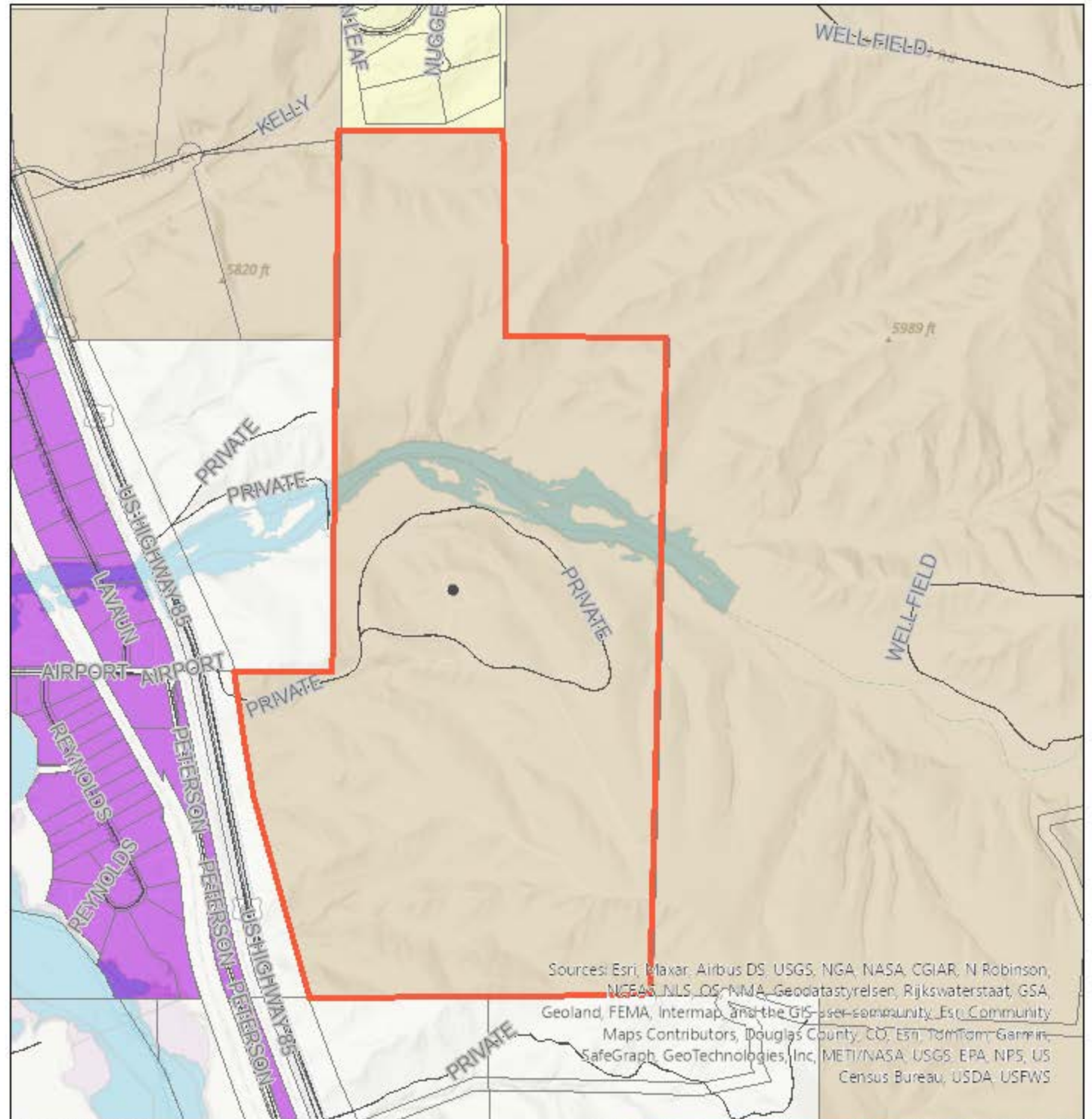
Range Preliminary Plan

Project No. SB2024-048
Zoning



LEGEND

- Roads
- Major Roads
- 1% annual chance of flood (100 year flood).
- 2% annual chance of flood (500 year flood).
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL
- B - BUSINESS
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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Project No. SB2024-048
Aerial



— Roads
 — Major Roads
 1% annual chance of flood (100 year flood).
 2% annual chance of flood (500 year flood).
 Parcels - PARCELS

