

## Zone Map Change Staff Report

**Date:** August 27, 2025  
**To:** Douglas County Planning Commission  
**From:** Mike Pesicka, Principal Planner *MP*  
Curt Weitkunat, AICP, Planning Manager *CW*  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*  
**Subject:** Meribel Village Filing 1, 9<sup>th</sup> Amendment Zone Map Change  
**Project File:** DR2025-003

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<b>Planning Commission Hearing:</b>	<b>September 8, 2025 @ 7:00 p.m.</b>
<b>Board of County Commissioners Hearing:</b>	<b>September 23, 2025 @ 2:30 p.m.</b>

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### **I. EXECUTIVE SUMMARY**

The request is for approval of a zone map change to rezone six lots from the Suburban Residential (SR) zone district and Large Rural Residential (LRR) zone district to the Agricultural One (A-1) zone district in accordance with the Douglas County Zoning Resolution (DCZR) Section 112, Zone Map Changes, under the procedure for “rezoning of land, when requested by the landowner, to bring it into compliance with the Master Plan.” The project site is located within the West Plum Creek subarea of the 2040 Douglas County Comprehensive Master Plan (CMP).

The request consists of six lots totaling 48.95 acres, and is generally located approximately two miles west of Interstate 25 and approximately one mile south of Tomah Road.

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

Walter and Karren Kowalski  
Highland Meadows Properties LLC  
2172 Senecio Dr.  
Larkspur, CO 80108

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

Marian Woodward, Consultant  
P.O. Box 2021  
Castle Rock, CO 80104

#### **C. Request**

The applicant requests approval of a zone map change consisting of six single-family residential lots in the Meribel Filing 1 and Meribel Filing 1, 7<sup>th</sup> Amendment

subdivisions. There is a replat application under concurrent review that will combine five lots into one lot.

**D. Process**

A zone map change application is processed pursuant to Section 112 of the DCZR. Per Section 112.04 of the DCZR, “The Planning Commission shall evaluate the proposed amendment, staff report, referral agency comments, public testimony, and make a recommendation to the Board of County Commissioners to approve, approve with modifications, table for further study, or deny the proposed map amendment.”

**E. Location**

The project is located north of Wood Sorrel Road, south of Senecio Drive, and west of Independence Drive, 0.75 miles east of S. Perry Park Road, and approximately 2 miles west of Interstate 25. The attached CMP vicinity map, zoning map, and aerial map highlight site location and existing conditions.

**F. Project Description**

This zone map change application is to rezone six lots in the Meribel Filing 1 and Meribel Filing 1, 7<sup>th</sup> Amendment subdivisions from SR and LRR to A-1 to bring the properties into compliance with the CMP. The lots range in size from approximately 0.5 acres to 24 acres. The CMP supports large lot, low-intensity development in the West Plum Creek Subarea. If the zone map change request is approved, the A-1 zoning designation would eliminate the Suburban Residential zoning that requires central water and sanitation to be developed. The replat application that is under concurrent review will combine Lots 21, 27, and 28 (all 0.5 acres in size) of Block 23, Meribel Village Filing 1, and Lots K-1K (24.40 acres), and K-1L (1.50 acres), Meribel Village Filing 1, 7<sup>th</sup> Amendment into one new lot that will be 28.23 acres in size. Lot K-1M, Meribel Village Filing 1, 7<sup>th</sup> Amendment (20.91 acres in size) is included in the zone map change request but is not part of the replat application.

**III. CONTEXT**

**A. Background**

In 1971, the Board approved the Meribel Village Filing 1 subdivision, which created 502 residential lots zoned SR. All lots were platted as 0.5 acres in size or greater. At the time the Meribel Village final plat was approved, the County did not require developers to enter into a Subdivision Improvement Agreement (SIA) to ensure that necessary public improvements (roads, water, sewer, and other improvements) were constructed. With no roads, water lines, or sewer lines in place, the small lots in Meribel Village cannot be developed as they are currently platted and zoned. Over the years, there have been multiple replats approved in the Meribel Village subdivision to consolidate smaller lots into larger lots.

## B. Adjacent Land Uses and Zoning

The zone map change request is adjacent to agricultural and residential properties with only a few that are developed with homes or used for agricultural activities.

