

## Location and Extent Staff Report

**Date:** June 25, 2025  
**To:** Douglas County Planning Commission  
**From:** Eric Pavlinek, Principal Planner *EP*  
Jeanette Bare, AICP, Planning Manager *JB*  
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*  
**Subject:** 9375 Cresthill Lane – Location and Extent  
**Project File:** LE2025-007

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**Planning Commission Hearing:** July 7, 2025 @ 6:00 p.m.

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### **I. EXECUTIVE SUMMARY**

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

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

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

#### **B. Applicant's Representative**

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

#### **C. Request**

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

#### **D. Location**

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

#### **E. Project Description**

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

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

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

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

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

### III. CONTEXT

#### A. Background

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

#### B. Adjacent Land Uses and Zoning

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

#### Zoning and Land Use

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

### IV. PHYSICAL SITE CHARACTERISTICS

#### A. Site Characteristics and Constraints

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

#### B. Access

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

#### C. Drainage and Erosion

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

#### D. Floodplain

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

### V. PROVISION OF SERVICES

#### A. Schools

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

**B. Fire Protection**

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

**C. Sheriff Services**

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

**D. Water and Sanitation**

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

**E. Utilities**

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

**F. Other Required Processes and Permits**

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

- Engineering: GESC report and plans
- Construction plans
- Building Division: building and electrical permits

**VI. PUBLIC NOTICE AND INPUT**

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

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

**VII. STAFF ASSESSMENT**

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant has indicated that the building expansion is necessary to

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

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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: **9375 Cresthill Lane**

PROJECT NUMBER: **LE2025-007**

**PROJECT TYPE:** Building Addition to an existing High School (Educational)

**MARKETING NAME:** Highlands Ranch High School - CTE Addition (Automotive)

**PRESUBMITTAL REVIEW PROJECT NUMBER:** PS2025-037

**PROJECT SITE:**

Address: 9375 Cresthill Lane, Highlands Ranch Colorado 80130

State Parcel Number(s): 2231-071-00-023

Subdivision/Block#/Lot# (if platted): TR IN PT OF E1/2NW1/4, NE 1/4SW1/4, NW1/4SE1/4, & NE1/4 7-6-67 70.728 AM/L IMPS ONLY RLTD 0245542

**PROPERTY OWNER(S):**

Name(s): Douglas County School District RE-1

Address: 620 Wilcox Street, Castle Rock, Colorado 80104

Phone: 303-387-0100

Email: Eric McCain: elmccain@dcsdk12.org

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

Name: Hollis+Miller Architects: Contact: Thomas Lysne, AIA

Address: 115 Wilcox Street, Suite 210 | Castle Rock, CO 80104

Phone: 1-719-322-7126

Email: tlysne@hollisandmiller.com

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



Applicant Signature

**06-09-2025**

Date



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

June 5, 2025

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

ATTN: Eric Pavlinek

RE: Location and Extent Submittal – PS2025-037 – Letter of Authorization  
Highlands Ranch High School – CTE Addition and Renovation

To Whom it may Concern:

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

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

Kelly Kalcevic  
Sr. Accountant  
E-Mail: [kelly.kalcevic@dcsdk12.org](mailto:kelly.kalcevic@dcsdk12.org)  
Ph: (303) 387-0479

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

Sincerely,

**DOUGLAS COUNTY SCHOOL DISTRICT**

Richard Cosgrove  
Chief Operations Officer

## Written Narrative: Highlands Ranch High School – CTE Addition

Project: Highlands Ranch High School  
9374 Cresthill Lane  
Highlands Ranch, CO 80130

Owner: Douglas County School District  
620 Wilcox Street  
Castle Rock, CO 80104

Applicant: Thomas W. Lysne, AIA  
Hollis+Miller Architects  
115 Wilcox St. Suite 210  
Castle Rock CO 80104

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

### Description of Request:

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

### Purpose of the Improvements

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

### Summary of potential impacts and the proposed mitigation measures

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

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

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



**Compliance with the Comprehensive Master Plan**

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

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

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

Sincerely,



Thomas W. Lysne, AIA  
Hollis+ Miller Architects



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

**Project:** Highlands Ranch High School  
9374 Cresthill Lane  
Highlands Ranch, CO 80130

**Owner:** Douglas County School District  
620 Wilcox Street  
Castle Rock, CO 80104

**Applicant:** Thomas W. Lysne, AIA  
Hollis+Miller Architects  
115 Wilcox St. Suite 210  
Castle Rock CO 80104

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

### **Purpose:**

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

### **Background and Description:**

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

### **Community Impact Report:**

#### **Adjacent Land Uses:**

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

#### **Safety:**

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



**Public Health:**

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

**Noise:**

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

**Architectural and Visual characteristics**

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

**Landscape**

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

**Access:**

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

**Maintenance:**

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

**Lighting:**

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

**Grading and Drainage:**

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



**Water Quality:**

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

**Drainage Report:**

See attached Drainage Narrative.

**Traffic Narrative:**

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

**Guarantee of Public Improvements:**

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

**Timeline:**

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

**Compliance with Comprehensive Master Plan**

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

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



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

Sincerely,



Thomas W. Lysne, AIA  
Hollis+ Miller Architects



# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

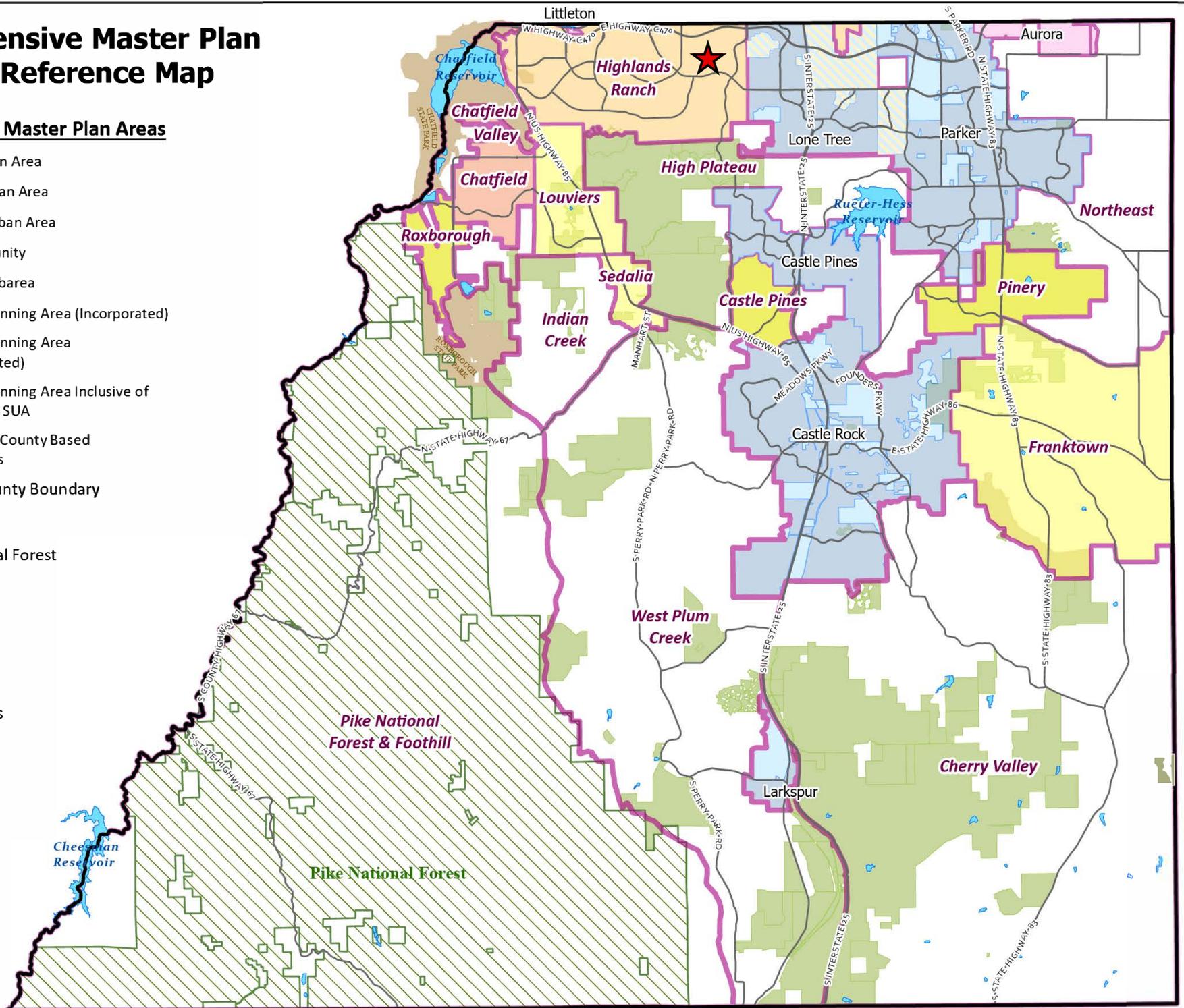
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads



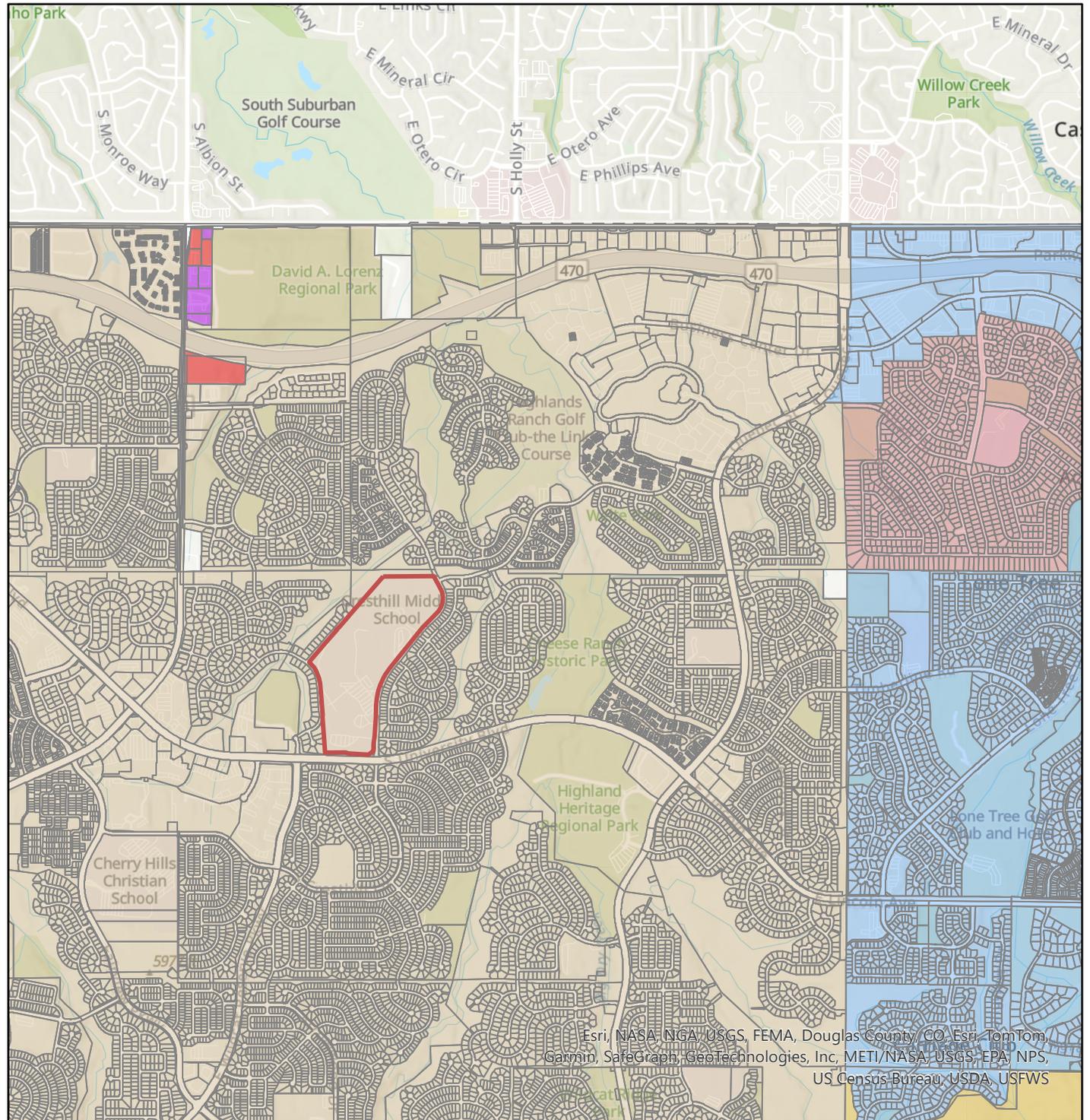
# 9375 Cresthill Lane

## LE2025-007 Zoning Map



### LEGEND

-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  ER - ESTATE RESIDENTIAL
-  SR - SUBURBAN RESIDENTIAL
-  C - COMMERCIAL
-  CTY
-  GI - GENERAL INDUSTRIAL
-  PD - PLANNED DEVELOPMENT



Esri, NASA, NGA, USGS, FEMA, Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Date Saved: 6/20/2025 9:48 AM

Source: <https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0bd025cbcc2c>

# 9375 Cresthill Lane

LE2025-007  
Aerial Map



### LEGEND

 Parcels - PARCELS



Esri Community Maps Contributors, Douglas County, CO, ©  
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

**Initial Referral Agency Response Report****Project Name:** 9375 Cresthill Lane**Project File #:** LE2025-007**Date Sent:** 06/12/2025**Date Due:** 06/26/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	06/17/2025	Verbatim Response: No comment.	No action required.
AT&T Long Distance - ROW		No response received as of staff report preparation.	
Black Hills Energy		No response received as of staff report preparation.	
Building Services		No response received as of staff report preparation.	
CenturyLink	06/13/2025	Summary of Response: CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days	Comments provided to applicant.
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative		No response received as of staff report preparation.	
Douglas County Health Department	06/17/2025	Summary of Response: The Health Department provided comments related to Pollution Prevention for auto-related business.	Comments provided to applicant.
Douglas County School District RE 1		No response received as of staff report preparation.	
Engineering Services	06/16/2025	Summary of Response: No concerns for the project. Construction plans and GESC report and plans will need to be reviewed and approved prior to issuance of permits for the project. See letter attached for detail.	Comments provided to applicant.
Highlands Ranch Community Association		No response received as of staff report preparation.	
Highlands Ranch Metro District		No response received as of staff report preparation.	
Highlands Ranch Water and Sanitation District		No response received as of staff report preparation.	
Office of Emergency Management	06/12/2025	Verbatim Response: No comment.	No action required.
Mile High Flood District		No response received as of staff report preparation.	
Sheriff's Office	06/17/2025	Verbatim Response: Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. I attempted to review the images	Comments provided to applicant.

**Initial Referral Agency Response Report**

**Project Name:** 9375 Cresthill Lane

**Project File #:** LE2025-007

**Date Sent:** 06/12/2025

**Date Due:** 06/26/2025

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

**From:** [Easement, Nre](#)  
**To:** [Eric Pavlinek](#)  
**Cc:** [Canary, Stephanie](#)  
**Subject:** FW: P866471/RE: ANV/\*\*Douglas County eReferral (LE2025-007) Is Ready For Review  
**Date:** Monday, June 16, 2025 10:47:35 AM  
**Attachments:** [image001.png](#)

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**From:** Viola, Ashley <Ashley.Viola@lumen.com>  
**Sent:** Friday, June 13, 2025 8:56 AM  
**To:** Easement, Nre <Nre.Easement@lumen.com>  
**Subject:** P866471/RE: ANV/\*\*Douglas County eReferral (LE2025-007) Is Ready For Review

Good morning,

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

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

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

Have a great day!

