

Memorandum

Date: July 9, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Mike Pesicka, Principal Planner
Curtis J. Weitkunat, AICP, Long Range Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Pinery Planned Development 31st Major Amendment**
Project File: **ZR2023-002**

Planning Commission Hearing:	August 19, 2024 @ 7:00 p.m.
Board of County Commissioners Hearing: continued	September 24, 2024 @ 2:30 p.m.
Board of County Commissioners Hearing: continued	November 19, 2024 @ 2:30 p.m.
Board of County Commissioners Hearing: continued	December 10, 2024 @ 2:30 p.m.
Board of County Commissioners Hearing: tabled	January 28, 2025 @ 2:30 p.m.
Board of County Commissioners Hearing:	July 22, 2025 @ 2:30 p.m.

I. SUMMARY

The Pinery Planned Development 31st Major PD Amendment application was tabled by the Board of County Commissioners at its January 28, 2025 public hearing for the applicant to address comments and questions from the Commissioners regarding the compatibility and character of the proposed development with the surrounding neighborhood.

To address Board comments, the applicant revised the PD Amendment request by reducing the number of residential lots from 45 to 44 and including equestrian-related uses. A revised Project Narrative, PD Guide, and PD Amendment Exhibit are attached to this summary along with the previous Board staff report dated January 16, 2025. The suggested conditions of approval in the original staff report remain unchanged. Engineering Services reviewed the revised documents, including an updated Phase I Drainage Report, and had no comments or concerns.

The 31st Amendment is located within the eastern half of the Pinery PD, east of S. Pinery Drive, south of S. Pinery Parkway, and immediately north of the Colorado Horse Park. A CMP vicinity map, zoning map, and aerial map are included in the original staff report and show the general location of the project area.

II. ASSESSMENT

Per Section 1522.08 of the Douglas County Zoning Resolution, the Board shall evaluate the revised Major Amendment for the Pinery Planned Development 31st Amendment and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies, and other guidelines. Should the Board find that the approval standards for the Major PD Amendment are met; the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Pinery Planned Development, 31st Amendment document shall be made to the satisfaction of Douglas County.
2. A Class III Cultural Resource Survey shall be provided with the submittal of a preliminary plan application for the site.
3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is condition upon the applicant's full satisfaction of all such commitments and promises.

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SHIRE MEADOWS NARRATIVE

INTRODUCTION

Shire Meadows encompasses 47 acres within Planning Area 63 of the Pinery 5th Amendment. The current land use for Shire Meadows is designated this area for fifteen 2.5-acre equestrian estate lots Located east of State Highway 83 (S. Parker Road) and south of South Pinery Parkway.

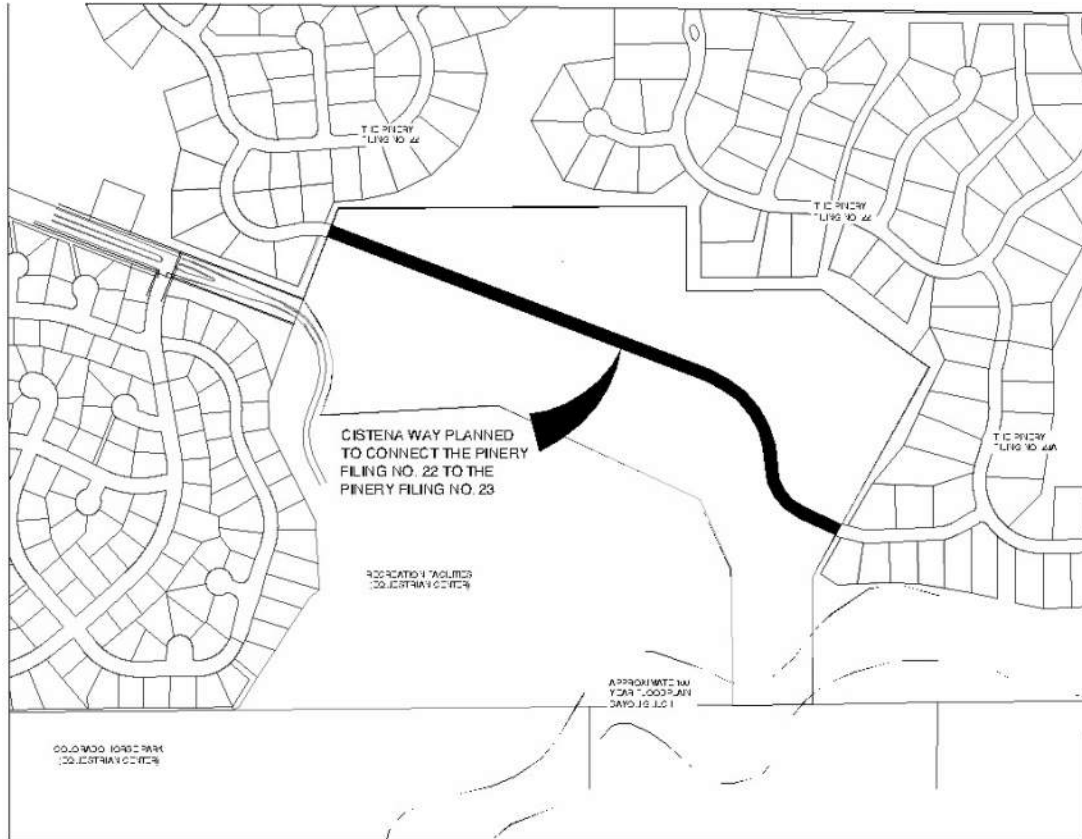
The Pinery Planned Development has undergone significant changes over the last 50 years having 30 amendments to the original PUD design. The visions for development of the Pinery community began as a custom home golf course community which was drastically changed to a ranchette horse and livestock community known as High Prairie Farms with an Equestrian center to promote competitive equine events. The Horse and livestock community seemed to be in alignment with the Western ideology for Colorado and Douglas County, but was unsuccessful. High Prairie Farms was unsuccessful partially due to less interest in small 2-1/2 acre ranchettes for livestock boarding. Today the trend for development of the Pinery community is to return to a custom home golf course community.

In summary, the Pinery development was originally planned for higher density single family detached homes. Then the property density was greatly reduced for 2-1/2 acre Equestrian lots. And finally, most of the amended property was returned to the higher density single family land use. The only property left with the 2-1/2 acres Equestrian lot zoning is Shire Meadows.

1. Originally, Shire Meadows and the surrounding area was planned for a higher density of 2,249 single family detached homes.
2. The Pinery Development 3rd Amendment reduced density across the entire development from 2,249 units to 414, allocating over 550 acres for 2.5-acre equestrian estate lots known as High Prairie Farms. These lots were designed to complement the adjacent Equestrian Center (now the Colorado Horse Park), enabling homeowners to own and board horses in support of the facility.
3. In 1994, the Pinery Development 5th Amendment restored much of the higher allowable density, replacing over 500 acres of equestrian estate lots with 1/3 to 3/4-acre residential lots—an area now known as the Timbers. Shire Meadows, however, was excluded from this rezoning because it was owned by the Colorado Horse Park's owner, who did not participate in the 5th Amendment changes.

Both the 3rd and 5th Amendments designated this area for fifteen 2.5-acre equestrian estate lots, with no changes to its land use between these amendments. As a result, Shire Meadows is surrounded on 3-sides with urban single family homes having 1/3 to 1/2 acre lots leaving no continuity with the existing surrounding subdivisions. This 31st Amendment to the Pinery Planned Development proposes increasing the allowable density with 44 single-family detached lots on half-acre parcels... an addition of 29 lots.

The original planners and designers of Pinery Filings No. 22 and 23 appear to have anticipated extending Cistena Way through Shire Meadows, as the road currently dead-ends at both boundaries of the property.



The exhibit above suggests that Shire Meadows is an infill area primed for residential development to integrate with the surrounding properties. While the concept of 2.5-acre lots with homes, barns, horses, and equipment may provide a buffer between urban residential developments and the Horse Park, such a land use contrasts sharply with the predominantly urban character of the surrounding areas. This Equestrian Estate designation, a remnant of the Pinery 3rd Amendment, presents a conflicting use alongside urban development.

Since the approval of the Pinery 5th Amendment, Shire Meadows has remained undeveloped, while Pinery Filings No. 22 and 23 are nearly fully built out. This inactivity highlights a lack of demand for small-lot Equestrian Estates and reflects the preferences of modern homeowners in the Pinery and Douglas County. The ownership of the Colorado Horse Park has changed in 2023, and it now functions as a facility for veterinary care and private horse show events, with NO services or connectivity planned for future homeowners in Planning Area 63 (PA 63).

Following the approval of the Pinery 3rd Amendment in 1989, several amendments—including the 5th, 7th, 14th, and 22nd—have introduced smaller custom home lots ranging from 1/3 to 1.5 acres. Today, Shire Meadows represents an undeveloped void between Pinery Filing No. 22 and Filing No. 23A. The current property owners request that Douglas County increase the allowable density to align zoning with neighboring properties. This proposal for half-acre lots will blend seamlessly with adjacent developments and have minimal impact on nearby neighborhoods. Additionally, open space will be incorporated along adjoining subdivisions, and a height restriction on homes along the northern and eastern boundaries will protect the views of existing homeowners. (See Attached Zoning Summary Exhibit).

The main objective for the Shire Meadows Development is not to simply create an urban single family subdivision to blend in with the surrounding single family developments which follows the community's development standards and land use for this area of the Pinery. The main objective must also **identify the community's perception of the commitments, and overall intent of the planned development.** The Pinery community has stated that they purchased their homes with the expectation that Shire Meadows would be an equestrian development. The community supports the ideology of living in Douglas County, Colorado with the dream of maintaining the "Old West" or "American Frontier" mentality which includes enjoyment of boarding and riding horses.

Unique to urban single family developments, the current zoning within the Pinery Community allows private recreational Horse boarding and riding enjoyment within Residential Land Use. Shire Meadows has included 11.7 acres located along the Southern portion of the site for a Private Equine boarding and enjoyment area as a beautiful amenity for the proposed Urban Housing development. The Equine land use will also act as a transitional buffer to the existing Colorado Horse Park located South of Shire Meadows.

The allowable total number of horses that may be boarded on the Private Equestrian Center is no more than 20. Equestrian Facility planners will be consulted to ensure proper facilities and care may be provided for the horses and provide sufficient trails and open space for riding enjoyment. Partial ownership of Horses may be encouraged to allow all residents of Shire Meadows to have active participation in the Private Equestrian Center.

A centrally located Barn, Coral and Stables are anticipated to be constructed with additional stables and loafing sheds located along the southern edge of the site near the Colorado Horse Park. The Stables and Loafing Sheds will be visible from adjacent neighborhoods and the Colorado Horse park to enhance the Western ideology and Equestrian theme.

The Common horse boarding stables and/or corral facilities, Barns, Community Center, Caretakers Residence, corals, paddocks and stables shall be for use by occupants or owners within the Pinery 40 development only. Parks and open space recreational areas including, but not limited to: equestrian riding, hiking, jogging and biking trails shall be for use by occupants or owners within the entire Pinery Community.

The Pinery 40 Development Homeowners Association will be responsible for maintenance and repair of all structures and fencing located on the Private Recreation Area. A management plan will be prepared for the Private Recreation Area and submitted to Douglas County with the Site Development Plan. The management plan will provide guidelines and procedures to manage vegetation, grazing, and removal of manure to maintain a clean aesthetic environment.

The Colorado Horse Park, located along Shire Meadows' southern boundary, includes horse corrals spanning the southern perimeter, as well as parking and administrative buildings to the south of the corrals. The main equestrian competition venues lie southwest of the administrative area. A 50-foot minimum open space buffer will be established along the southern boundary of the Pinery 40 development to separate the Equestrian Center livestock from the proposed single-family residences, providing a reasonable and effective transition. The equestrian venue itself remains sufficiently distanced from the new residential lots. (See Aerial Photo Below).



1520 MAJOR AMENDMENT - APPROVAL CRITERIA

The following criteria shall be considered by the Board for approval of the major amendment:

[1520.01] Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

For **consistency in development standards**, Shire Meadows will seamlessly integrate with the surrounding neighborhoods. A person driving through Shire Meadows will not perceive any distinction between this area and the adjacent subdivisions. From the cohesive architectural styles to the preserved open landscapes, Shire Meadows will uphold the vision of elegant estate living within the Pinery community.

The proposed rezoning of Shire Meadows aims to align its land use with the neighboring residential developments. Architectural and development guidelines will match those established for Pinery Subdivision Filings 22 and 23. The Shire Meadows development will adopt the Planned Development Guide from the Pinery PD 5th Amendment, adhering to the same standards for building setbacks and height, except for additional height restrictions along the north and east property lines and a requirement for larger minimum lot sizes.

The Shire Meadows Subdivision borders Pinery Subdivision Filings 22 and 23 to the north, east, and west. While the concept of horse properties in Douglas County is intriguing and was likely romanticized during the 1980s, the urban living style has become more desirable for residential living. The 3rd Amendment to the Pinery Development allocated nearly 550 acres for equestrian estates to accommodate horses, reflecting the vision of living in Colorado on land suitable for livestock. This Equestrian style of living remains appealing to many, but the current zoning also allows for pigs, goats, chickens and many other livestock that is not compatible with the urbanized character of surrounding developments.

Shire Meadows has included 11.7 acres located along the Southern portion of the site for a Private Equine boarding and enjoyment to meet the **commitments, and overall intent of the planned development**. The private Equine Amenity allows for the Equine enjoyment but eliminates the incompatible livestock allowed under the current zoning. The Equine land use will also provide a transitional buffer to the existing Colorado Horse Park located South of Shire Meadows.

[1520.02] Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

Intent and Preservation

The Pinery is a unique and cherished community, unlike any other in Douglas County. Residents value the natural landscape, which features a harmonious mix of pine and deciduous trees, and homes thoughtfully nestled into the terrain. A fundamental principle of the Pinery Subdivision is preserving the existing natural environment.

To uphold this vision, Shire Meadows will feature half-acre lots, providing ample space between homes while maintaining the neighborhood's open and natural aesthetic. Roadways and building envelopes will be carefully designed to follow the land's existing topography, minimizing grading and preserving the integrity of the terrain.

Another critical aspect of preservation is architectural consistency. Shire Meadows will adopt design standards that seamlessly align with those of Pinery Subdivision Filings 22 and 23, ensuring that residents and visitors will not perceive a transition between subdivisions. These architectural guidelines will prioritize cohesion and quality, reflecting the Pinery's legacy of elegant and unique homes.

Efficient Development

Before submitting this application to the County, the development team engaged with surrounding HOA boards to create a plan that minimizes the impact on neighboring communities.