### Zoning and Land Use

Direction	Zoning	Land Use
North	Suburban Residential (SR) and Large Rural Residential (LRR)	Ranching and Residential
South	Suburban Residential (SR)	Vacant Land
East	Suburban Residential (SR)	Residential and Vacant Land
West	Suburban Residential (SR)	Vacant Land

## IV. ZONE MAP CHANGE ELIGIBILITY

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

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

In this case, the rezoning was requested by the applicant and initiated by staff to bring the existing lots into greater conformance with the Master Plan. The subject property is included within the West Plum Creek subarea of the CMP. The CMP includes the following goals and policies that support the zone map change request.

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

**V. REFERRALS**

This zone map change was distributed to applicable referral agencies. Douglas County Engineering, Addressing, Assessor, Building Services, Town of Larkspur, and Wildfire Mitigation all indicated no comment or no concerns in response to the request. Larkspur Fire, Perry Park Architectural Control Committee, Perry Park East HOA, and Sage Port HOA did not respond to the request.

**VI. STAFF ASSESSMENT**

Staff has evaluated the zone map change request. The map change brings the site into greater conformance with the CMP provisions for nonurban development, which support opportunities for owners of rural land to continue ranching and farming activities, and for low intensity residential development in the West Plum Creek subarea. In staff’s assessment, the request meets the eligibility criteria. After consideration, the Planning Commission may recommend approval of the zone map change to the Board of County Commissioners.

<b><u>ATTACHMENTS</u></b>	<b><u>PAGE</u></b>
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CMP Vicinity Map.....	10
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**LAND USE APPLICATION**

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to [planningsubmittals@douglas.co.us](mailto:planningsubmittals@douglas.co.us). Submittals may also be mailed or submitted in person to Planning Services. **NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.**

**OFFICE USE ONLY**

PROJECT TITLE: \_\_\_\_\_

PROJECT NUMBER: \_\_\_\_\_

PROJECT TYPE: Zoning Change  
MARKETING NAME: \_\_\_\_\_  
PRESUBMITTAL REVIEW PROJECT NUMBER: PS2024-163

**PROJECT SITE:**

Address: Various  
State Parcel Number(s): Attached  
Subdivision/Block#/Lot# (if platted): \_\_\_\_\_

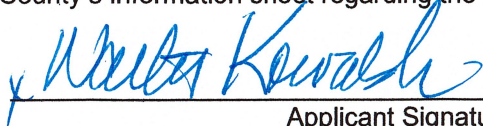
**PROPERTY OWNER(S):**

Name(s): Highland Meadows Properties LLC  
Address: 2172 Senecio Rd Larkspur CO  
Phone: 303. 898. 1210  
Email: walt@breakthroughsinc.com

**AUTHORIZED REPRESENTATIVE:** (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

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

2/4/24

Date



WALTER ANTHONY KOWALSKI, Trustee  
KARREN ELLEN KOWALSKI, Trustee  
WALTER ANTHONY KOWALSKI TRUST  
KARREN ELLEN KOWALSKI TRUST  
HIGHLAND MEADOWS PROPERTIES LLC  
2172 SENEIO DR  
LARKSPUR, COLORADO 80108

Douglas County Planning Department  
100 3<sup>rd</sup> St  
Castle Rock Colorado 80104

**LAND USE APPLICATION NARRATIVE: January 24, 2025**  
**Zone Map Change (V2, June 2, 2025)**

**Zone Map Change**

The Kowalski's are also requesting a Zone Map Change for their current holdings identified by the replat exhibit for Meribel Village No 1 – Ninth Amendment SB2025-008, from the current zoning of LRR (Large Rural Residential) for parcel R0620582, LOT K-1K MERIBEL VILLAGE 1 7TH AMD 24.396 AM/L and the adjacent lots 21,27, and 28 Block 23 Meribel Village Filing 1 and LOT K-1L MERIBEL VILLAGE 1 7TH AMD 1.504 AM/L included in the replat from SR (Suburban Residential) to Agricultural.


**Zone Map Change - continued**

With this replat SB2025-008 the Kowalski's want to include their holdings in Highland Meadows LLC LOT K-1M MERIBEL VILLAGE 1 7TH AMD 20.914 AM/L as a Zone Map Change from SR (Suburban Residential) to Agricultural.