Best Regards,

Ashley Viola  
Project Coordinator  
Faulk & Foster  
214 Expo Circle, Suite 7  
West Monroe, LA 71291  
[Ashley.Viola@lumen.com](mailto:Ashley.Viola@lumen.com)



Our fee policy applies to Lumen dedicated easements only.

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

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**From:** [epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us) <[epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us)>

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

**To:** Easement, Nre <[Nre.Easement@lumen.com](mailto:Nre.Easement@lumen.com)>

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

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/\\_\\_\\_https://apps.douglas.co.us/planning/projects/Login.aspx\\_.\\_:!!CdLFVIQ!UHlnpdRhobwaklqsecrjg3O\\_JEoINwO6BCZWbLlpXbep1ckfKTj5oxeh6lg89W\\_k8n2qNJZ2rSL\\_DnBR\\_H9pvg\\$](https://urldefense.com/v3/___https://apps.douglas.co.us/planning/projects/Login.aspx_._:!!CdLFVIQ!UHlnpdRhobwaklqsecrjg3O_JEoINwO6BCZWbLlpXbep1ckfKTj5oxeh6lg89W_k8n2qNJZ2rSL_DnBR_H9pvg$)

Project Number: LE2025-007

Project Name: 9375 Cresthill Lane – Location and Extent

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

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

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

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

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June 16, 2025

Eric Pavlinek  
100 Third St.  
Castle Rock, CO 80104

RE: LE2025-007

Dear Mr. Pavlinek

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

**Pollution Prevention for Auto-related Businesses**

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

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

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

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

Please contact me at 720-907-4888 or [bfreyer@douglas.co.us](mailto:bfreyer@douglas.co.us) if you have any questions about our comments.

Sincerely,



Brent Freyer  
Environmental Health Specialist II  
Douglas County Health Department

June 16, 2025

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

DV 2025-256

Subject: 9375 Cresthill Lane – Location & Extent

Dear Thomas,

Plan Review Summary:

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

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

**Location & Extent Comment**

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

- Construction Plans
- GESC Plans & GESC Report

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

Sincerely,



Chuck Smith  
Development Review Engineer

cc: Eric Pavlinek, Project Planner

DV25256

# SOUTH METRO FIRE 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: 9375 Cresthill Lane – Location and Extent  
Project File #: **LE2025-007**  
S Metro Review # REFSI25-00111

Review date: June 13, 2025

Plan reviewer: Aaron Miller  
720.989.2246  
[aaron.miller@southmetro.org](mailto:aaron.miller@southmetro.org)

**Project Summary:** The applicant, Douglas County School District, requests approval of a Location and Extent (L & E) application for a building expansion at the Highlands Ranch High School. Improvements include a 12,000 S.F. building addition and outdoor storage area for automotive career space.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objections to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable fire code and permit requirements for the proposed project.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

June 19, 2025

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

Attn: Eric Pavlinek

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

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

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

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

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

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

# HIGHLANDS RANCH HIGH SCHOOL AUTOMOTIVE CTE ADDITION

DOUGLAS COUNTY SCHOOL DISTRICT

9375 CRESTHILL LN.  
HIGHLANDS RANCH, CO 80130

L&E SUBMITTAL



we design the future®  
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+1.720.949.1689  
HOLLISANDMILLER.COM  
Hollis + Miller Architects  
Missouri State Certificate of Authority  
Architecture # 0000161

**hollis + miller**  
architects

**SK Design Group, Inc.**  
Civil Engineer  
State Certificate of Authority #  
333 Perry Street, Suite 209  
Castle Rock, CO 80112  
913.219.1818 phone  
**Norris Design**  
Landscape Architect  
State Certificate of Authority #  
1101 Bannock Street  
Denver, CO 80204  
303.892.1166 phone

**HRHS - AUTOMOTIVE CTE ADDITION**  
**DOUGLAS COUNTY SCHOOL DISTRICT**  
**9375 CRESTHILL LN**  
**HIGHLANDS RANCH, CO 80130**

L&E Submittal

REVISIONS:

#	Description	Date

**LANDSCAPE ARCHITECT:**  
Norris Design  
1101 Bannock Street  
Denver, CO 80204  
CONTACT: Patrick Hannon  
PHONE: 303.892.1166



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

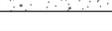
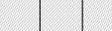
**G000**

COVER SHEET

INDEX OF DRAWINGS	LEGAL DESCRIPTION	VICINITY MAP	OWNER	DESIGN TEAM
<p><b>GENERAL</b> G000 COVER SHEET</p> <p><b>CIVIL</b> L&amp;E LOCATION AND EXTENT PLAN</p> <p><b>LANDSCAPE</b> L-101 LANDSCAPE SITE PLAN - OVERALL</p> <p><b>ARCHITECTURAL SITE</b> AS101 ARCHITECTURAL SITE PLAN - OVERALL AS101G ARCHITECTURAL SITE PLAN</p> <p><b>ARCHITECTURE</b> A101 FLOOR PLAN - MAIN LEVEL - OVERALL A101G FLOOR PLAN - MAIN LEVEL - AREA G A201 EXTERIOR ELEVATIONS A202 EXTERIOR - 3D</p>	<p>TR IN PT OF E1/2NW1/4, NE 1/4SW1/4, NW1/4SE1/4, &amp; NE1/4 7-6-67 70.728 AM/L IMPS ONLY RLTD 0245542</p>		<p><b>DOUGLAS COUNTY SCHOOL DISTRICT</b> 620 Wilcox Street Castle Rock, CO 80104 CONTACT: Tony Kappas PHONE: 303.387.1005</p>	<p><b>ARCHITECT:</b> Hollis + Miller Architects 115 Wilcox St Ste 210 Castle Rock, CO 80104 CONTACT: Greg Porter PHONE: 720.949.1689</p>
			<p><b>CONSULTANTS TO THE OWNER</b></p> <p><b>OWNER REPRESENTATIVE:</b> Wember &amp; Associates 7350 E Progress Place, Suite 100 Greenwood Village, CO 80111 CONTACT: Matt Wilhelm PHONE: 720.737.9638</p> <p><b>CONSTRUCTION MANAGER:</b> Haselden Construction 6950 S Potomac St Centennial, CO 80112 CONTACT: Ben Barella PHONE: 303.751.1478</p> <p><b>GEOTECHNICAL ENGINEER:</b> Intertek PSI Solutions 1070 W 124th ave Westminster, CO 80234 CONTACT: Hannah Tawfik PHONE: 303.424.5578</p> <p><b>SURVEYOR:</b> Merrick &amp; Company 2480 W 26th Ave, Unit B225 Denver, CO 80211 CONTACT: Merinda Lobato PHONE: 303.964.3333</p>	<p><b>CIVIL ENGINEER:</b> SK Design Group 333 Perry Street, Suite 209 Castle Rock, CO 80104 CONTACT: Aurom Mahobian PHONE: 913.219.1818</p>

**HRHS - AUTOMOTIVE CTE ADDITION  
DOUGLAS COUNTY SCHOOL DISTRICT  
9375 CRESTHILL LN  
HIGHLANDS RANCH, CO 80130**

**LEGEND:**

-  NEW ASPHALT PAVEMENT
-  NEW PORTLAND CEMENT CONCRETE PAVEMENT
-  CONCRETE SIDEWALK
-  NEW CURB & GUTTER
-  NEW RETAINING WALL

**PROJECT LOCATION**



SCALE IN MILES

**SK Design Group, Inc.**  
Civil Engineer  
State Certificate of Authority #  
333 Perry Street, Suite 209  
Castle Rock, CO 80112  
303.219.1818 phone