Traffic Mitigation

One of the primary concerns was the potential increase in traffic through adjoining neighborhoods once Cistena Way is extended through Shire Meadows. To address this, an alternative roadway design was proposed. South Pinery Drive, currently a limited-use road serving Pinery Filings 8A, 8B, and Colorado Horse Park parking, will be considered as the primary access point for Shire Meadows. By upgrading

South Pinery Drive to a collector street, the development may improve traffic flow, provide emergency access, and enhance connectivity for existing neighborhoods east of Shire Meadows.

Preventing Shortcut Traffic

Another concern raised by residents was the risk of increased traffic from parents using Shire Meadows as a shortcut to transport children to school. To mitigate this, the South Metro Fire District supports installing a gate at the eastern project boundary of Cistena Way. This gate will limit public access and prevent through-traffic onto Fox Sparrow Road. Although Douglas County has not yet approved the gate, the developer will continue working with the County to find a solution that minimizes traffic impacts while maintaining accessibility for emergency services.

Infill Development

Shire Meadows represents an opportunity to complete the Pinery Development by addressing the void between Filings 22 and 23A. Currently, Cistena Way dead-ends at both the east and west edges of Shire Meadows. By developing this infill area with custom homes, Shire Meadows will seamlessly integrate with the existing neighborhoods and complete the surrounding community.

[1520.03] Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

Open Space Buffers and Connectivity

The Pinery Filings No. 22 and 23A currently feature a meandering open space buffer along the border with Shire Meadows. This existing buffer, typically 25 to 50 feet wide, provides a clear separation between properties. Shire Meadows will complement this with combined equestrian/pedestrian trail open space buffers, including a minimum of 25 feet along the northern boundary and 50 feet along the southern, eastern, and western boundaries.

To enhance the sense of openness, fencing will not be permitted within the buffer areas. Instead, these spaces will feature soft trails designed for pedestrian and equestrian enjoyment and connectivity to nearby neighborhoods, schools, and parks. Preliminary plans include pedestrian access points from South Pinery Drive to Filings 22 and 23, as well as to Bayou Gulch. The trails may occasionally accommodate golf carts for community convenience.

Traffic and Access

Concerns about increased traffic from adjoining homeowners' associations have been carefully addressed. The primary access road for Shire Meadows will consider South Pinery Drive, significantly reducing the potential traffic impact on existing neighborhoods.

According to the traffic study for Shire Meadows, less than 10% of traffic is expected to travel east along Cistena Way through Pinery Filing 23A with South Pinery Drive as the primary access. The study also confirms that the intersection levels of service will remain at high standards, operating at Level A or B, even with the addition of Shire Meadows traffic.

View Preservation

Existing homes along the northern property line in Planning Areas 61 and 65 currently enjoy unobstructed views to the south. Shire Meadows' natural topography generally slopes from north to south, with gradients ranging from 5% to 20%. To ensure that these views are preserved, the highest roof peak elevations for all proposed homes in Planning Area 63A-1 will be limited.

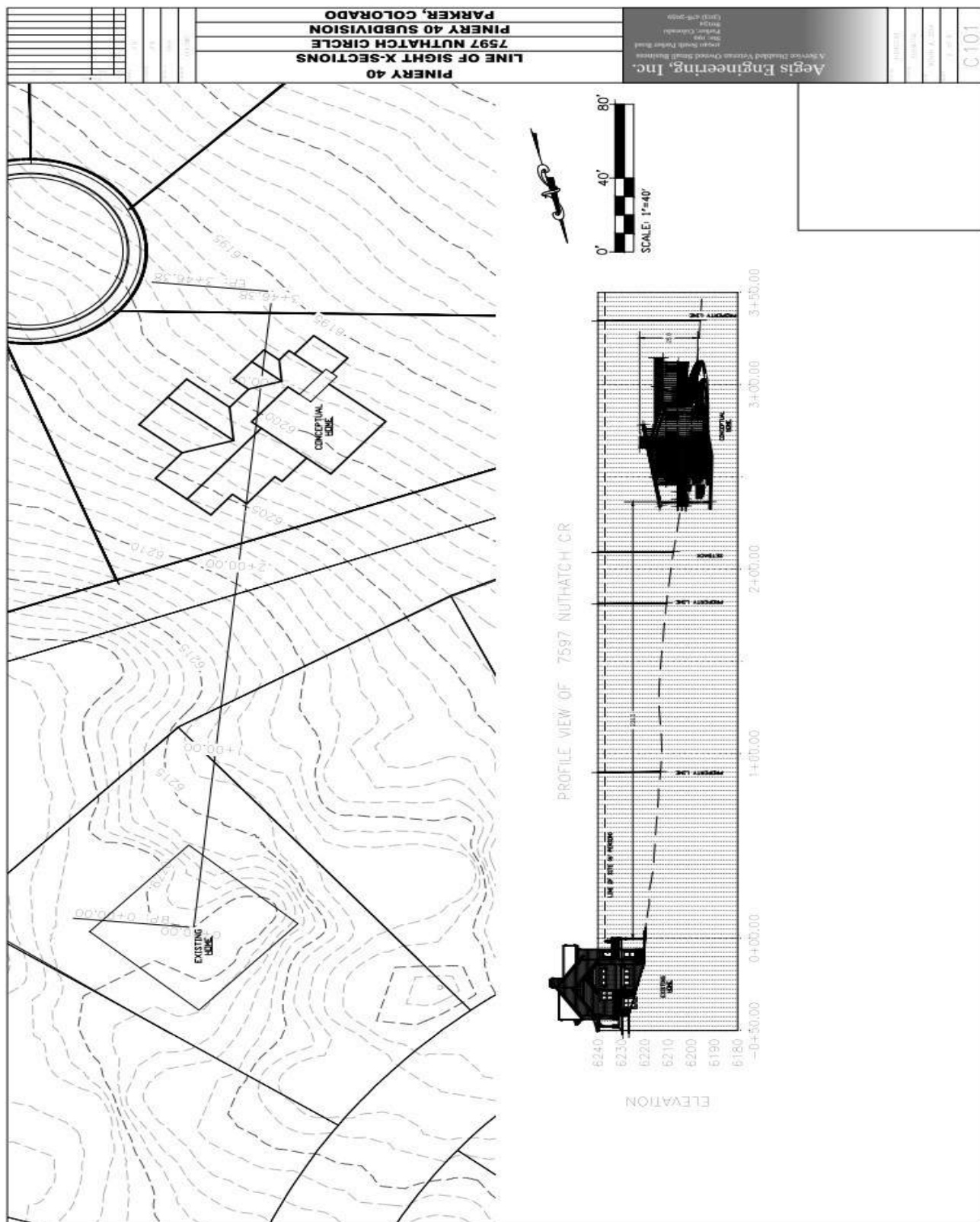
Specifically, the highest roof peaks will be restricted to no more than 25 feet above the average elevation of the rear lot line. This design consideration guarantees that neighbors in Planning Areas 61 and 65 will retain unobstructed views from the main floors of their homes.

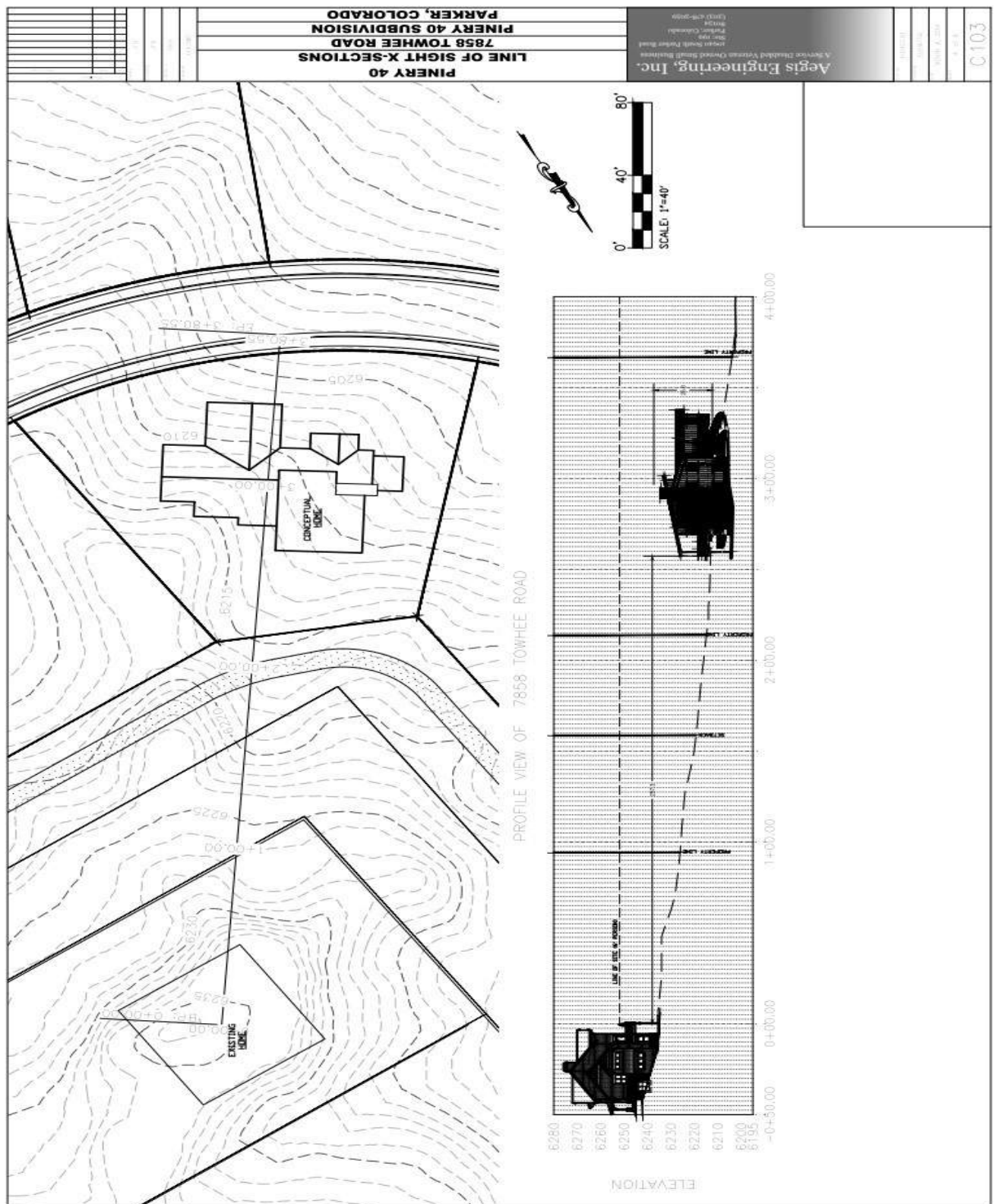
CROSS-SECTION WITH VIEW LINE

The following Five cross-sections were prepared to depict the view lines protected from existing homes resulting from height limitations proposed for new homes along the North and East property lines:

PLAN VIEW OF CROSS SECTION LOCATIONS







CROSS SECTION C

[1520.04] Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

Community Benefits of the Proposed Amendment

This amendment presents a strong case for enhancing the Pinery community by aligning land use with existing residential developments while introducing valuable amenities like a private Equestrian Amenity and additional open space and trails.

Developing Shire Meadows under its current zoning would result in a stark contrast in land use. The introduction of 2-1/2 acre ranchettes—complete with homes, barns, sheds, equipment, and livestock—would stand in sharp juxtaposition to the urban-style single-family homes on 1/3 to 3/4-acre lots that surround the property on three sides. Such a discrepancy may lead to conflicts between the two lifestyles, creating challenges for residents in both subdivisions.

Challenges of Equestrian Land Use

Since the approval of the 5th Amendment, more than 500 acres of Equestrian Estate Lots have been repurposed, leaving only 46 acres for equestrian use. While 2-1/2 acre lots may seem sufficient for equestrians, they are, in reality, too small to provide the room or facilities needed for an enjoyable and practical equestrian lifestyle.

This property's exclusion from the single-family residential zoning proposed in the 5th Amendment might have seemed appropriate at the time but now appears to be an oversight when considered under current land-use standards.

Although adjoining residents were likely informed that Shire Meadows would be developed with 2-1/2 acre lots, they may not have fully understood the implications of this type of development. Potential concerns include odors and insects resulting from livestock.

Compatibility and Community Harmony

Development of Shire Meadows is inevitable—whether as 15 Equestrian Estate Lots or 44 single-family residential lots. However, the proposed amendment offers a more compatible land use that fosters peace and harmony among neighborhoods. By integrating seamlessly with the surrounding residential developments, this proposal enhances the overall quality of life for current and future residents alike.

Addressing Concerns and Community Investments

Some residents have expressed concerns that the property owners are motivated solely by financial gain. However, it is important to note that anticipated revenue from the lot sales will contribute to significant community improvements. These include:

- Maintaining the Western theme of Equestrian living within an urban development.
- Building new pedestrian and equestrian trails and pocket parks.
- Enhancing landscaping with trees and providing additional open space.

Beyond these community enhancements, the development will also improve the local street network by increasing connectivity and creating jobs and income for the construction and home-building industries.

The proposed amendment balances the need for development with the interests of the Pinery community, ensuring a harmonious and sustainable future for the area.

[1520.05] For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

Shire Meadows Subdivision is located with the Pinery Water and Sanitation District. The Pinery Water and Sanitation District has stated that it has sufficient water to supply Shire Meadows Subdivision with potable water and has sufficient capacity to treat sanitary sewer for Shire Meadows Subdivision. A water Development fee will be required by Pinery Water and Sanitation District for the additional lots requesting service.

Electric, Gas, and communication infrastructure currently adjoins the Shire Meadows property and may provide service upon request.

[1520.06] Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

Utility Infrastructure and Services

Water Supply:

An existing 8-inch water line, owned and operated by the Pinery Water and Sanitation District, crosses the Shire Meadows property. Water service will be available to the development upon completion of the required onsite infrastructure.

Sanitary Sewer Connections:

Three 8-inch sanitary sewer lines, also owned by the Pinery Water and Sanitation District, are located at the west, south, and east boundaries of Shire Meadows and are available for connection:

- **West Connection:** Adjacent to South Pinery Drive.
- **South Connection:** Situated on the Colorado Horse Park property.
- **East Connection:** Located within Cistena Way.

The existing topography will guide which homes connect to specific sewer outfalls. A comprehensive Utility Report will be prepared for review and approval by the Pinery Water and Sanitation District to confirm that adequate capacity exists to support the Shire Meadows development.