Respectfully submitted



Karren E Kowalski Trustee  
Karren Ellen Kowalski Trust



Walter A Kowalski Trustee

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

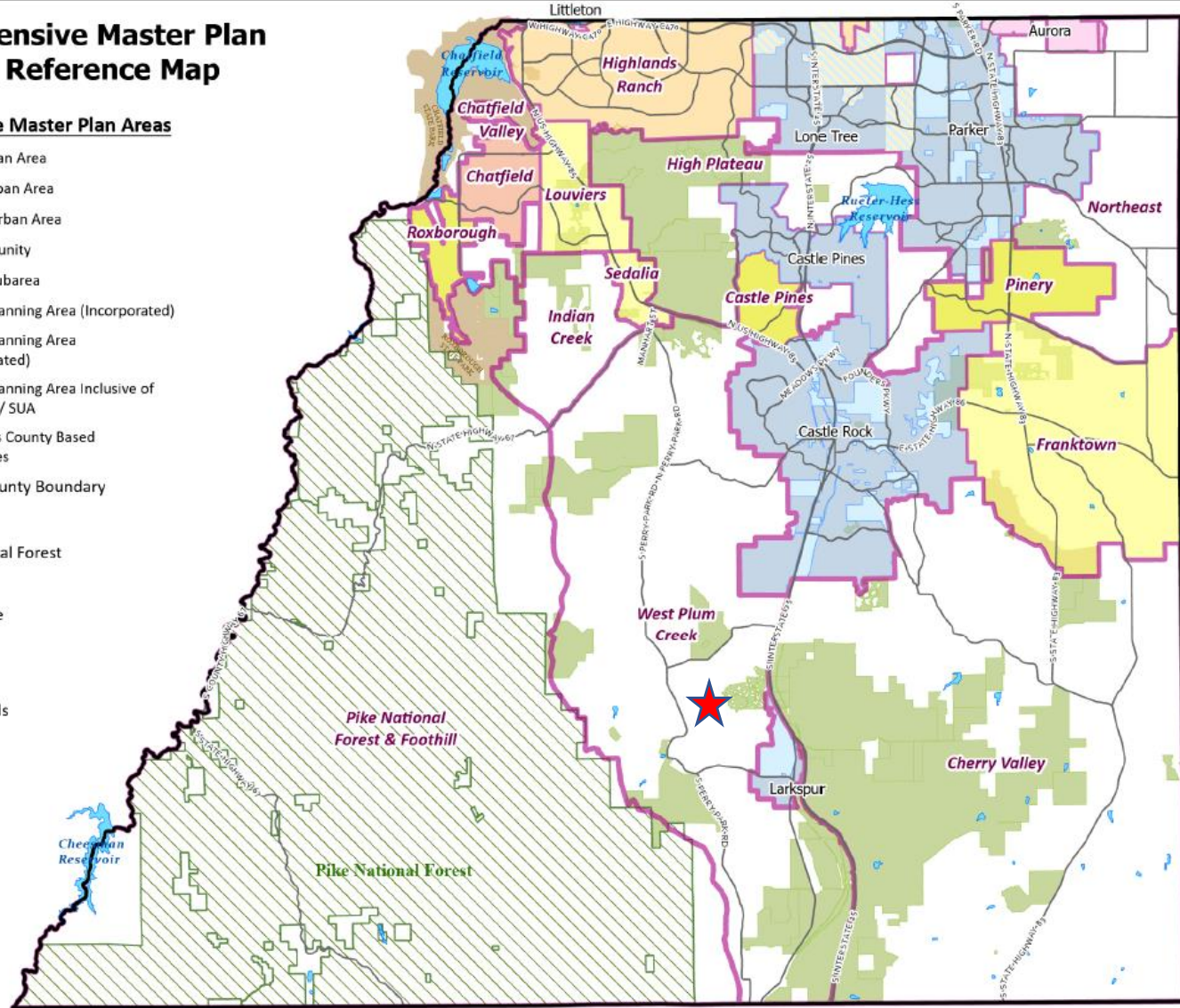
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads





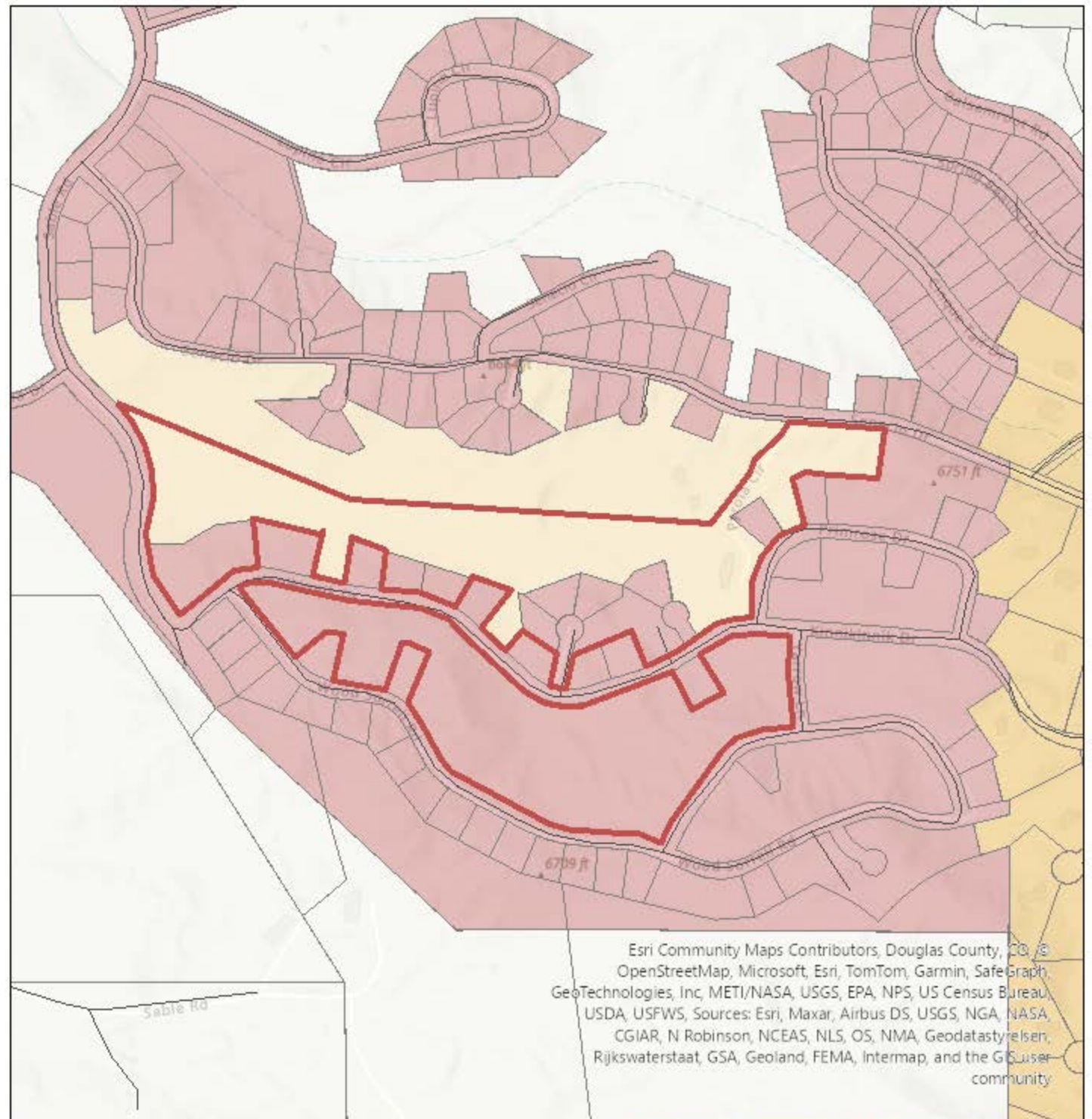
# Zone Map Change- Meribel Village Filing 1, 9th Amendment