**Norris Design**  
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303.892.1166 phone

**HRHS - AUTOMOTIVE CTE ADDITION  
DOUGLAS COUNTY SCHOOL DISTRICT  
9375 CRESTHILL LN  
HIGHLANDS RANCH, CO 80130**

**L&E SUBMITTAL**

**REVISIONS:**

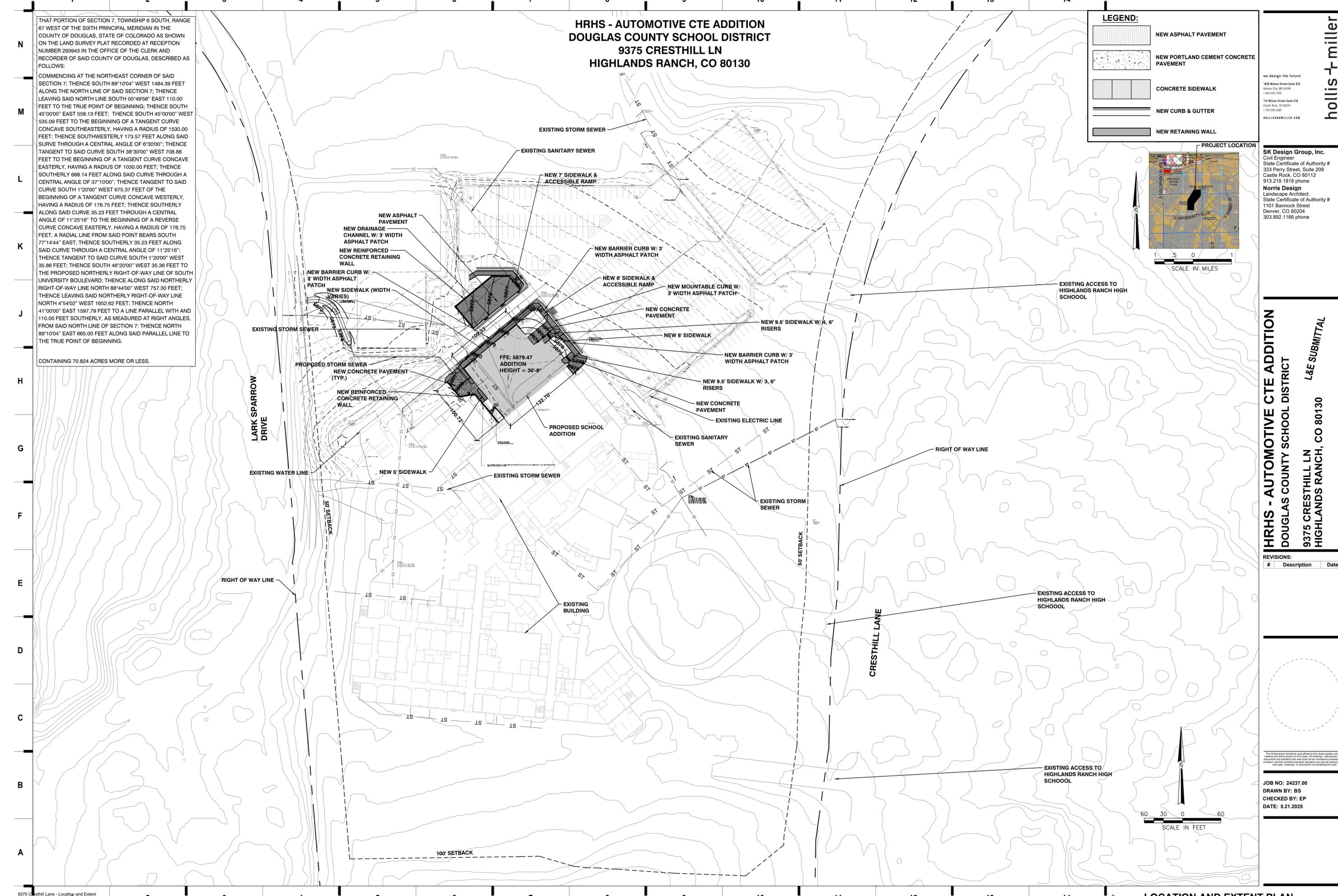
#	Description	Date

JOB NO: 24237.00  
DRAWN BY: BS  
CHECKED BY: EP  
DATE: 5.21.2025

THAT PORTION OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF DOUGLAS, STATE OF COLORADO AS SHOWN ON THE LAND SURVEY PLAT RECORDED AT RECEPTION NUMBER 293943 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH 89°10'04" WEST 1484.39 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE LEAVING SAID NORTH LINE SOUTH 00°49'56" EAST 110.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 45°00'00" EAST 558.13 FEET; THENCE SOUTH 45°00'00" WEST 535.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1530.00 FEET; THENCE SOUTH-WESTERLY 173.57 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°30'00"; THENCE TANGENT TO SAID CURVE SOUTH 38°30'00" WEST 708.88 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1030.00 FEET; THENCE SOUTHERLY 688.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'00"; THENCE TANGENT TO SAID CURVE SOUTH 1°20'00" WEST 675.37 FEET OF THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 176.75 FEET; THENCE SOUTHERLY ALONG SAID CURVE 35.23 FEET THROUGH A CENTRAL ANGLE OF 11°25'16" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 176.75 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 77°14'44" EAST; THENCE SOUTHERLY 35.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'16"; THENCE TANGENT TO SAID CURVE SOUTH 1°20'00" WEST 35.86 FEET; THENCE SOUTH 46°20'00" WEST 35.36 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SOUTH UNIVERSITY BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 88°44'00" WEST 757.30 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 4°54'02" WEST 1652.62 FEET; THENCE NORTH 41°00'00" EAST 1597.79 FEET TO A LINE PARALLEL WITH AND 110.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF SECTION 7; THENCE NORTH 89°10'04" EAST 665.00 FEET ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING 70.824 ACRES MORE OR LESS.