Stormwater Management

To address stormwater management and water quality, three onsite detention ponds are proposed along the southern property boundary. These ponds will comply with Douglas County Storm Drainage Criteria to manage developed runoff effectively.

The detention ponds will also be integrated into the community design, with pedestrian trails constructed nearby. Small park features will enhance these areas, offering recreational opportunities while serving critical stormwater functions.

Ownership and Maintenance of Open Space and Amenities

It is anticipated that the onsite open spaces, trails, and detention areas will be owned and managed by a newly established Shire Meadows Homeowners Association (HOA). This HOA is expected to enter into a contract with the High Prairie Farms Metro District for the maintenance and repair of these open space improvements, ensuring long-term upkeep and quality.

Coordination with Local Services

- **Schools:** Douglas County Schools have been engaged to evaluate whether their facilities can accommodate the additional 30 homes proposed in this amendment (45 total homes).
- **Fire and Emergency Services:** The South Metro Fire District has also been consulted to ensure sufficient resources and facilities are available to support the additional homes within the development.

This comprehensive approach ensures that the proposed Shire Meadows development will have access to adequate utilities, stormwater management, and community resources while enhancing the quality of life for future residents.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

Access and Traffic Management

Primary Access:

The main access point for Shire Meadows is being considered onto South Pinery Drive, which connects directly to South Pinery Parkway. To accommodate increased use, South Pinery Drive will be upgraded to Collector Street standards from Meadow View to the project site. This roadway is currently utilized by the Colorado Horse Park for event access and staff parking. A proposed T-intersection would facilitate smooth and efficient vehicular flow between Shire Meadows and the Colorado Horse Park. Approval by Douglas County and Right-Of-Way dedication by the Colorado Horse Park will be required to provide access onto S. Pinery Drive.

Secondary Access:

A secondary access point is planned at the eastern end of the Shire Meadows property, connecting to Cistena Way. To minimize traffic impact on adjoining neighborhoods, the developer will seek approval for Emergency Access Only for this connection. Although Cistena Way was originally anticipated to extend through Shire Meadows, concerns raised by residents in the adjacent subdivision about increased neighborhood traffic have led to the current proposal to limit its use.

Traffic Study Findings:

A traffic study conducted for Shire Meadows indicates that the development will not cause significant changes to the level of service at existing intersections. This ensures that traffic flow in and around the area will remain efficient and minimally disruptive to the surrounding community.



GOAL 2-1

**IMPROVE AND ENHANCE EXISTING INFRASTRUCTURE;
SUPPORT HEALTHY LIVING;
REDUCE VEHICLE MILES TRAVELLED;
MAINTAIN AIR QUALITY STANDARDS;
AND CONSERVE OPEN SPACE.**

1. South Pinery Drive and Cistena Way Access

- a. South Pinery Drive, which was vacated during the approval of The Pinery 5th Amendment, currently serves as an access route for Pinery Filings 8A and 8B, as well as for facility parking at the Colorado Horse Park. As part of the Shire Meadows development plan, South Pinery Drive may be restored to Collector Street standards and will serve as the primary access point for the new subdivision.
- b. The architects of Pinery 22 and 23 anticipated Cistena Way to serve as the primary access for Shire Meadows. Cistena Way may be connected at both the West and East ends of Shire Meadows for a continual through residential street.

New roadway connections would enhance connectivity by:

- Providing additional emergency vehicle routes.
- Facilitating access to existing homes and neighborhoods located east of Shire Meadows.
- Supporting the functionality of South Pinery Drive as a minor collector route for the community.

2. Support Healthy Living and conserve Open Space

The current design for Shire Meadows incorporates an expansion of the existing open space buffers that border The Pinery Filing No. 22 and 23A. These open space areas, which currently range from 25 to 50 feet in width, provide a natural separation between the properties. To further enhance this transition, Shire Meadows will add:

- **25-foot minimum equestrian open space buffer** along the **North property boundary**
- **50-foot minimum equestrian open space buffer** along the **South, East, and West property boundaries**

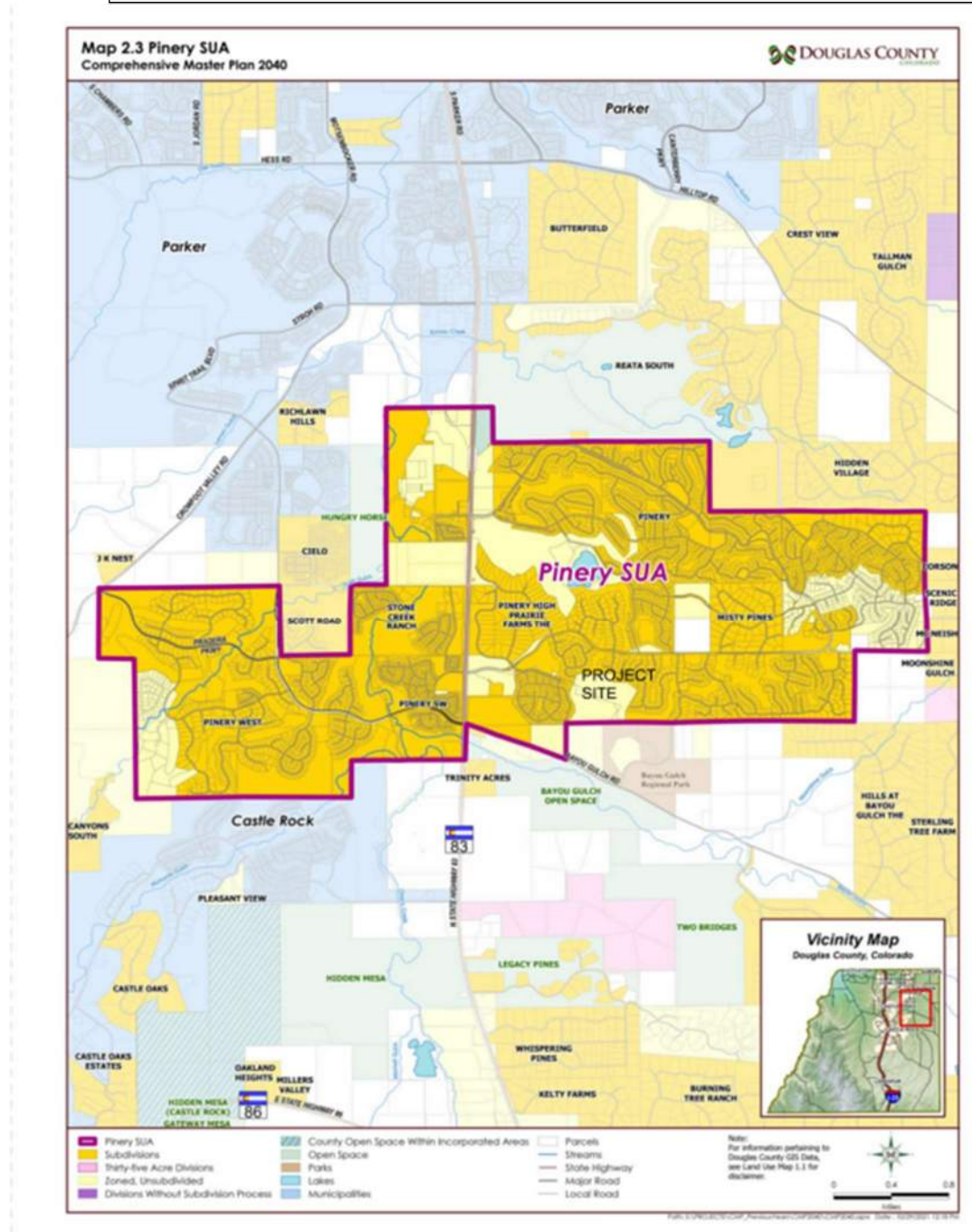
These expanded buffers will not include fencing, ensuring that the open space remains visually unobstructed and enhances the connection between the existing homes and Shire Meadows.

Additionally, the proposed open space will feature soft trails designed for equestrian and pedestrian use, fostering enjoyment and improving connectivity between Shire Meadows and nearby neighborhoods, schools, and parks. Preliminary trail designs indicate pathways from South Pinery Drive leading to Filings 22 and 23, as well as to Bayou Gulch. These trails are expected to be used by

pedestrians, equestrians and potentially by a few golf carts, contributing to a more integrated and active community.

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.



Shire Meadows is located on the Southern edge of the Pinery SUA. The site is located East of State Highway 83 (S. Parker Road), and South of South Pinery Parkway.

POLICY 2-1A.2

Prioritize the build-out of existing urban areas over approval of new urban development.

Since the approval of the Pinery 5th Amendment, the Shire Meadows property has remained undeveloped, while Pinery Filing No. 22 and 23, which feature 1/3 to 1/2 acre lots, are nearly 100% built out. Given that the surrounding urban areas are nearly fully developed, the current owners of Shire Meadows respectfully request the County to consider an increase in allowable density to achieve zoning continuity with the adjacent properties.

Allowing **half-acre minimum lots** within Shire Meadows would ensure that the development aligns with the existing urban fabric of the surrounding neighborhoods, minimizing disruption and preserving the integrity of the area. This approach not only maintains consistency with existing developments but also prioritizes the completion of already urbanized areas, rather than expanding into new, undeveloped lands.

OBJECTIVE 2-1B

Encourage development that supports healthy communities.

Within the Shire Meadows proposed open space, soft trails will be provided for equestrian and pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depicts equestrian and pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch. Occasionally, it is anticipated to see a few golf carts using the trails.

POLICY 2-1B.1

Encourage health-promoting design through the development review process.

Several neighborhood meetings with some of the Pinery's HOA representatives and neighbors have occurred to discuss important issues and receive suggestions to develop the Pinery 40 property with neighborhood input, needs desires and concerns.

1. Unique to urban single family developments, the current zoning within the Pinery Community allows private recreational Horse boarding and riding enjoyment within Residential Land Use. Shire Meadows has included 11.7 acres located along the Southern portion of the site for a Private Equine boarding and enjoyment as a beautiful amenity for the proposed Urban Housing development. The Equine land use will also act as a transitional buffer to the existing Colorado Horse Park located South of Shire Meadows.
2. Density for Shire Meadows has been reduced to 44 total allowable lots.
3. Shire Meadows will provide an additional 25-foot minimum open space buffer along the north property boundary and 50-foot minimum open space buffer along the south, east and west property boundaries.
4. Proposed roadways and Building Envelopes will be designed to fit on the existing topography of the land to minimize grading to minimize land scaring.

POLICY 2-1B.2

Support community efforts that provide healthy lifestyle choices.

The Pinery is a unique and cherished community, unlike any other in Douglas County. Residents take pride in its natural landscape, characterized by a mix of pines and deciduous trees, and distinctive homes thoughtfully integrated into the terrain.

A core value of living in the Pinery is preserving its natural environment and existing topography. To honor this, we propose half-acre lots that provide ample space between homes while maintaining the area's serene character. Roadways and building envelopes will be carefully designed to follow the land's natural contours, minimizing grading and reducing land scarring.

By protecting and enhancing this special community, we aim to promote a healthy, harmonious lifestyle for current and future residents.

OBJECTIVE 2-1C

Ensure development in designated urban areas is consistent with the CMP.

Pinery 40 LLC has worked with Douglas County Staff and the Pinery Community to provide a plan in compliance the Comprehensive Master Plan.

POLICY 2-1C.1

Achieve consistency among land use and development regulations, the Capital Improvements Program, and this Plan through careful review and coordination during the development review process.

The access for the proposed development will consider South Pinery Drive and Cistena Way for vehicular access. The original design in the Pinery PUD 5th Amendment envisioned connecting Cistena Way through Shire Meadows. Pinery 40 LLC has also discussed with Douglas County staff and the Colorado Horse Park to consider the extension of South Pinery Drive south to Shire Meadows for access into the development.

This proposed access routes would allow more efficient connectivity to the neighborhood. Additionally, it will improve emergency response times and improve traffic in existing neighborhoods, enhancing safety and convenience for all residents.

POLICY 2-1C.2

Determine the actual density or intensity of development at time of subdivision or site improvement plan by considering the potential environmental and visual impacts; availability of community facilities and services; and compatibility with existing, adjacent or planned uses.

1. Density, Environmental and Visual Impacts

The surrounding subdivisions to the north, east, and west have lot sizes ranging from 1/3 to 1/2 acre, with an average density of 1.32 dwelling units per acre. For Shire Meadows, we propose a minimum lot size of 1/2 acre, ensuring sufficient space between homes and a reduced density of 0.97 dwelling units per acre. This represents a 27.3% reduction in density compared to the nearby Timbers Subdivisions.

Another key element of preserving the community's character is maintaining consistency in the style and architecture of homes. The goal is to create a seamless transition where one would not easily recognize moving from one subdivision to another. To achieve this, the architectural standards for Shire Meadows will align with those currently used in Pinery Subdivision Filings 22 and 23.

2. Availability of community facilities and services

The proposed open space in Shire Meadows will feature soft trails designed for equestrian and pedestrian enjoyment and connectivity to nearby neighborhoods, schools, and parks. Preliminary trail plans include pedestrian access from South Pinery Drive to Filings 22 and 23, as well as to Bayou Gulch Park.

The conceptual site plan also includes three onsite pocket parks to offer outdoor activities and recreational opportunities for the community. Specific amenities, such as tot lots and picnic areas, will be finalized and approved during the Preliminary Plat application process.

Shire Meadows Subdivision falls within the Pinery Water and Sanitation District, which has confirmed sufficient capacity to provide potable water and treat sanitary sewer needs for the development. A water development fee will be required for the additional lots requesting service.

Utility infrastructure for electricity, gas, and communications is already in place adjoining the Shire Meadows property and can provide service upon request.

Both Douglas County Schools and South Metro Fire District have reviewed the Shire Meadows zoning amendment application. Douglas County Schools confirmed they have sufficient facilities to accommodate the additional 30 homes proposed in this amendment (45 total homes). Similarly, South Metro Fire District has confirmed their capacity to serve the development effectively.

3. Compatibility

The intent of the Shire Meadows rezoning is to replace the current land use with one that aligns harmoniously with the surrounding residential developments. The architectural and development guidelines for Shire Meadows will closely match those of the adjoining Pinery Subdivision Filings 22 and 23. Development will be guided by the standards set forth in The Pinery PD 5th Amendment Planned Development Guide.

Shire Meadows will adopt the same development standards for building setbacks and building height as the neighboring subdivisions, with the exception of additional height restrictions proposed along the north and east property lines and a larger minimum lot size. These measures ensure consistency while enhancing compatibility with the surrounding area.

A seamless transition will be achieved so that anyone driving through Shire Meadows will not perceive they've moved from one subdivision to another. With its cohesive architectural design and preserved natural landscape, Shire Meadows will fulfill the vision of a community that embodies the essence of beautiful estate living.