DR2025-003  
Zoning Map



## LEGEND

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



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



# Zone Map Change- Meribel Village Filing 1, 9th Amendment

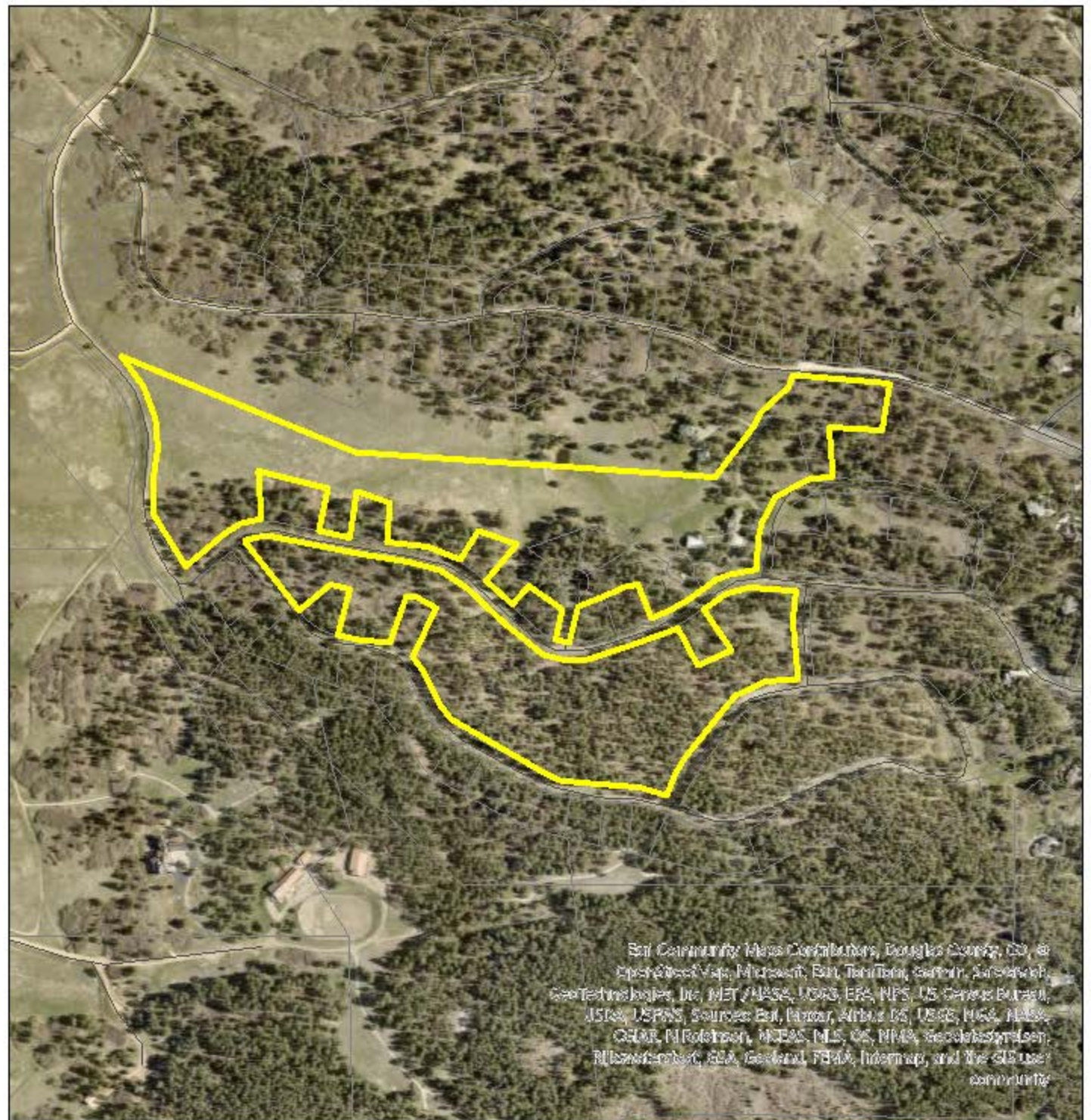
DR2025-003

Aerial Map



## LEGEND

- Major Roads
- Parcels - PARCELS



**Referral Agency Response Report****Page 1 of 1****Project Name:** Meribel Village Filing 1, 9th Amendment**Project File #:** DR2025-003**Date Sent:** 06/16/2025**Date Due:** 07/07/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	06/17/2025	No Comment:	No Response Required
Assessor	06/27/2025	Received: none	No Response Required
Building Services	07/03/2025	No Comment:	No Response Required
Engineering Services	06/17/2025	No Comment:	No Response Required
Larkspur FD		No Response Received:	No Response Required
Perry Park ACC		No Response Received:	No Response Required
Perry Park East HOA		No Response Received:	No Response Required
Sage Port HOA		No Response Received:	No Response Required
Town of Larkspur	06/16/2025	No Comment:	No Response Required
Wildfire Mitigation	06/25/2025	No Comment:	No Response Required