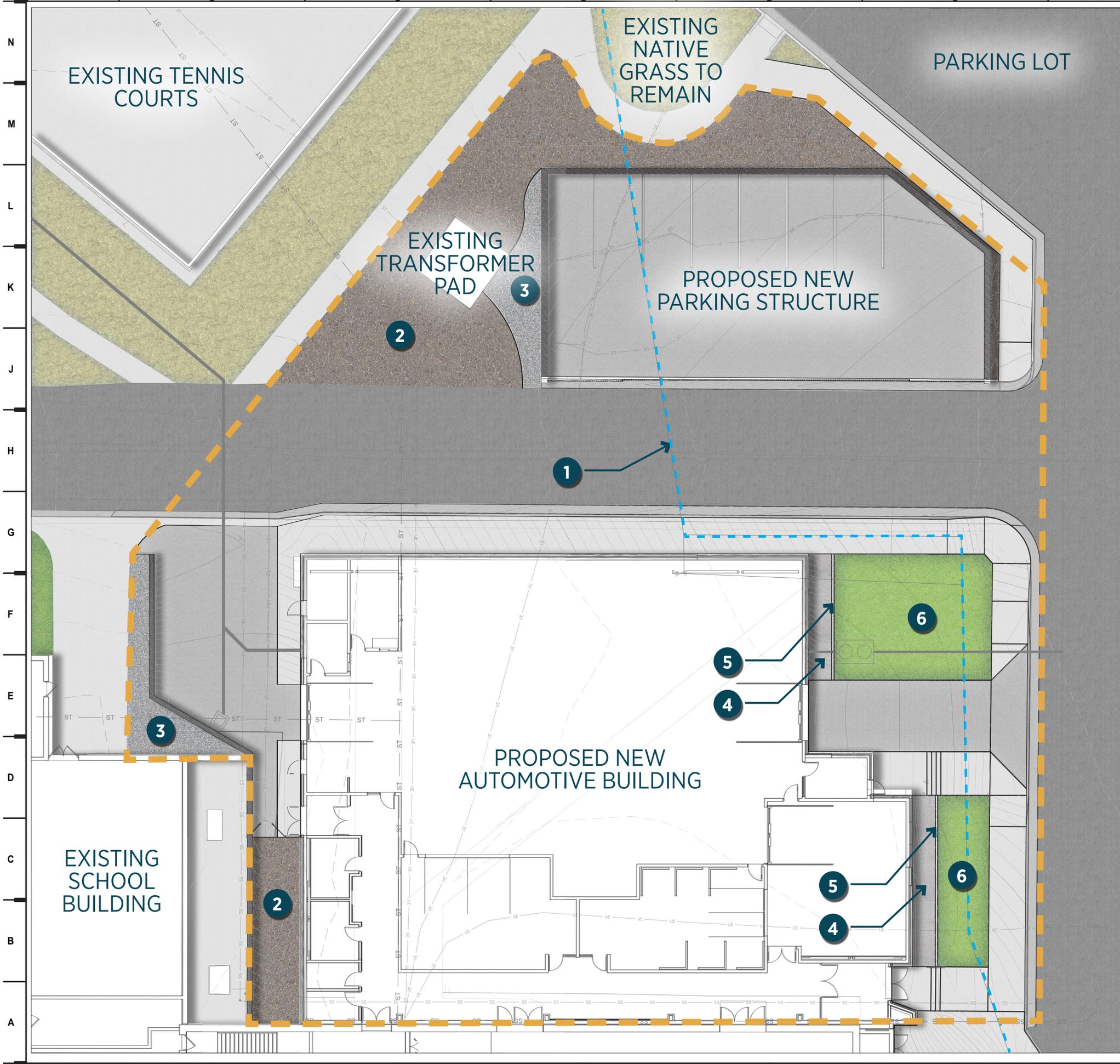


North Arrow

SCALE IN FEET

U:\2025\25-114\Exhibits\2025-05-15 L&E Exhibit\Exhibit - 25-114 L&E.dwg Plotted: Jun 03, 2025 - 5:17pm by eprskalo

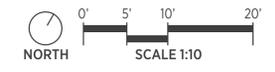
A B C D E F G H J K L M N



- 1** EXISTING IRRIGATION LINE TO BE RELOCATED
- 2** 3/4" GRAY GRANITE ROCK MULCH
- 3** 6-10" GRAY GRANITE ROCK MULCH
- 4** GRAY CRUSHER FINES
- 5** AT-GRADE CONCRETE CURB
- 6** IRRIGATED SOD

--- LIMIT OF DISTURBANCE

DESIGN NOTE:  
MATERIALS TO MATCH EXISTING TO THOSE FOUND ON SITE.



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architects

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913.219.1818 phone

**Norris Design**  
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State Certificate of Authority #  
1101 Barnock Street  
Denver, CO 80204  
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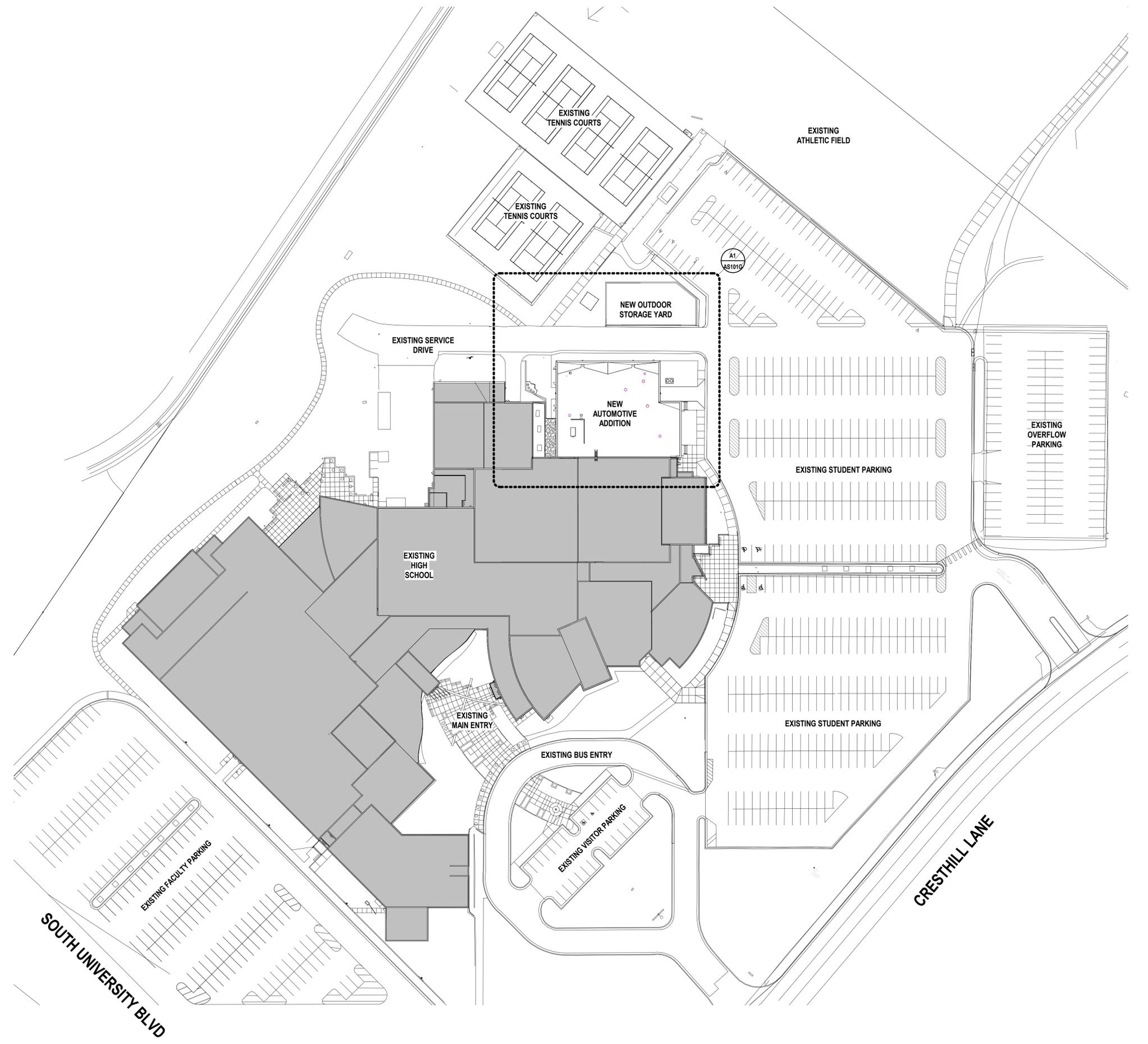
**HRHS - AUTOMOTIVE CTE ADDITION**  
DOUGLAS COUNTY SCHOOL DISTRICT  
9375 CRESTHILL LN  
HIGHLANDS RANCH, CO 80130  
L&E SUBMITTAL

REVISIONS:

#	Description	Date

JOB NO: 24237.00  
DRAWN BY: Author  
CHECKED BY: Checker  
DATE: 6.09.2025

**L-101**



**A1** Scale Overall Architectural Site Plan  
1" = 50'-0"

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architects

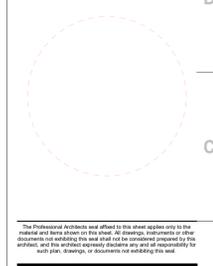
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**HRHS - AUTOMOTIVE CTE ADDITION**  
**DOUGLAS COUNTY SCHOOL DISTRICT**  
9375 CRESTHILL LN  
HIGHLANDS RANCH, CO 80130

**L&E Submittal**

REVISIONS:

#	Description	Date

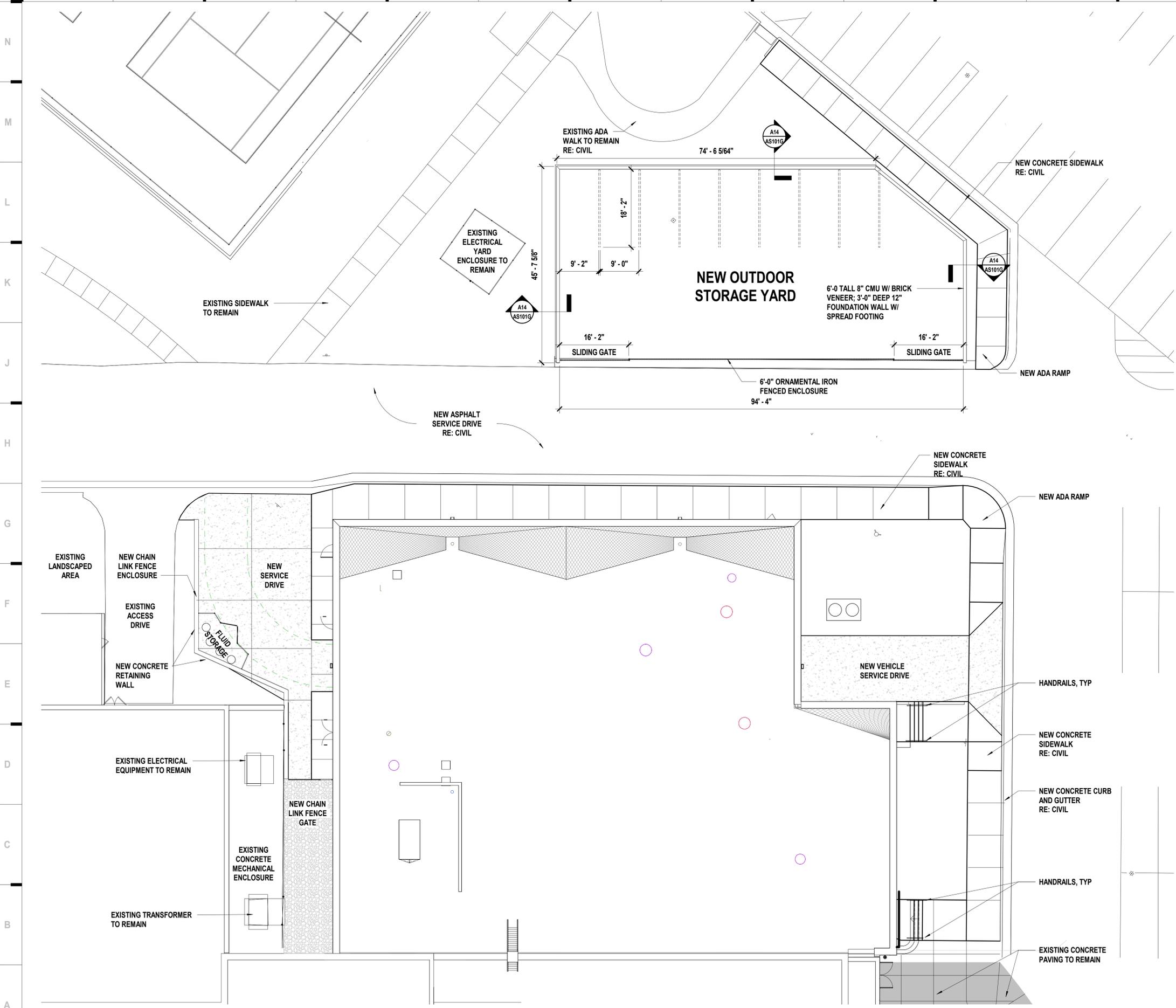


JOB NO: 24237.00  
DRAWN BY: HB  
CHECKED BY: TWL/JB  
DATE: 6.24.2025

**AS101**

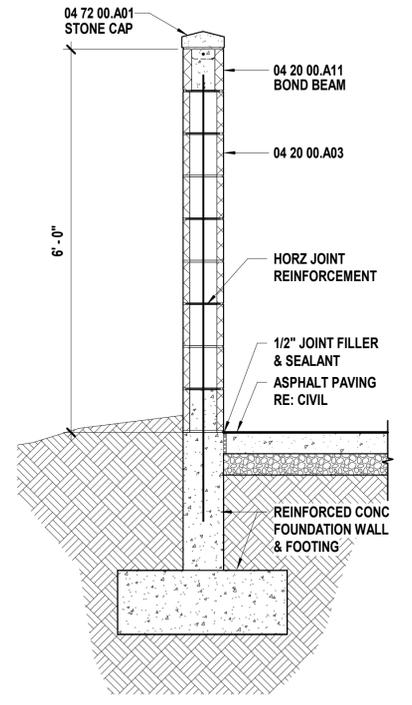


6/24/2025 9:39:43 AM



**MASTER KEYNOTE LEGEND**

04 20 00.A03	DECORATIVE CMU GROUND FACED
04 20 00.A11	MASONRY BOND BEAM
04 72 00.A01	CAST STONE



**HRHS - AUTOMOTIVE CTE ADDITION**  
**DOUGLAS COUNTY SCHOOL DISTRICT**  
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REVISIONS:

#	Description	Date

JOB NO: 24237.00  
 DRAWN BY: HB  
 CHECKED BY: TWLJB  
 DATE: 6.24.2025

**AS101G**

**A1** Scale 3/32" = 1'-0"  
 Enlarged Architectural Site Plan - Area G - L&E



**A14** Scale 3/4" = 1'-0"  
 Site Section - Outdoor Storage Yard Enclosure

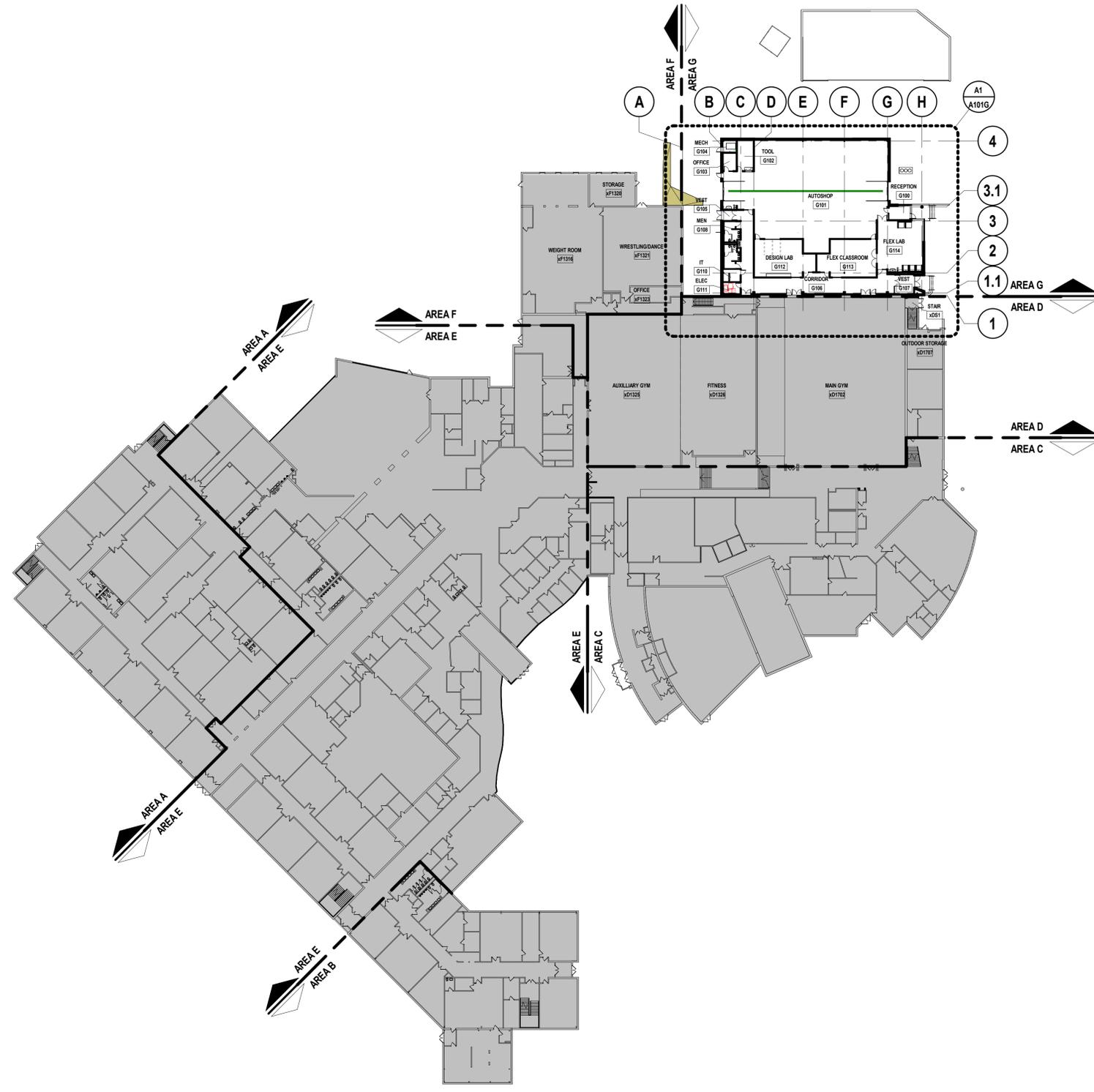
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**hollis + miller**  
 architects