POLICY 2-1C.3

Support the rezoning of urban zoned lands to be consistent with the Plan's goals, objectives, policies, and Land Use Map.

The original Pinery PUD was approved for 2,249 residential housing units. However, the Pinery Development 3rd Amendment significantly reduced this density, decreasing the allowable units to 414. This amendment allocated over 550 acres for 2-1/2-acre Equestrian Estate lots, known as High Prairie Farms. These lots were designed to complement the Equestrian Center (Colorado Horse Park), enabling homeowners to own and board horses in support of the Center.

In 1994, the approval of the Pinery Development 5th Amendment restored much of the original higher-density housing, replacing over 500 acres of Equestrian Estate lots with smaller residential lots ranging from 1/3 to 3/4 acre—what is now commonly referred to as the Timbers.

Since the approval of the 5th amendment, the trend for land use within the Pinery Community has been to return to higher density single family detached homes. The Pinery 40 property was not included in the rezoning for smaller custom home lots. Mrs. Helen Krebel, owner of both the Colorado Horse Park and the Pinery 40 property, opted not to participate in the 5th Amendment rezoning, as she remained committed to supporting Equestrian Land Use near the Horse Park. Consequently, the land use designation for the Pinery 40 property remains as Equestrian Estate lots under the 5th Amendment.

Today, the Pinery 40 property remains undeveloped and remains the last parcel of land zoned for 2.5 acre equestrian lots leaving a gap between Pinery Filing No. 22 and Filing No. 23A. There is no continuity or compatibility in this segment of the existing housing developments. Mrs. Krebel, owner of the Colorado Horse Park, envisioned an equestrian park consisting of over 500 acres of equestrian lots with extensive internal trails, not a cluster of 15 equestrian residential lots surrounded by urban housing developments.

The architects of the 3rd Amendment had anticipated Cistena Way would extend as a through residential street across the Pinery 40 property. After the approval of the 5th Amendment, Mrs. Krebel applied independently to rezone the Pinery 40 property. Her conceptual site plan included 57 lots ranging from 1/3 to 1/2 acre. However, this rezoning application was abandoned when she sold the Horse Park and relocated to the East Coast, as documented in Case No. PS2020-211.

In conclusion, Shire Meadows reflects an infill land use that aligns with the vision of the architects and property owners at the time of the Pinery 5th Amendment and Shire Meadows will retain the communities desire to maintain a western ideology to own and maintain horses on the property.

GOAL 2-2

SUPPORT ENVIRONMENTAL SYSTEMS COMPRISED OF WATER, WILDLIFE, WILDLIFE HABITAT, RECREATION AND SENSE OF PLACE.

Open channel minor tributaries across Shire Meadow for conveyance of Historic offsite flow to Bayou Gulch. The tributaries will not be disturbed, except for roadway crossings and utilities, in order to maintain migration of wildlife.

OBJECTIVE 2-2A

Balance development with preservation of environmental and visual resources.

Equestrian and Pedestrian Open Space Buffers will be provided around the perimeter of Shire Meadows and natural drainage tributaries will remain undisturbed in order to maintain migration of wildlife as well as providing pedestrian trails for recreation and enjoyment of the natural habitat.

POLICY 2-2A.1

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.

Shire Meadows, being an infill development, will be designed to maintain the character of the existing Pinery Community which includes maintaining the existing minor tributaries and open space buffers as the migratory linkage for wildlife through Shire Meadows. No housing will be proposed near Bayou Gulch to disturb wildlife living within Bayou Gulch.

POLICY 2-2A.2

New development should support, through the provision of significant open space, the conservation of habitats, movement corridors, and habitat linkages as indicated in the study.

The Pinery Filings No. 22 and 23A (Timbers subdivision) currently have a meandering buffer of open space bordering Shire Meadows. The existing open space buffer is typically 25 to 50 feet in width to provide adequate separation between the properties. Shire Meadows will provide an additional 25-foot minimum open space buffer along the north property boundary and 50-foot minimum open space buffer along the south, east and west property boundaries. The total open space, including Private Recreational Use for Shire Meadows is 16.3-acres (35.0 %).

POLICY 2-2A.3

Any new development should include a comprehensive trail study that considers wildlife, habitat, wetlands, and local and regional connections for all users. Studies should account for off-site conditions and impacts.

Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

GOAL 2-3

PROVIDE CONNECTED PARKS, TRAILS, AND RECREATIONAL FACILITIES APPROPRIATE TO THE SCALE OF THE DEVELOPMENT.

OBJECTIVE 2-3A

Demonstrate the provision of neighborhood and community parks, trails, and recreational facilities.

Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

POLICY 2-3A.1

Ensure new development proposals provide parks and trails that are accessible to all, including young children, teenagers, the disabled, and older adults.

Three onsite pocket parks are proposed on the conceptual site plan to provide activities and outdoor enjoyment for the neighborhood. Specific amenities such as tot lots and picnic areas will be designed and approved during the Preliminary and Final Plat application process. It is anticipated that each park will be accessible for all age groups and meet ADA accessibility requirements.

Some parts of the proposed Pedestrian/Hiking trails may not be accessible for some age groups and those with disabilities. Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

POLICY 2-3A.2

Strongly encourage multi-use trails to connect urban residential development to parks, open spaces, schools, recreational facilities, neighborhood and community activity centers, to other neighborhoods, and to a network of public trails. Ensure that amenities such as benches, tables, restrooms, and drinking fountains are provided where appropriate.

Within the proposed open space, soft trails will be provided for Equestrian and pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depict equestrian and pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch.

POLICY 2-3A.3

Encourage the construction of recreation centers in new residential development or contributions toward the expansion of the existing facilities, to lessen the burden on existing public facilities.

Shire Meadows proposes an 11.7 acre private equestrian center located at the south-central portion of the site. A private hay barn, Horse stables, and coral are anticipated within the private recreational land use, but will require approval of a Site Development Plan by Douglas County, Colorado.

POLICY 2-3A.4

Ensure that tot lots, pocket parks, and other recreational facilities are provided in urban developments.

Three onsite parks are proposed on the conceptual site plan to provide activities and outdoor enjoyment for the neighborhood. Specific amenities such as tot lots and picnic areas will be designed and approved during the Preliminary and Final Plat application process.

GOAL 2-4

ESTABLISH PUBLIC SPACES OR GATHERING PLACES IN NEW AND EXISTING NEIGHBORHOODS.

Shire Meadows proposes an 11.7 acre private equestrian center located at the south-central portion of the site. A private hay barn, Horse stables, and coral are anticipated within the private recreational land use. It is anticipated that one or all of the three onsite pocket parks may also be utilized as a gathering space for new residents.

OBJECTIVE 2-4A

Locate gathering places and activity centers to serve as the heart of a community, to provide a sense of identity, and a place for services.

Each of the 3 pocket parks are within close vicinity of the proposed homes, and trails and street sidewalks will provide pedestrian access to each park.

POLICY 2-4A.1

Consider existing or planned, adjoining development when designing neighborhood centers.

Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

POLICY 2-4A.2

Plan neighborhood centers as a focal point and a gathering space for residents, including, but not limited to, the following uses:

- Elementary school
- Neighborhood park
- Small single- and mixed-use retail and residential development
- Recreation center or other public or neighborhood facility
- Open space
- Linked trails and pedestrian paths

POLICY 2-4A.3

Link neighborhood centers to residential development through a system of trails and sidewalks.

Pinery 40 LLC, owner of Shire Meadows will work with the High Prairie Farms Metropolitan District to prepare final design and construction plans for the proposed trail connections.

POLICY 2-4A.4

Plan neighborhood centers that are easily accessible, centrally located, and visible to the community.

Shire Meadows proposes an 11.7 acre private equestrian center located at the south-central portion of the site. A private hay barn, Horse stables, and coral are anticipated within the private recreational land use. Three onsite parks are proposed on the conceptual site plan to provide additional activities and outdoor enjoyment for the neighborhood. Specific amenities such as tot lots and picnic areas will be designed and approved during the Preliminary and Final Plat application process. It is anticipated that each park will be accessible for all age groups and meet ADA accessibility requirements.

POLICY 2-4A.5

Design neighborhood centers to reflect and enhance surrounding development by using high-quality design that considers compatible scale, form, color, materials, and other architectural characteristics.

Neighborhood Meeting areas may be located at the Private Equestrian facility or at each of the 3 proposed pocket parks. Both the Equestrian Center and pocket parks will be designed to maintain the character of the Pinery Community. A private hay barn, Horse stables, and coral are anticipated within the private recreational land use, but will require approval of a Site Development Plan by Douglas County, Colorado.

POLICY 2-4A.6

Design neighborhood centers to be pedestrian oriented and supportive of a wide range of transportation choices.

On street parking will serve as alternate transportation to each of the proposed pocket parks and Private Equestrian center.

GOAL 2-5

DESIGN DEVELOPMENT TO COMPLEMENT BOTH THE NATURAL AND HISTORIC LANDSCAPE.

Shire Meadows will maintain the character of the existing Pinery Community by minimizing any impact to the natural landscape with pines and deciduous trees. One of the key values for living in the Pinery Subdivision is the preservation of the existing natural terrain. The guidelines for Shire Meadows will utilize the architectural and development guidelines currently in place for the adjoining Pinery Subdivision Filings 22 and 23.

OBJECTIVE 2-5A

Minimize the impact of development on natural and historic resources.

No impact of development is anticipated on natural and historic resources.

POLICY 2-5A.1

Locate development away from environmentally and visually-sensitive lands, including, but not limited to, primary ridges, bluffs, and horizon lines.

Bayou Gulch is located at the Southeast corner of Shire Medows. Pinery 40 LLC shall comply with all of the Douglas County drainage standards and requirements for construction near Bayou Gulch. No other sensitive lands are present on Shire Meadows.

POLICY 2-5A.2

Protect the integrity of urban areas by protecting, where appropriate, views to and from significant natural features.

Existing homes adjoining the North property lines in Planning Areas 61 and 65 identified on the Rezoning Map currently enjoy un-obstructed views to the South. Shire Meadows generally slopes from North to South at slopes ranging from 5 to 20%. The highest roof peak elevation was determined which would allow unobstructed views from the main floor of the neighboring lots in PA 61 and 65. To protect the views of neighbors adjoining to the North and East, the highest roof peak for all proposed homes in PA 63A-1 shall be less than 25 feet in height above the average rear lot line elevation.

POLICY 2-5A.3

Design drainageways to reflect or complement the natural landscape, incorporate and enhance natural vegetation, minimize hard improvements, and provide wildlife habitat and recreational amenities.

Three onsite detention ponds will be proposed near the South property boundary to provide detention and water quality for developed runoff in accordance with Douglas County Storm Drainage Criteria.

POLICY 2-5A.4

Use creative design and planning approaches to mitigate environmental and visual impacts on the natural terrain, such as bluff lines, open spaces, hogbacks, major drainageways, or other adjacent topographical features.

Existing minor tributaries from upstream basins located on the property will remain undisturbed for drainage conveyance and wildlife migration. Soft trails may be incorporated for health and enjoyment of the wildlife and open space.

POLICY 2-5A.5

Encourage compact development patterns that conserve natural resources.

Open space and parks located on Shire Meadows will primarily utilize the existing natural vegetation ground cover requiring low watering. Native trees and shrubs may be considered and designed with the Preliminary and Final Plat application. It is anticipated that new landscape will be watered with drip irrigation.

POLICY 2-5A.6

Encourage new development to incorporate, conserve, and re-use historic structures and cultural resources.

No historic structures or cultural resources are known to exist on Shire Meadows.

POLICY 2-5A.7

Minimize impacts of new development adjacent to state parks through the establishment of appropriate land uses, provision of open space, visual buffering and screening, and other techniques. Achieve compatibility between residential and nonresidential land uses, in terms of land use and design.

Shire Meadows is not located adjacent to any State Parks.

The Colorado Horse Park is an existing Equestrian Center located along the southern boundary of Shire Meadows. Horse corrals exist along the entire southern border. Parking and Administrative buildings are situated on the South side of the existing Corals. The main venue for the equestrian competitions are located southwest of the Administrative area.

A 50 foot minimum open space buffer will be provided along the entire Southern perimeter along the existing horse park. The buffer will serve as a reasonable and adequate space between the live stock and proposed single family residences. The existing park main venue is also sufficiently separated from the proposed single family residences.

OBJECTIVE 2-6A

Locate new residential development adjacent to compatible land uses.

POLICY 2-6A.1

Locate residential development away from areas that exceed an outside noise level of 65 DNL.

The main venue for the equestrian competitions are located southwest of the Administrative area approximately 700 feet from Shire Meadow South property line. Noise levels of 65 are not anticipated from the horse venues.

POLICY 2-6A.2

Mitigate noise using setbacks, berms, and building materials. High sound walls located adjacent to the street pavement or sidewalks without landscaping or berming, that limits important views, is inconsistent with this Plan.

Noise impacts from Shire Meadows or surrounding properties are not anticipated to impact this development.

POLICY 2-6A.3

Locate residential development away from intensive industrial uses that emit noise, dust, fumes, odors, refuse, smoke, vapor, light, and vibration, including wastewater treatment plants, environmentally hazardous areas, or other land uses that pose a threat to public health and safety.

No industrial uses are located near the Shire Meadow Development.

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.

Pocket parks and soft trails are anticipated along the southern open space buffer between Shire Meadows and the Colorado Horse Park. A private hay barn, Horse stables, and coral are anticipated within the private recreational land use, but will require approval of a Site Development Plan by Douglas County, Colorado.

POLICY 2-6B.1

Use natural landscape features to define development boundaries where appropriate.

An existing White PVC 3-rail fence is located on the North property line of the Colorado Horse Park to separate properties and prevent trass passing.

POLICY 2-6B.2

Blend the existing character of adjoining developments with the design of new developments.

The Pinery Filing No. 22 and 23A currently have a meandering buffer of open space bordering Shire Meadows. The existing open space buffer is typically 25 to 50 feet in width to provide good separation between the properties. Shire meadows will provide an additional 25 foot minimum equestrian open space buffer along the North property boundary and 50 foot minimum equestrian open space buffer along the South, East and West property boundary. No fencing within the buffer is anticipated in order to enhance the open space buffer between the existing homes and Shire Meadows. Within the proposed open space, soft trails will be provided for pedestrian enjoyment and connectivity to nearby neighborhoods, schools and parks. Preliminary trail design depict pedestrian access from South Pinery Drive to Filing 22 and 23, and also to Bayou Gulch.

POLICY 2-6B.3

Support the establishment and enhancement of community separators by creating open space buffers, utilizing natural landforms and tree plantings to screen views and provide wildlife habitat.

Natural landscape and topography will be the main goal in keeping the character of the Pinery Community. Additional tree and landscape are anticipated within the three pocket parks for aesthetic enjoyment.

OBJECTIVE 2-6C

Design urban streets to provide an aesthetically-pleasing environment while maintaining conveyance, convenience, and public safety.

Proposed roadways and Building Envelopes will be designed to fit on the existing topography of the land to minimize grading to minimize land scaring to keep Natural landscape and topography in place for aesthetic enjoyment.

POLICY 2-6C.1

Establish a street hierarchy that provides a sense of order and scale with a pattern that allows for users to find their way.

Traffic Mitigation and Safety Measures for Shire Meadows

1. Reducing Traffic Through Existing Neighborhoods

To address concerns about increased traffic, our design team has proposed two alternatives for access to Shire Meadows.

- a. South Pinery Drive, which was vacated during the approval of The Pinery 5th Amendment, currently serves as access for Pinery Filings 8A and 8B, as well as parking for the Colorado Horse Park. Our plan will consider restoring South Pinery Drive as a collector street, making it the primary access point for Shire Meadows. This redesign may improve traffic flow, provide additional routes for emergency vehicles, and enhance access for existing homes and neighborhoods east of Shire Meadows.
- b. Connecting Cistena Way as a through street. Having two points of access into the site will split traffic to and from the site as well as providing additional emergency access to the site.

2. Eliminating Cut-Through Traffic

A key concern from nearby neighborhoods was the potential for increased traffic caused by parents using Shire Meadows as a shortcut to transport children to school. To mitigate this, South Metro Fire District supports the installation of a gate at the eastern project boundary on Cistena Way to prevent public cut-through traffic to Fox Sparrow Road. While Douglas County has not yet endorsed the gate, the developer will continue to work with the County to explore solutions that limit public access eastward on Cistena Way.

3. Speed Reduction Measures

- **Eyebrows and Tee Intersections:**

Eyebrows will be incorporated into the roadway design to naturally reduce speeds by requiring vehicles to navigate 90-degree turns. This design also improves visibility, ensuring drivers can better see children playing in the neighborhood.

- **Tee Intersections:**

Tee intersections will be strategically placed to require vehicles to come to a complete stop before proceeding, further enhancing safety and reducing speeding within the community.

These measures are designed to prioritize traffic mitigation, safety, and harmony with existing neighborhoods while supporting the needs of Shire Meadows residents.

POLICY 2-6C.2

Encourage neighborhood connectivity. Connect local and collector streets, where appropriate, and minimize the use of cul-de-sacs.

Road and/or trail connectivity are proposed at the East and West end of the site onto Cistena Way and onto the existing Equestrian trail easement located on the North side of South Pinery Drive. Connectivity between Shire Meadows and the Pinery Filing No. 22 & 23 may be limited to pedestrian access.

POLICY 2-6C.3

Provide landscaped medians within arterial streets, where possible, to break up street expanse and provide safety islands where pedestrians can pause when crossing the streets.

No Arterial Roads are proposed as part of Shire Meadows.

POLICY 2-6C.4

Create interesting streetscapes along arterials and collectors using plantings, lighting, special paving, etc.

South Pinery Drive may be extended to Shire Meadows as a Minor Collector. Tree lawn and landscape will be provided on both sides of the proposed roadway.

OBJECTIVE 2-6D

Integrate site and architectural variety, and provide housing choices in neighborhood design.

Custom Homes are anticipated on Shire Meadows.

POLICY 2-6D.1

Encourage diversity in residential design through variation in color, facade treatment, and lot size.

The architectural standards for Shire Meadows Subdivision will utilize the current architectural standards used for Pinery Subdivision Filings 22 and 23.

Lot sizes in Shire Meadow will be ½ acre minimum of different shapes. Topography shall be considered on each lot for building envelopes.

POLICY 2-6D.2

Design a varied and interesting streetscape that includes the use of street trees.

Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

POLICY 2-6D.3

Provide transition, through appropriate design techniques, from residential development to open space and adjacent nonurban areas.

Open space buffers will be provided at all proposed entrances at either Cistena Way or S. Pinery Drive.

POLICY 2-6D.4

Encourage house design that places the garage behind the front entrance plane of the building.

Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

POLICY 2-6D.5

Encourage mixed residential densities to create a diversity of housing types, sizes, and price ranges.

Shire Meadow will contain a maximum of 44 Custom Homes to maintain the character of the Pinery Community. Sizes may vary, and homes are expected to start at \$1,500,000.00.

OBJECTIVE 2-6E

Ensure nonresidential development is compatible with surrounding land uses and the natural environment.

Natural landscape and topography will be the main goal in keeping the character of the Pinery Community. Additional tree and landscape are anticipated within the three pocket parks for aesthetic enjoyment.

POLICY 2-6E.1

Locate nonresidential development in the PUA, SUAs, Chatfield Urban Area, and the municipalities. Concentrate this development in nodes, clusters, or centers. Strip or isolated development is inconsistent with this Plan.

Three Detention ponds are proposed at the South end of the project site, and are intended to also be utilized as pocket parks.

POLICY 2-6E.2

Encourage uses such as office, institutional, and open space as a transition area between residential and major commercial or industrial areas.

An Open Space buffer will be utilized between Shire Meadows and the Colorado Horse Park.

POLICY 2-6E.3

Locate and design intensive nonresidential land uses to minimize conflicts with residential developments, agricultural uses, wildlife areas, and environmentally or visually-sensitive areas.

No nonresidential development is anticipated with Shire Meadows

OBJECTIVE 2-6F

Ensure residential and nonresidential building design, scale, and orientation are compatible with the natural and built environment.

Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

POLICY 2-6F.1

Design large structures to visually break up building mass.

Custom Homes will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community. Architectural Design shall be reviewed and approved for compatibility.

POLICY 2-6F.2

Encourage the use of high-quality materials in the construction of buildings.

Shire Meadows Subdivision will utilize the current architectural standards used for Pinery Subdivision Filings 22 and 23.

POLICY 2-6F.3

Design nonresidential development to emphasize human scale and create pedestrian and transit connections, where appropriate.

On street parking will serve as alternate transportation to each of the proposed pocket parks.

POLICY 2-6F.4

Use landscaping to complement and soften nonresidential development, and provide buffering, screening, and shade.

Custom Homes and landscaping will be designed to fit on the existing topography of each lot to maintain the character of the Pinery Community.

OBJECTIVE 2-6G

Design lighting as an integral element of development.

Custom Homes lighting will be designed to maintain the character of the Pinery Community.

POLICY 2-6G.1

Design lighting to minimize off-site illumination into residential and public-use areas, in conformance with the Douglas County Zoning Resolution.

All public use area lighting shall conform with the Douglas County zoning Resolution.

POLICY 2-6G.2

Encourage the use of light fixtures that adhere to dark-sky practices in residential and nonresidential development.

All light fixture in Shire Meadows shall be downcast or covered.

GOAL 2-7

FOSTER A BALANCED COMMUNITY AND ROBUST ECONOMY.

The purpose of this amendment is to provide continuity in land use along the southern edge of the Pinery Filing 22 and 23. The new custom homes proposed with Shire Meadows is expected to increase property values of existing homes in the Pinery Community.

OBJECTIVE 2-7A

Promote development patterns and community design that meet the needs of residents.

Development of the Pinery Community East of State Highway 83 is nearing completion. Viewing the trail map for the pinery, there could be a need for additional trail connections for residents to enjoy. Shire Meadow has proposed a suitable trail plan on its' conceptual site plan with new connections to schools, parks and public streets. It would be positive steps to continue providing more trail connectivity in the future to connect additional neighborhoods in the community.

POLICY 2-7A.1

Encourage a variety of housing that fits different lifestyles and needs.

Custom Homes are anticipated for Shire Meadows which encourages unique design catered to the individual buyer.

POLICY 2-7A.2

Incorporate mixed-use development in new and existing communities.

Custom Homes are anticipated on Shire Meadows as an infill development in an urban development setting. It is anticipated that some of the residents in Shire Meadows still in the work force may work from home.

POLICY 2-7A.3

Encourage redevelopment in appropriate areas of the PUA.

The Pinery Community is near complete. Many of the homes in the Pinery are over 25 years old. Much of the redevelopment of the Pinery is limited to remodeling and additions of existing homes. The Colorado Horse Park was approved for an additional use for Equine veterinary services which may result in some expansion or redevelopment of portions of the facility in the future.

POLICY 2-7A.4

Encourage building and site design that provides safety and security.

Shire Meadows proposes new efficient roadway connections that may provide quicker response time for emergency vehicles for the community.

POLICY 2-7A.5

Promote community gardens, farmers markets and produce stands, where appropriate, within urban areas.

No community gardens, farmers markets or produce stands are anticipated with Shire Meadows.

OBJECTIVE 2-7B

Promote the availability of community services.

Shire Meadows provides new efficient roadway connections that may provide additional access for community use.

POLICY 2-7B.1

Encourage the use of private activity bonds (PABs), in partnership with municipalities, to create opportunity for diverse housing development.

Custom Homes are anticipated on Shire Meadows as an infill development in an urban development setting with home prices starting at \$1,500,000.00. It is not anticipated that diverse housing would be supported in this area of the Pinery Community.

POLICY 2-7B.2

Support the Douglas County Housing Partnership's efforts to provide attainable housing.

Shire Meadow will provide much needed housing in Douglas County, and would support the County's efforts to provide attainable housing.

POLICY 2-7B.3

Create opportunities for residents to access transportation and community services.

Currently, public transportation is available on South Pinery Parkway. South Pinery Drive will be improved to Collector Street which provides a direct connection with South Pinery Parkway and access to public transportation.

POLICY 2-7B.4

Establish partnerships to provide enhanced access to community services.

New roadway connections and easier access to South Pinery Parkway is anticipated to provide better access to State Highway 83, and all services along the State Highway corridor.

OBJECTIVE 2-7C

Promote economic development and employment opportunities.

It is anticipated that Shire Meadows will inject over 50,000,000.00 into the construction industry with the construction of infrastructure and homes.

POLICY 2-7C.1

Establish economic development partnerships that enable residents and businesses the opportunity to prosper.

POLICY 2-7C.2

Foster relationships with businesses to encourage their retention and expansion.

POLICY 2-7C.3

Provide incentives to foster a vibrant business environment.

POLICY 2-7B.4

Support workforce development efforts to meet the needs of area residents and businesses.

Shire Meadows will bring 44 new families to support existing and proposed businesses in the Parker region.

GOAL 2-8
CONSERVE RESOURCES.

OBJECTIVE 2-8A
Minimize energy use in residential
and nonresidential development.

POLICY 2-8A.1
Encourage energy- and resource-efficient design in
development and building construction.

Custom Home Builders are encouraged to use high quality construction materials and current energy efficient devices for reduced energy consumption and energy cost.

POLICY 2-8A.2
Provide opportunities for solar energy utilization through subdivision and building
design.

Solar Energy is currently used in the Pinery community and would be supported in Shire Meadows.

POLICY 2-8A.3
Support the development and
use of renewable energy resources.

Safe renewable Energy would be supported in Shire Meadows.

POLICY 2-8A.4
Encourage development patterns
that conserve energy resources.

Energy Conservation would be supported in Shire Meadows.

POLICY 2-8A.5

Encourage on-site recycling centers
and the recycling of building materials.

Energy would be supported in Shire Meadows.

GOAL 2-9

ENSURE DEVELOPMENT OCCURS CONCURRENTLY WITH ESSENTIAL SERVICES AND INFRASTRUCTURE.

Home construction will run concurrent with infrastructure.

OBJECTIVE 2-9A

Encourage urban development in areas with existing
and planned capacity in services and infrastructure.

All utilities and infrastructure is available onsite or adjacent to Shire Meadows, and have sufficient capacity to serve the development.

Water and sanitary sewer is available onsite or adjacent to the site.

Dry utilities exist adjacent to the site.

POLICY 2-9A.1

Evaluate the capacity of existing services
and facilities to support development.

Will serve letters from the Pinery Water and Sanitation District have been obtained.

The traffic study for Shire Meadows state that existing roadways have sufficient capacity for the development and no significant change in the level of service is anticipated.

POLICY 2-9A.2

Ensure that new development mitigates impacts to existing services and
infrastructure.

The development of Shire Meadows will provide additional access for the community and will have no significant impact on utility services.

SEPARATED URBAN AREAS (SUAS)

Douglas County's 1986 Master Plan identified isolated urban developments known as Separated Urban Areas (SUAs), including Roxborough, Castle Pines Village, and The Pinery. These areas, located outside the Primary Urban Area, were zoned for urban development as early as the 1970s.

Earlier master plans acknowledged SUAs as distinct planning regions, establishing overarching policies for these unique areas. The differences in character, location, and service levels have led to varied development patterns and challenges for each SUA. This plan recognizes these distinctions while proposing shared land-use objectives alongside tailored policies for each individual SUA.

While expansion of SUAs is generally discouraged, exceptions may be made under specific circumstances that provide compelling public benefits. These include:

- Supporting the fiscal health of special districts to reduce overall indebtedness and tax burdens on residents.
- Facilitating the transfer of development credits that benefit the County, such as enhancing community-separation buffers or eliminating inappropriate zoning.

This approach balances the preservation of SUAs' unique qualities with strategic considerations for limited, beneficial growth.

The Pinery SUA

Physical Characteristics

The Pinery SUA is characterized by three distinct natural areas:

1. The eastern portion, located at the edge of the "Black Forest," is defined by significant stands of Ponderosa Pine.
2. The central area encompasses the Cherry Creek valley.
3. The western area features shrubland, grassland, and undulating terrain that rises to the bluffs of the High Plateau region.

Development Issues

Key development issues in the Pinery SUA focus on the lands surrounding and adjacent to the area. Any approval for additional dwelling units on neighboring lands must carefully consider the goal of maintaining community separation around The Pinery.

Residents have raised several concerns, including:

- Preserving the community's character.
- Enhancing the community-separation buffer.
- Protecting views of the bluffs and the Rocky Mountains.
- Conserving wildlife habitat.

- Ensuring new development remains compatible with the original character of The Pinery.

Additionally, the Pinery Water and Wastewater District has expressed concerns regarding wellhead protection for its alluvial wells near Cherry Creek. To address these concerns, a groundwater protection zone has been established, and future development in this area should be sensitive to potential impacts on water quality.

POLICY 2-15B.10 (PINERY SUA)

Support efforts of the Pinery Water and Wastewater District to continue providing a safe and reliable water supply, particularly with respect to the protection of alluvial groundwater.