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 State Certificate of Authority #  
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 303.892.1166 phone

6/24/2025 9:39:44 AM



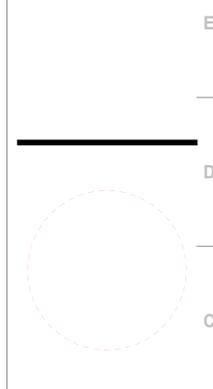
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 architects

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**HRHS - AUTOMOTIVE CTE ADDITION**  
**DOUGLAS COUNTY SCHOOL DISTRICT**  
 9375 CRESTHILL LN  
 HIGHLANDS RANCH, CO 80130  
**L&E Submittal**

REVISIONS:

#	Description	Date



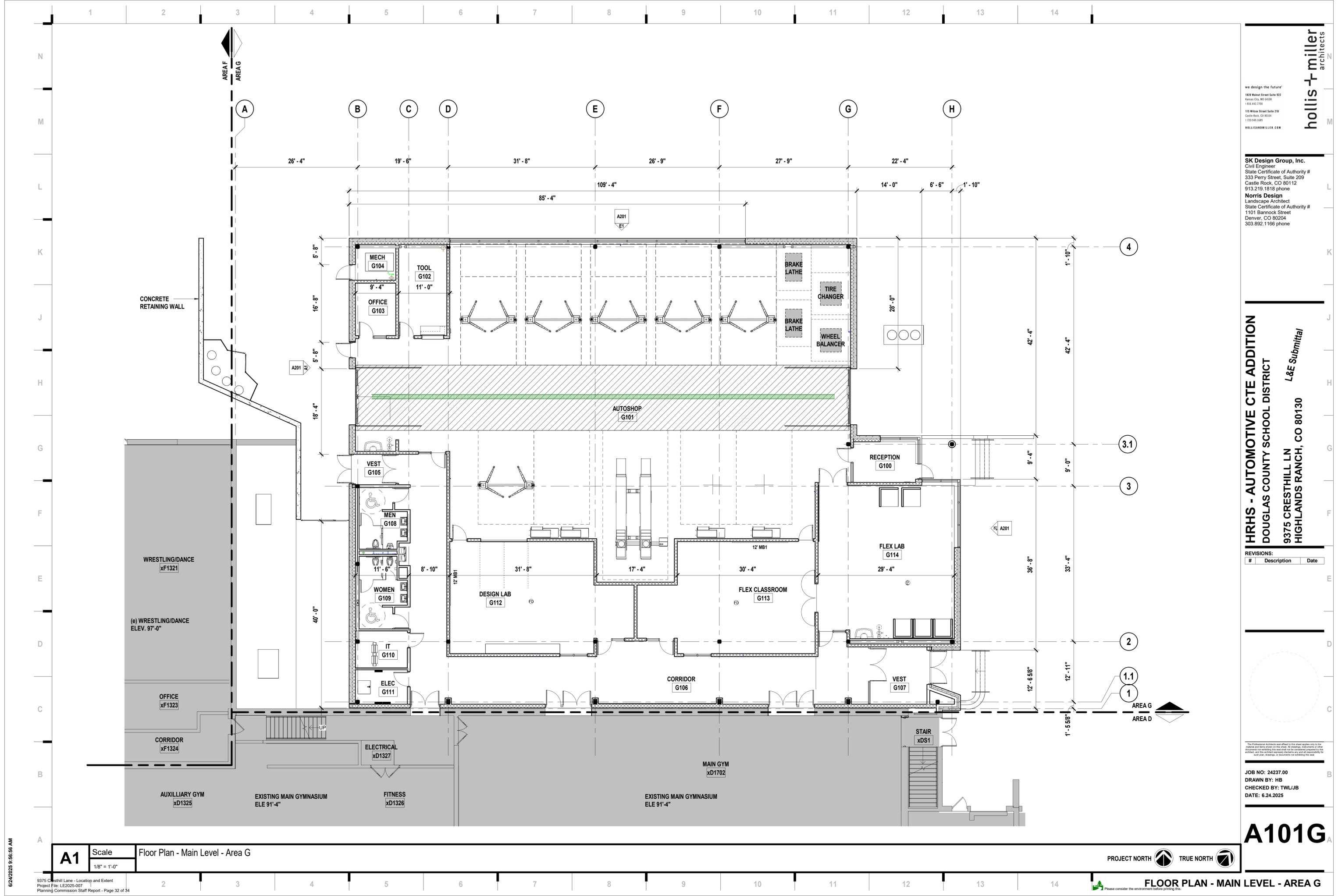
The Professional Architect and/or Engineer shall be held responsible only for the content and date shown on this sheet. All drawings, specifications or other documents shall remain the property of the architect and the architect retains all rights and responsibility for such drawings, specifications or documents not included on this sheet.

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

**A101**

**A1** Scale Overall Floor Plan - Main Level  
 1" = 40'-0"





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**hollis + miller**  
 architects

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**HRHS - AUTOMOTIVE CTE ADDITION**  
**DOUGLAS COUNTY SCHOOL DISTRICT**  
 9375 CRESTHILL LN  
 HIGHLANDS RANCH, CO 80130

**L&E Submittal**

REVISIONS:

#	Description	Date

JOB NO: 24237.00  
 DRAWN BY: HB  
 CHECKED BY: TWLJB  
 DATE: 6.24.2025

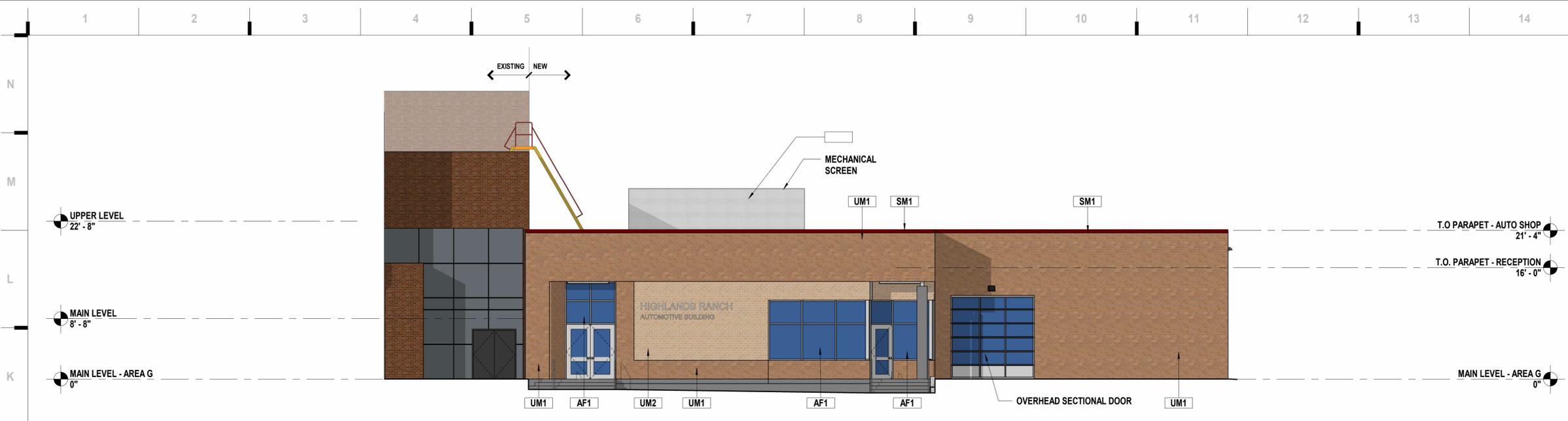
**A101G**

**A1** Scale Floor Plan - Main Level - Area G  
 1/8" = 1'-0"

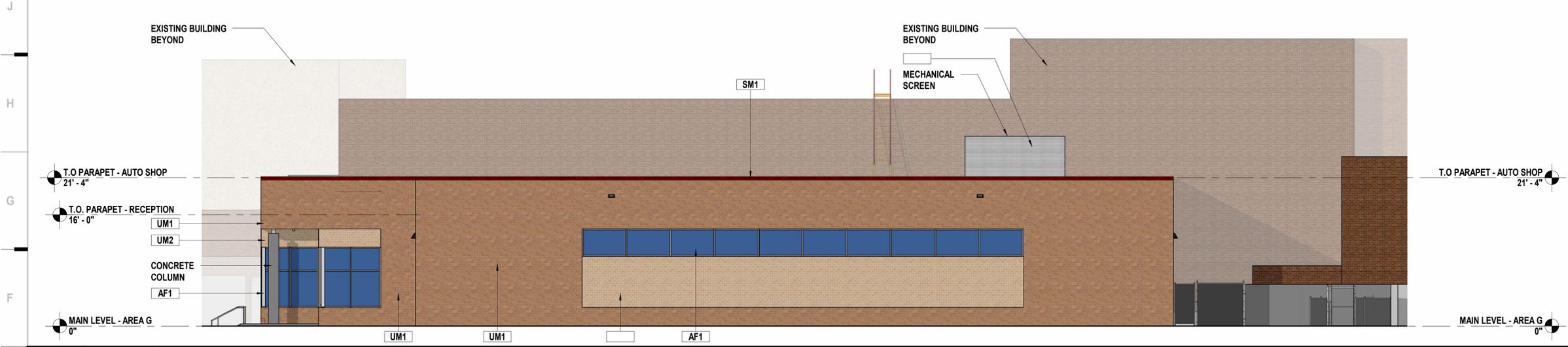


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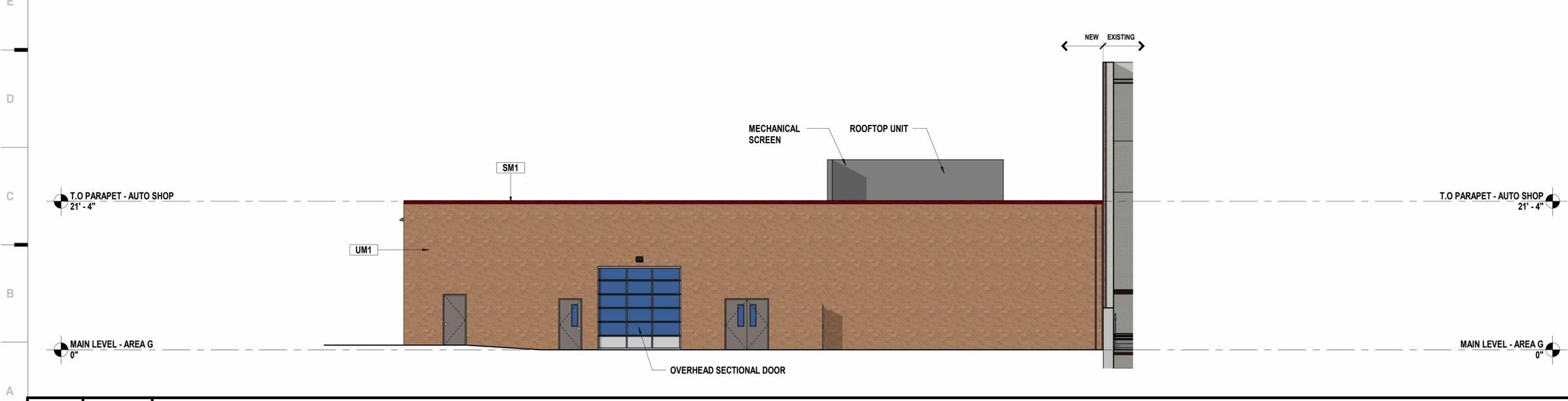
9375 Cresthill Lane - Location and Extent  
 Project File: LE2025-007  
 Planning Commission Staff Report - Page 32 of 34



**J1** Scale 1/8" = 1'-0" Exterior Elevation - East



**E1** Scale 1/8" = 1'-0" Exterior Elevation - North



**A1** Scale 1/8" = 1'-0" Exterior Elevation - West

**MASTER KEYNOTE LEGEND**

04 20 00.A12	FACE BRICK
07 42 13.A03	CONCEALED FASTENER METAL WALL PANELS
07 62 00.A13	COPING
08 41 13.A02	THERMAL BROKEN STOREFRONT FRAMING (6")

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 Castle Rock, CO 80104  
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**hollis + miller**  
 architects

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 Castle Rock, CO 80112  
 913.219.1818 phone  
**Norris Design**  
 Landscape Architect  
 State Certificate of Authority #  
 1101 Bannock Street  
 Denver, CO 80204  
 303.892.1166 phone

**EXTERIOR MATERIAL LEGEND**

**MP1 = METAL PANEL TYPE 1**  
 07 42 13.A03  
 CONCEALED FASTENER METAL WALL PANELS  
 BOD: MORIN MATRIX SERIES  
 COLOR: TBD  
 SIZE/PATTERN: PER ELEVS

**SM1 = SHEET METAL TYPE 1**  
 07 62 00.A13  
 COPING  
 BOD: N/A  
 COLOR: MATCH EXISTING RED  
 SIZE/PATTERN: PER DETAILS

**UM1 = UNIT MASONRY TYPE 1**  
 04 20 00.A12  
 FACE BRICK  
 BOD: TBD  
 COLOR: MATCH EXISTING BLEND  
 SIZE/PATTERN: JUMBO/RUNNING BOND

**UM2 = UNIT MASONRY TYPE 2**  
 04 20 00.A12  
 FACE BRICK  
 BOD: TBD  
 COLOR: TBD  
 SIZE/PATTERN: JUMBO/RUNNING BOND

**AF1 = ALUMINUM FRAMES**  
 08 41 13.A02  
 BOD: KAWNEER TRIFAB VERSAGLAZE  
 601UT  
 COLOR: CLEAR ANODIZED  
 SIZE/PATTERN: RE: FRAME TYPES

**HRHS - AUTOMOTIVE CTE ADDITION**  
**DOUGLAS COUNTY SCHOOL DISTRICT**  
*Design Development*  
 9375 CRESTHILL LN  
 HIGHLANDS RANCH, CO 80130

REVISIONS:

#	Description	Date



JOB NO: 24237.00  
 DRAWN BY: HB  
 CHECKED BY: TWLJB  
 DATE: 07.01.2025

**A201**

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1.816.462.7200  
113 Wilkes Street Suite 210  
Castle Rock, CO 80104  
1.720.949.0580  
HOLLISANDMILLER.COM

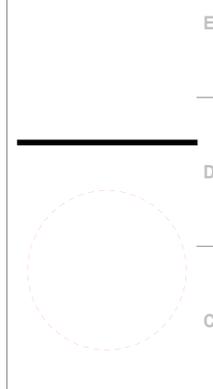
**hollis + miller**  
architects

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**HRHS - AUTOMOTIVE CTE ADDITION**  
DOUGLAS COUNTY SCHOOL DISTRICT  
9375 CRESTHILL LN  
HIGHLANDS RANCH, CO 80130  
*Design Development*

REVISIONS:

#	Description	Date



The Professional Architect seal and affix to this sheet applies only to the  
design and design process on this sheet. All drawings, instruments or other  
documents created by the architect and the architect's employees are and of responsibility for  
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JOB NO: 24237.00  
DRAWN BY: HB  
CHECKED BY: TWLJB  
DATE: 07.01.2025

**A202**



**A1** Scale 3D Exterior Perspective - NE Corner  
1" = 20'-0"

**A9** Scale 3D Exterior Perspective - SE Corner  
1" = 20'-0"