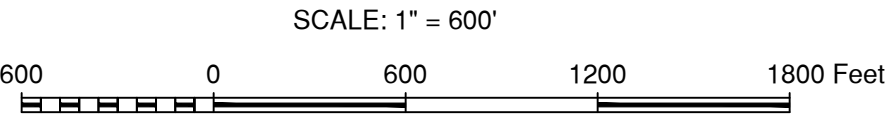
THE PINERY PLANNED DEVELOPMENT, 31ST AMENDMENT
A MAJOR AMENDMENT TO BOUNDARIES FOR PLANNING AREAS 62 AND 63
PORTIONS OF SECTION 14, TOWNSHIP 07 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN, DOUGLAS COUNTY, CO
47 ACRES - 44 RESIDENTIAL LOTS
ZR2023-002

LEGEND
PROPERTY LINE
PLANNING AREA BOUNDARY
PROJECT LOCATION

PLANNING AREA 63				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
EQUESTRIAN ESTATE	0*	0*	0*	0
SINGLE FAMILY	38.9*	44*	1.13*	100.0
RESIDENTIAL - PRIVATE RECREATIONAL USE	8.1	-	-	100.00
TOTAL	47.0	44	0.94	100.0

PLANNING AREA 62				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RECREATIONAL FACILITIES	40.1	0	0	100.00
TOTAL	40.1	0	0	100.00

AMENDMENT CHANGES
1. ELIMINATES 15 EQUESTRIAN ESTATE UNITS FROM PLANNING AREAS 62 AND 63 AND ADDS 44 SINGLE FAMILY RESIDENTIAL UNITS, (29 UNIT INCREASE) AND ADDS 11.7 ACRES OF RESIDENTIAL - PRIVATE RECREATIONAL USES.



County Certification
THIS MAJOR AMENDMENT OF THE PINERY 40 DEVELOPMENT PLAN AMENDING THE BOUNDARIES AND NUMBER OF RESIDENTIAL UNITS DENSITY FOR PLANNING AREAS 62 AND 63 AS DEPICTED HEREON PURSUANT TO (specific section of Development Plan) HAS BEEN APPROVED BY BOARD MOTION NO. _____
ON _____ (month/day/year)

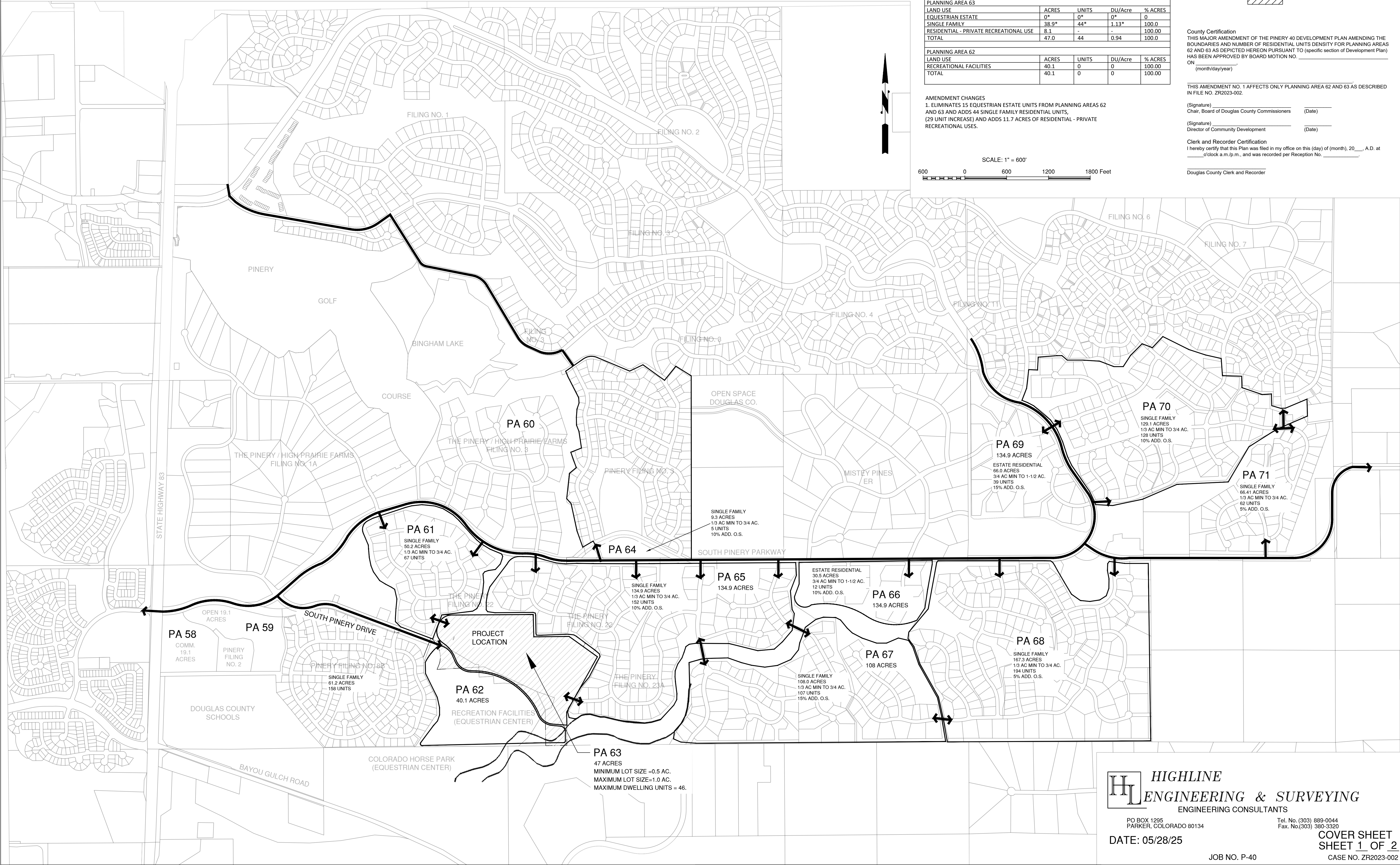
THIS AMENDMENT NO. 1 AFFECTS ONLY PLANNING AREA 62 AND 63 AS DESCRIBED IN FILE NO. ZR2023-002.

(Signature) _____
Chair, Board of Douglas County Commissioners (Date) _____

(Signature) _____
Director of Community Development (Date) _____

Clerk and Recorder Certification
I hereby certify that this Plan was filed in my office on this (day) of (month), 20____, A.D. at _____ o'clock a.m./p.m., and was recorded per Reception No. _____

Douglas County Clerk and Recorder



H **HIGHLINE**
ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS

PO BOX 1295
PARKER, COLORADO 80134

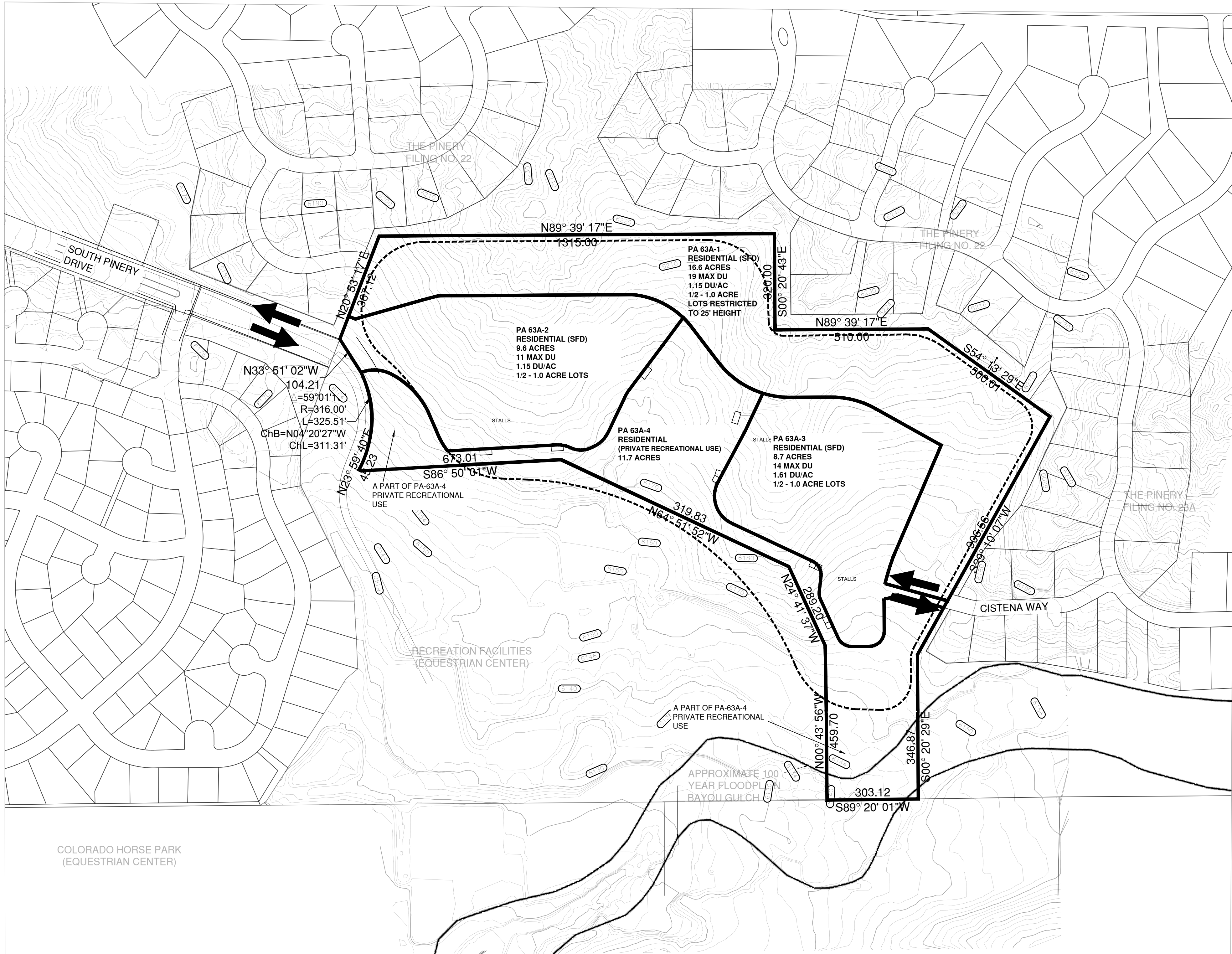
Tel. No. (303) 889-0044
Fax. No.(303) 380-3320

DATE: 05/28/25

JOB NO. P-40

COVER SHEET
SHEET 1 OF 2
CASE NO. ZR2023-002

THE PINERY PLANNED DEVELOPMENT, 31ST AMENDMENT
A MAJOR AMENDMENT TO BOUNDARIES FOR PLANNING AREAS 62 AND 63
PORTIONS OF SECTION 14, TOWNSHIP 07 SOUTH, RANGE 66 WEST 6th PRINCIPAL MERIDIAN, DOUGLAS COUNTY, CO
47 ACRES - 44 RESIDENTIAL LOTS
ZR2023-002



LEGAL DESCRIPTION OF PARCEL

A PARCEL OF PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 TO BEAR N 89°20' 02\"

THENCE N 89°20' 02\"

THENCE N 89°19' 56\"

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID PINERY FILING NO. 23A THE FOLLOWING THREE (3) COURSES:

1. N 00°20' 43\"
2. N 29°10' 07\"
3. N 54°13' 29\"

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PINERY FILING NO. 22 THE FOLLOWING FIVE (5) COURSES:

1. N 54°13' 29\"
2. S 89°39' 17\"
3. N 00°20' 43\"
4. S 89°39' 17\"
5. S 20°53' 17\"

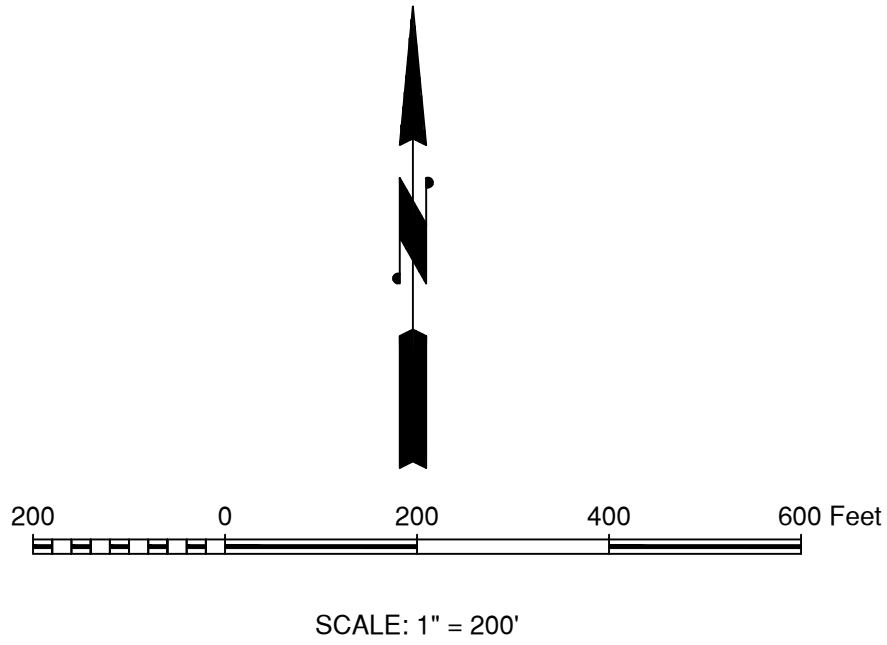
THENCE S 33°51' 02\"

THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 59°01' 10\"

THENCE S 25°10' 08\"

THENCE S 00°40' 29\"

PLANNING AREA 63A-1				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - SINGLE FAMILY	12.2	19	1.48	73.5
PARKS/OPEN SPACE/REC. FACILITIES	4.4	0	0	26.5
TOTAL	16.6	19	1.15	100.0
PLANNING AREA 63A-2				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - SINGLE FAMILY	9.6	11	1.15	100.0
PLANNING AREA 63A-3				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - SINGLE FAMILY	8.7	14	1.61	100.0
PLANNING AREA 63A-4				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - PRIVATE RECREATIONAL USE	11.7	-	-	100.00
COMPOSITE LAND USE SUMMARY				
LAND USE	ACRES	UNITS	DU/Acre	% ACRES
RESIDENTIAL - SINGLE FAMILY	30.5	44	1.44	65.4
RESIDENTIAL - PRIVATE RECREATIONAL USE	11.7	0	0	25.1
PARKS/OPEN SPACE/REC. FACILITIES	4.4	0	0	9.5
TOTAL	46.6	44	0.94	100.00



LEGEND

- PROPOSED PLANNING AREA BOUNDARY
- EXISTING PLANNING AREA BOUNDARY
- EXISTING CONTOUR

HIGHLINE
ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS

PO BOX 1295
PARKER, COLORADO 80134

Tel. No. (303) 889-0044
Fax. No. (303) 380-3320

DATE: 05/28/25

JOB NO. P-40

ZONE MAP
SHEET 2 OF 2
CASE NO. ZR2023-002

The Pinery Planned Development Guide 31st Amendment

For detached single family dwelling units within Planning Area 63A-1, 63A-2, 63A-3 and a portion of 62 as listed below and shown on the PD Plan Exhibit.

Article I Preamble and Statement of Commitments

A. Preamble

This 31st Amendment to the Pinery Planned Development affects Planning Area 62 and 63, consisting of 47 acres, of the Pinery 5th Amendment, and sets forth land uses and development standards for the development of The Pinery 31st Amended PD Plan area.

While preparing this 31st Plan Amendment to The Pinery PD Master Plan and revisions to the 5th Amendment Development Guide, Pinery 40 had numerous meetings and consultations with adjacent property owners, representatives of adjacent homeowners associations. This Guide has been modified several times to incorporate and address specific issues and concerns raised at those meetings. In order to facilitate this planned development, Pinery 40 has made commitments which shall be, after the approval of this Development Guide and PD Plan, binding upon Pinery 40, its successors and assigns, with respect to the land within The Pinery PD Plan which it owns, as set forth in the Development Guide.

B. Statement of Commitments

1. Height restrictions of this 31st Amendment to the Pinery Planned Development for Planning Area 63A-1 are established to protect the view-lines of the adjoining residences.
2. Adopt and comply with the existing residential development standards contained within the 5th Amendment to the PD Master Plan for continuity and harmonious residential living.
3. The Pinery Development Home Owners Association will be created for ownership and maintenance of PA 63A-4 and private open space within PA 63-A-1, 63-A-2 and 63-A-3 prior to approval of the Final Plat.

Article V – Land Use Regulations

C-1. Single Family Planning Area

Detached Single Family Dwelling Units for Planning Area 63A-1, 63A-2, 63A-3, and 63A-4 as listed below and shown on the PD Plan Exhibit for the Pinery Planned Development 31st Amendment.

a. Private Open Space Accessory Uses:

Commonly associated accessory uses, incidental to the principal use and located on the same site as the principal use including, but not limited to pedestrian and equestrian trails, pocket parks and tot lots.

A trail system and equestrian easements shall be required to provide pedestrian and equine access and connectivity to nearby neighborhoods, schools and parks.

C-1.1 Planning Area 63A-1

1. Conventional Development Standards

a. **Building Setbacks.** The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

	Dwelling Unit	Accessory Building
Building Front	30 feet	20 feet
*Building Sides	10 feet	10 feet
Building Rear	25 feet	10 feet

*Note: Building side setback adjacent to drainageways shall be 20 feet from the side lot line adjacent to the drainageway.

b. **Lot Area.** The minimum lot area shall be 21,780 square feet.

c. **Building Height.** No buildings or structures shall exceed thirty-five (35) feet in height as defined in the Douglas County Zoning Resolution. To protect the views of neighbors adjoining to the North and East, the highest roof peak for all proposed homes in PA 63A-1 shall not exceed 25 feet in height based on the average elevation of the rear lot line at existing grade.

d. **Buffer Width.** The minimum external tract width adjacent to PA 61 and 65 shall be 25 feet.

C-1.2 Planning Area 63A-2 and Planning Area 63-A-3

1. Conventional Development Standards

a. **Building Setbacks.** The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

	Dwelling Unit	Accessory Building
Building Front	30 feet	20 feet
*Building Sides	10 feet	10 feet
Building Rear	25 feet	10 feet

*Note: Building side setback adjacent to drainageways shall be 20 feet.

b. **Lot Area.** The minimum lot area (net) shall be 21,780 square feet.

c. **Building Height.** No buildings or structures shall exceed thirty-five (35) feet in height as defined in the Douglas County Zoning Resolution.

d. **Buffer Width.** The minimum external tract width adjacent to PA 62 shall be 50 feet.

A. Residential Planning Areas – Private Recreational Use

(Development Standards for Planning Area 63A-4)

1. Intent- To provide for Private Recreational use within residential development and associated uses.
2. Uses Permitted by Right - unless specifically stated elsewhere in this article, the following uses are permitted by right in the Residential Planning Areas for Private Recreational Use:

a. Commonly associated accessory uses, incidental to the principal use or building and located on the same site as the principal use or building including, but not limited to, Corrals, Loafing Sheds, stalls, storage sheds and paddocks.

b. Private and/or common open space.

c. Common horse boarding stables and/or corral facilities, barns, community center, caretakers residence, corrals, paddocks and stables shall be for use by occupants or owners within the Pinery 40 development only. Parks and open space recreational areas including, but not limited to: equestrian riding, hiking, jogging and biking trails shall be for use by occupants or owners within the Pinery Community.

The Planning Department may require some level of site improvement plan review for uses in this paragraph.

d. Parks, playgrounds and other recreational areas. Development standards shall follow the Pinery Planned Development Guide 5th Amendment: Section I. Parks, Open Space and Recreational Facilities Planning Areas, July 2015.

e. Horses shall be the only livestock in the Private Recreational Use Area.

f. The Maximum number of Horses on the Private Recreational Use Area shall be 20. No horses shall be boarded on single family residential lots.

g. The Pinery 40 Development Homeowners Association shall be responsible for maintenance and repair of all structures and fencing located on the Private Recreation Area. A management plan shall be prepared for the Private Recreation Area and submitted to Douglas County with the Site Improvement Plan. The management plan shall provide setback for manure piles, revegetation standards, guidelines and procedures to manage vegetation, grazing, and removal of manure to maintain a clean aesthetic environment.

h. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Planning Director. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the County according to the procedures for "Uses Not Itemized" contained within the Douglas County Zoning Resolution, and as hereafter amended.

3. Conventional Development Standards

a. Building Setbacks. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

	Buildings	Accessory Building +
Building Front	30 feet	20 feet
*Building Sides	10 feet	10 feet
Building Rear	50 feet	10 feet
Loafing Sheds and Dual Stalls - Front	25 feet (from exterior property boundary)	
Loafing Sheds and Dual Stalls - Sides	5 feet	
Loafing Sheds and Dual Stalls - Rear	0 feet (from Residential lot line)	

*Note: Building side setback adjacent to drainageways shall be 20 feet.

b. Loafing Shed and Dual Stall placement

Loafing Sheds and Dual Stalls may be placed on Planning Area 63A-4 adjacent to Planning Area 63A-2 and Planning Area 63-A-3. Up to two (2) horses may be boarded in individual stalls separated by a common wall centered on the common lot corner of the rear property line of single family lots in Planning Area 63A-2 and Planning Area 63-A-3. Loafing Sheds and Dual stalls shall not exceed 1250 square feet in size, and shall be owned and maintained by the Pinery Development Home Owners Association.

c. Building Height. No buildings or structures shall exceed twenty-five (35) feet in height as defined in the Douglas County Zoning Resolution.

No Loafing Shed or Dual Stall shall exceed twenty-five (25) feet in height as defined in the Douglas County Zoning Resolution.

I. Parks, Open Space and Recreational Facilities Planning Areas

(Development Standards for Planning Area 62)

Development standards shall follow The Pinery Planned Development Guide 5th Amendment: Section I. Parks, Open Space and Recreational Facilities Planning Areas, as amended.

Sheldon and Nancy Irish

7978 Cistena Way
Parker, CO 80134
February 8, 2025

TO: Douglas County Board of County Commissioners

Attn: Commissioners Abe Laydon, George Teal, and Kevin Van Winkle
100 Third Street
Castle Rock, CO 80104
Email: boccc@douglas.co.us

CC: Mike Pesicka | Principal Planner, Douglas County Department of Community Development

100 Third Street
Castle Rock, CO 80104
Email: mpesicka@douglas.co.us

Subject: Community Feedback on the January 28, 2025, BOCC Land Use Public Meeting –
Pinery 40 Rezoning Request, Project ZR 2023-002

Dear Commissioners,

We are writing to provide our feedback on the January 28, 2025, BOCC Land Use Public Meeting regarding Project ZR 2023-002 (Pinery 40 LLC). At this meeting, numerous community members, including six HOA presidents, presented strong opposition to the proposed major amendment that would triple housing density from 15 to 45 lots. This change would permanently destroy the existing Equestrian Estate Residential (ER) zoning, which mandates a minimum of 2.3-acre lots to support horse ownership and boarding under DCZR Special Uses 2405 and 2406.

While the meeting itself was conducted in an orderly manner, we were deeply concerned when, after what appeared to be a unanimous 3-0 decision to deny the amendment, Mr. David Simonson—an unannounced spokesman for Pinery 40 LLC—was allowed to stand and engage in direct negotiations with the Board. As a result, rather than a firm denial, the decision was TABLED, allowing Pinery 40 LLC another opportunity to introduce an "equestrian focus"—something they had refused to consider for more than two years.

Pinery 40 LLC's Repeated Efforts to Eliminate Equestrian Zoning

For over two years, Pinery 40 LLC has consistently rejected the idea of preserving equestrian zoning, making the following assertions:

- **May 10, 2023 (Public Meeting #1):** The developer claimed equestrian living was "incompatible" and "unsafe" on their 47 acres. The community strongly opposed this view, emphasizing that equestrian 2.5-acre lot zoning is both compatible and marketable.
- **September 19, 2023 (Referral Period Comments):** Pinery 40 LLC continued pursuing plans to eliminate equestrian zoning, despite clear community opposition.

- **August 12, 2024 (Public Meeting #2):** The project still contained no equestrian zoning considerations, and the developer again asserted—without evidence—that equestrian zoning was unsafe and incompatible.
- **August 19, 2024 (Planning Commission Hearing):** The Planning Commission voted **6-0 to recommend denial**, stating that equestrian living is a fundamental part of Douglas County, not just an "amenity."
- **November 21, 2024 (Public Meeting – "Neighborhood Pledge Agreement"):**
 - The so-called "pledge agreement" was nothing more than a show; it did not address equestrian zoning.
 - The developer asked the attendees if they would accept a compromise density between 15 and 45 lots. **100% of attendees rejected this idea and supported retaining the current 15-lot equestrian zoning.**

BOCC's Initial Decision & Sudden Reversal

At the **January 28, 2025, BOCC hearing**, the Board initially signaled a **3-0 denial** based on the project's failure to meet the first three of nine major amendment approval requirements (**DCZR 1520.01, .02, & .03**). However, rather than following through with a denial, the Board tabled the decision, allowing the developer to suddenly introduce equestrian elements—something they had actively opposed for over two years.

The Core Issue: Why Reward a Developer Who Rejected Equestrian Zoning?

The developer has **never provided a credible reason** for refusing to proceed with the existing **15-lot equestrian zoning** as required under DCZR Special Uses 2405 and 2406.

We urge you to recognize that the developer's last-minute pivot to an "equestrian focus" is **not genuine**. It is simply a strategy to salvage their higher-density plan after facing unanimous opposition from the Planning Commission and our community. Any attempt by Pinery 40 LLC to introduce minimal equestrian elements **without preserving the 2.3-acre minimum zoning requirement and preserving an equestrian community** should be rejected.

Final Request

Douglas County has a proud equestrian heritage, and its zoning regulations reflect that. **We urge you to retain the current equestrian estate zoning, uphold Special Use Sections 2405 and 2406 and deny** any attempt to circumvent these standards. Please protect Douglas County's equestrian culture from a developer whose only goal has been to maximize density and profits.

Sincerely,

Sheldon & Nancy Irish

February 7, 2025

Douglas County Board of Commissioners
100 Third Street
Castle Rock, Colorado 80104

Reference: Project #ZR2023-002, Rezoning Proposal of 46 acre plat adjacent to Colorado Horse Park by Pinery 40, LLC.

Dear Commissioners Laydon, Teal, and Van Winkle,

I am once more writing you to urge you to reject the rezoning request referenced above. But, first I want to thank you for the courtesy shown the Timbers residents at the hearing on January 28, 2025. I realize how exhausting these hearings can be, and for the 6 hours or so you gave us; thank you. I believe we were almost as tired as you all may have been.

Commissioners, I believe you know any decision to change the zoning of this property is irreversible. If approved, it will not only destroy our community's way of life (a standard of life that we moved here for and have enjoyed for almost 30 years) but it will prevent horse estates from ever returning to the beautiful community where horses are part of our and Colorado's heritage. I believe this is not lost on you. Your statement to the applicant at the end of the hearing about having no community support, unanimous opposition, and the vote against this likely being 3-0 is a clear indication that the applicant did not meet the county's criteria for approval.

While the hearing on the 28th was productive in revealing the real facts supporting rejection of the rezoning application, I think the last minute interruption by the realtor, Mr. Simonson, was not only wrong and inappropriate, but it took the meeting off course and allowed him an almost 40 minute filibuster, thus preventing you to vote. I have seen many filibusters in the U.S. Senate and this was classic.

Additionally, I appreciated the empathy shown the applicant when he made his last minute statements. However, none of what was said about his small construction company, his financial risk incurred in buying these 46 acres, or his disability are pertinent or relative to this process. I have met the developer and find him very engaging , however to be clear, there are certain aspects of life that we the community cannot make right for this developer. The developer knew the zoning and rules when he purchased this 46 acres yet he bought it and immediately told the community in December, 2022 that he was building 131 homes on the 46 acres. I can only conclude he thought this a slam dunk because of the then ongoing efforts of Governor Polis to enact his land reform legislation. Thankfully, Douglas County and 95 other municipalities/counties fought this awful legislation, and it died in the Senate. If it had not, we would almost immediately have lost our community to the high density housing the applicant normally builds as well as our treasured horse estate zoning.

And, while I am very empathetic to the applicant's disability, there are many of us in the Timbers who are wounded combat veterans who do not stand before you asking for your sympathy. I want to reiterate that while empathetic, we are not blind to his last minute tactics or those of his realtor, Mr. Simsonson, who refused to let you vote.

Again, thank you for your courtesy during the hearing on January 28, 2025. I urge you to reject the Pinery 40, LLC rezoning request.

Honorable William H. Pickle
8018 Cistena Way
Parker, Colorado 80134
bp@wpickle.com
(202) 679-6789

Cc: Michael Pesicka

Jenna Preston
7998 Cistena Way
Parker, CO 80134

February 11, 2025

Commissioners Layton, Teal & Van Winkle,

I am not confident you will take the time to read this letter or answer my enclosed questions, but I decided to write after using the past two weeks to process the disappointing outcome of the January 28th BOCC hearing regarding the Pinery Planned Development 31st – Major PD Amendment, Project # ZR2023-002 Major Rezoning request on the 47 acres adjacent to the Colorado Horse Park [CHP] in Parker. I felt the need to give context to why the recommendation to “table” a vote and allow time for a “townhall” as a next step left the community feeling frustrated and concerned that the BOCC did not fully understand how negatively the developer (referred to in this letter as “Pinery 40 LLC”) has actually treated and interacted with this community over the past 2 years.

Recall, our Planning Commission hearing was held on August 19, 2024. The Planning Commissioners voted 6-0 to reject the Major Rezoning request, demonstrating a thoughtful understanding on how Major Rezoning amendment criteria 1520.01, 1520.02, and 1520.03 were not met. You expressed the same concerns.

Timeline of Pinery 40 LLC’s claim to be “good neighbors”

Pinery 40 LLC held three neighborhood meetings claiming to be “good neighbors.” I attended all three. In retrospect, I believe their only goal was to be able to stand in front of you and say they offered “neighborhood meetings,” but they were not forthcoming with you on how they scheduled or ran those meetings.

- **Meeting #1 - May 10, 2023** – Pinery 40 LLC presented their plan to build 53 non-equestrian homes on the 47 acres. **NOT 63 homes like they stated during the hearing!** Our community expressed several concerns that evening. The meeting ended abruptly after a real estate agent (Jayne Cordes), not a resident of our community, who sold the property to Mr. Russell “Rusty” Hall, James Marine & Chris Meeks, took the microphone from me and proceeded to talk about how horses around humans are dangerous because she knew someone who became a “quadriplegic” by a horse. Jayne did this at the request of her friend Rusty Hall.
- **Meeting #2 – August 12, 2024** (15 months later!). Pinery 40 LLC **sent a neighborhood meeting invitation only ONE WEEK before the Planning Commission hearing** on Aug 19th. They informed us of their intent to proceed with a rezoning request for 45 houses (a decrease of only 8 homes since May 2023). They maintained their stance that horses would be “incompatible” and “violent” on these acres. **This is how they show they are being good neighbors? Equestrian friendly?**
- **Meeting #3 – November 21, 2024.** Pinery 40 LLC asked you, the BOCC for **TWO hearing continuances** on the grounds that they wanted to schedule a “neighborhood meeting.” Many residents (myself included) still took time out of our lives to be present at the Sept 24th and Nov 19th BOCC hearings in case the continuance requests were denied and we could proceed with our hearing.

It took Pinery 40 LLC **THREE MONTHS** to schedule a “neighbor meeting!” Again, they gave us one week’s notice. The invite stated, “*The purpose of this meeting is for the applicant to share information about the proposal, take feedback, and answer any questions you might have.*” (see copy of their letter in your packet). Instead, Pinery 40 LLC only presented what they called a “Neighborhood Agreement” and maintained their goal to building 45 houses, still eliminating equestrian properties. We sat there stunned, confused and frustrated. A letter was sent to Mr. Mike Pesicka that night expressing our reaction (see our letter in your packet dated Nov 21, 2024).

To answer Commissioner Van Winkle's hearing question, **Pinery 40 LLC made NO CHANGES since the August 19, 2024 Planning Commission 6-0 vote.** The developer maintained their plan to build 45 non-equestrian properties. They maintained reference to horses being "violent," and horse properties being "incompatible" with people and pets. They dismissed our concerns, letters, and those of the equestrian community (e.g., Dr. Tischer, equine businesses, etc.). They accused us of possibly using social media to send "false and misleading information" without ANY evidence to date. In my opinion, Pinery 40 LLC is only 'checking boxes,' trying to appear in good faith, but their goal and intent has not changed. They want quantity over the intent of 15 Equestrian Estates on this unique Parker land, that they bought knowing what it was zone for.

Questions for our Douglas County Commissioners:

You heard from 20+ residents for 3 hours on Jan 28, 2025 which included HOA presidents representing hundreds of households nearby and impacted by this rezoning, you listened to Dr. Tischer the owner of the CHP & equine veterinarian hospital on how much funding equestrian services bring to DOCO and his opposition to the rezoning, you have a packet of 1000+ pages filled with nearly 200 letters opposing the rezoning, written by residents, equine businesses, riders, etc., you received names of 1300 petition signatures (almost 700 from DOCO) all opposing the rezoning!

1. *What proof of support has Pinery 40 LLC provided from the community, equine businesses, the CHP for their major rezoning request?* Answer: one letter.
2. The developer repeatedly referenced how "incompatible," smelly and cruel it would be to keep a horse on 2.5 acres, that it was just a "romanticized" vision from long ago. *After 2 years and 4 hours into our hearing, why were they suddenly open to discussing the option of putting a horse on a one-acre property.* Answer: they don't really care about horses, they only care about building a quantity of houses and satisfying their investors, in my opinion.
3. *Why were the developers who stated they heard 100 residents complained about animal smells at another location, not asked to provide any evidence of this?*
4. *Why were the developers allowed to make claims they there is no market for 2.5 acre Equestrian properties in Parker and provide no proof of this claim?* Our speakers provided concrete stats on what we all know. 2.5 acre Equestrian estates will sell quickly and for a big profit! Likely more than the proposed 45 homes. *Where in the Amendment criteria does it reference revenue, real estate markets and profit as criteria for authorizing rezoning?*
5. *Why was the disability references and emotional state of James Marine, the engineer and part property owner of these 47 acres a consideration for not taking a vote on Jan 28th?* As I mentioned in my 3-minute speech, I am a licensed clinical psychologist who works full-time with the military and I am proudly married to an Air Force veteran. I live near neighbors who have served to include a Vietnam Vet Purple Heart recipient currently on dialysis. I was appalled by Mr. Marine's attempt to use his military disability as a means to service himself. His greed and self-centered comments, dismissed the voice of his fellow veterans, DOCO residents, and the intent of these 47 acres, in my opinion. Mr. Marine has a home in Parker, is part owner of a \$2,500,000.00 property, has a career as an engineer, disability benefits funded by taxpayers, and apparently a goose hunting property, which he disclosed at the hearing. Mr. Marine has expressed he wants to move back into the Timbers community and onto these 47 acres. *Commissioners, where in the Major Rezoning Amendment is the disability, emotions, and wants of the engineer and property owner requesting rezoning, criteria for approving rezoning?* In fact, in my opinion, this comes close to violating Amendment Approval Criteria ZR-1520.04 "Whether the sole purpose of the amendment is to confer a special benefit upon an individual."

Additionally, Mr. Marine was the Pinery 40 LLC representative who stood up at the hearing to disgrace the deceased Helen Kriebel, the creator the CHP, referencing financial stress and trying to erase Helen's intent for this property. I found this moment incredibly disrespectful, desperate, and questionable. Helen died three years ago. She is respected by the CO equestrian community. She was a developer, a philanthropist, mother, and as several of our residents spoke about, she deliberately took steps to protect these 47 acres with the intent of seeing 15 equestrian estates on 2.5 acres adjacent to her beloved CHP. **This is how Pinery 40 LLC demonstrates being a "good neighbor?"**

On Jan 28th, individual public speeches were held to the 3-minute speaking limit, yet a real estate agent (David Simonson) from Highlands Ranch was allowed to stand at the podium for 30 mins (10 times the amount allow for individuals). He was even given the last word (4:43 – 5:13 on the hearing video).

6. *Why wasn't David Simonson, who repeatedly stated "I am not speaking on their [developers] behalf," asked to state his affiliation to this rezoning?* A realtor was given permission to talk and talk after public comment was closed. He was allowed to refer to our community negatively using phrases such as "...they [the community] enjoy it as vacant land that doesn't belong to any of these people here ...[the developer is] doing everything for people who simply don't want change..." **Is this how Mr. Hall and the Pinery 40 LLC show they are "good neighbors?"**

Commissioners, I left the Jan 28th BOCC hearing after 8pm exhausted and convinced you cared more about statements and emotions from real estate agents, developers, investors, and engineers than the residents of our community who came out to oppose this rezoning, the CHP, Helen's Kriebel's intent for that land, or following the Major Rezoning Amendment criteria hearing process. I left feeling the Major Rezoning approval criteria process was in jeopardy, if rezoning is authorized for ANYTHING ABOVE the current zoning for 15 Equestrian Properties. Even allowing 16 homes would desecrate the commitment and overall intent of this planned development (1520.01) and not be consistent with the intent, efficient development and preservation of the entire planned development (1520.02). Pinery 40 LLC will go on to build developments such as Chateau Valley and Founder's Vista (nearly 1000 homes) in Castle Rock. They aimed for quantity and profit, not history, community engagement, and intent for THIS land.

As I pleaded in my Jan 28th speech, honor those who elected you, honor this land as it was intended. **REJECT THIS REZONING. Say "NO" to Pinery Planned Development 31st – Major PD Amendment, Project # ZR2023-002.** Instead, be there for the ribbon cutting on the future site of 15 new Equestrian Properties adjacent to Parker's International CHP that will be there forever. To quote Dr. Tischer, "*the decision is not anti-development, it's smart development.*"

Respectfully

Dr. Jenna Preston

James J.L. Ahern
7940 Towhee Rd.
Parker, CO 80134
(303) 854-4822

March 17, 2025

Douglas County Colorado
Department of Community Development
100 Third Street, Suite 220
Castle Rock, CO 80104

RE: Homeowner Position Statement Concerning Request for Major Amendment to the Pinery Planned Development, 31st Amendment; File No. ZR2023-002.

Dear Members of the Board of County Commissioners,

I write to express my strong opposition to the request for Major Amendment to the Pinery Planned Development to increase dwelling units for future development of up to 45 residential lots. As a resident who is directly affected by this potential change, I believe the current zoning plan, which provides for 15 equestrian lots on the parcel, is far better suited to the character, values, and needs of our community. I respectfully urge you to reject the major rezoning proposal and stand by the existing plan that promotes the integrity and harmony of our neighborhood.

The existing plan for 15 equestrian lots is consistent with the values that attracted me and my wife to purchase our home in this community. The rural and open feel of our neighborhood, characterized by spacious properties and a focus on equestrian living, is fundamental to the lifestyle that we cherish. A shift to a more intense development, as proposed by the rezoning, will irreparably alter the character of our community and will create an environment that no longer aligns with the desires and expectations of current homeowners.

As a homeowner who is directly adjacent to the 47-acre parcel of land, we would bear the brunt of the negative consequences associated with the proposed rezoning. This includes, but is not limited to, increased traffic and congestion, loss of privacy and peaceful enjoyment, environmental impacts, and decreased property values.

The proposed major rezoning will result in significant increase in traffic, particularly on residential roads that were not designed to handle the level of activity that a higher-density development will bring. This increase in traffic will not only disrupt the peaceful atmosphere of the area but also pose safety concerns for families and pedestrians.

Furthermore, a denser development and additional residents will diminish the privacy and serenity that we, as homeowners, currently enjoy. A transition from large equestrian lots to a more densely packed development will have an overwhelming negative effect on the quality of life for adjacent residents.

It must be noted that the 47-acre parcel that will be developed into a residential community currently provides important open space and green areas that contribute to the local ecosystem. The rezoning proposal risks disrupting local wildlife habitats, increasing stormwater runoff, and reducing the natural beauty of the area. A less environmentally conscious development may lead to long-term ecological consequences that affect the entire neighborhood.

A shift to more congested and higher-density zoning will almost certainly lead to a decrease in property values for homeowners living adjacent to the parcel. The development of multiple residential structures will drastically reduce the appeal of our properties, which currently benefit from the quiet, rural ambiance that defines our community.

The 15 equestrian lots, as currently planned, not only respect the existing character of the neighborhood but also support the equine and rural lifestyle that is central to our community's identity. The proposed rezoning fails to consider the specific needs and desires of homeowners who have invested in this community with the understanding that the land will remain dedicated to low-density, equestrian-friendly uses. The existing zoning plan of 15 equestrian lots promotes responsible land use that maintains open space for equestrian activities, supporting both local businesses and the overall well-being of residents who enjoy this lifestyle.

I respectfully ask the Board to consider the negative impacts that the proposed rezoning will have on the homeowners who reside directly adjacent to the 47-acre parcel. I urge you to prioritize the preservation of the current zoning plan, which best fits the needs of our community and promotes a balanced, sustainable, and harmonious living environment. I ask that you reject the rezoning proposal in favor of maintaining the character of our neighborhood, which has been built upon open spaces, equestrian opportunities, and a peaceful, rural lifestyle.

Thank you for your attention to this critical matter. As a thoughtful and responsible Board, I trust that you will carefully consider the concerns of the homeowners who are most directly impacted and act in the best interest of our community.

Sincerely,


James J.L. Ahern, Esq.

April 10, 2025

Douglas County Planning Commission

Re: Project #ZR2023-002 on Major Rezoning on the 47 acres adjacent to Timbers Filing #22 and the CO Horse Park [CHP].

I am writing to you to express our strong desire that you vote AGAINST the major rezoning efforts for Project #ZR2023-002. We are one of the original residents of the Timbers Filing #22 and reside on Nuthatch Road. In 1998, when we were choosing a development site to build on, we did a lot of research regarding the surrounding areas. We looked at the schools, the surrounding neighborhoods that existed and the current zoning that was planned for areas around us because it was important to us to find a location that was safe from retail and being surrounded by dense housing. Having grown up in rural Colorado, being next to the Colorado Horse Park near us was very appealing and having the potential of future, more rural, equestrian estates was not only acceptable, but desired.

We have lived in Parker for over 30 years, and we have seen the continued growth this area has experienced. Some good and convenient, and some not so good. This morning, it took me 25 minutes to get from South Pinery Pkwy, to Main Street. No joke! Also, currently, when we attempt to exit our street onto S. Pinery Pkwy, it is becoming more and more dangerous with the current amount of traffic coming up the hill. It is also especially terrible and dangerous at peak travel times when school is in session.

We understand that there are times when rezoning is appropriate. Roads need to be built, public necessities need to be provided. Dense housing is not a necessity! We honestly see this as a money grab by a greedy housing developer! We are asking that the Planning Commission VOTE NO on rezoning and maintain the current planned zoning for 15 equestrian estates each on 2 ½ acres lots. Vote to keep our neighborhood as it was planned when we built our house!

Thank you for your consideration.

Tom & LouAnn Curran
5527 Nuthatch Road
Parker, CO 80134
720-984-4669