

Comprehensive Master Plan Amendment Staff Report

Date: July 9, 2026

To: Douglas County Planning Commission

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

Subject: **Crowsnest CMP Land Use Map Amendment**

Project File: **DR2026-003**

Planning Commission Hearing:

July 20, 2026 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

The request is a public-initiated amendment of the 2040 Douglas County Comprehensive Master Plan (CMP). The proposal would amend the CMP Land Use Map (Map 1.1), the High Plateau Subarea Map (Map 3.5), and the Northeast Subarea Map (Map 3.6) by changing approximately 745 acres of land from Nonurban to Urban designation. The High Plateau and Northeast Nonurban Subareas support agricultural and low-density residential uses. Urban areas support and encourage higher density residential, commercial, and industrial land uses.

The project area consists of 15 parcels totaling approximately 745 acres of land. The smallest parcel is 0.95 acres and the largest is 116.1 acres.

II. APPLICATION INFORMATION

A. Owners

- 6244 N. Crowfoot Valley Road LLC
- ARLA Land Holdings LLC
- Crowfoot Acres LLC
- Crowfoot Hills LLC
- Crowfoot Castle LLC
- Douglas S. Austin
- NDIRA, Inc.
- PINAKA Holdings LLC
- SNAPARCH LLC

B. Applicant

Ventana Capital
Dan Williams
8678 Concord Center Drive, Ste 200
Englewood, CO 80112

C. Request

The applicant requests an amendment to the CMP Land Use Map to change approximately 745 acres in the High Plateau and Northeast Nonurban Subareas to an Urban land use designation.

D. Process

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

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

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

E. Location

The site is located north of the intersection of Crowfoot Valley Road and Pradera Parkway, east of the Castle Park Ranch subdivision, south of the Looking Glass subdivision in the Town of Parker, and west of the Trails at Crowfoot subdivision in the Town of Parker. The project area is adjacent to the Pinery Separated Urban Area (SUA) to the south, the Parker Municipal Planning Area (MPA) to the north and east, the High Plateau Subarea to the north, south and west, and the Northeast Subarea to the east. A CMP Vicinity Map, Zoning Map, and Aerial Map highlight site location and existing conditions and are provided in the staff report attachments.

F. Site Characteristics

The project area contains several existing homes, accessory buildings, and agricultural structures. The Lemon Gulch 100-year floodplain traverses the site from southwest to northeast. The site consists of rolling terrain with significant topographic changes along the western edge of the property with the entire project area sloping from west to east. Crowfoot Valley Road bisects the project site traveling southwest to northeast.

III. PUBLIC NOTICE AND INPUT

A. Public Notice

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

B. Public Input

Courtesy notices of an application in process were sent to all abutting landowners and to nearby homeowner's associations. There were two letters from the public received during the courtesy notice process which are attached to the staff report. Of the HOAs and community organizations that were sent a referral request, The Pinery HOA, Pinery West HOA, and Pradera HOA responded.

The Pinery HOA commented that "there is a growing concern that we are gradually weakening and undermining the Comprehensive Master Plan. Are we going to continue slowly chipping away at our open spaces?"

The Pinery West HOA noted that they are "against another project that potentially creates high density dwellings and high commercial or personal vehicle traffic within this proposed area. Changing this area to urban will continue to add vehicle traffic, displace wildlife and stress all infrastructure around the existing and already approved developments surrounding this area. Let it be an "island of non-developed high density land."

The Pradera HOA opined that the proposed amendment is not compatible with surrounding neighborhoods, is not similar with adjacent developments in terms of proposed density, and if the project is considered for approval by Douglas County, there needs to be substantial open space buffering along and immediately adjacent to the 2-plus acre lots in the Pradera development.

The applicant notified staff that it was going to hold a virtual neighborhood meeting on June 22, 2026. As of the writing of this staff report, information had not been provided regarding attendance and public comments at the virtual meeting.

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

IV. STAFF ANALYSIS

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

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

Staff Comment: The applicant's narrative indicates that the proposal is consistent with the goals, objectives, and policies in CMP Section 2 (Urban Land Use). The narrative

includes analysis of the goals, objectives, and policies of Section 2, the High Plateau Subarea, and the Northeast Subarea that are specific to the proposal. The applicant's narrative and analysis are attached to the staff report. Policy 3-3C.2 of the High-Plateau Nonurban Subarea supports new development at densities higher than one dwelling unit per 35 acres, and Policy 3-3D.1 of the Northeast Nonurban Subarea supports new development at densities higher than one dwelling unit per 2.5 acres.

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

The project site is located north and south of Crowfoot Valley Road and includes both agricultural and large lot residential zoning and land uses with several older homes and agricultural structures. Policy 3-1D.1 supports maintenance of community separators through the identification of suitable land uses and appropriate location of development. It also states that land uses that do not maintain community separation are inconsistent with the Plan. Changing the land use designation to urban would reduce the nonurban separation between the neighboring communities. The applicant's narrative states that the application is aligned with the CMP's direction to direct urban growth to well-served northern areas of the County and to avoid urban sprawl into rural and agricultural areas.

Further, the narrative references Objectives 3-2A through 3-2D and Goal 3-3 that seek to "protect the agricultural operations and Western Heritage by directing urban development to locations where services already exist; the Crowfoot Valley corridor has already transitioned to suburban master-planned communities rather than active agriculture, so designating this enclosed island as urban affirmatively serves those goals by relieving pressure to push development farther into intact non-urban land." The applicant proposes using changes in topography to provide separation and buffering from the Castle Park Ranch development.

(2) Compatibility with surrounding land uses and zoning.

Staff Comment: To the west of the project area is A-1 zoning consisting of 35-acre non-urban residential lots in the Castle Park Ranch subdivision. To the north is undeveloped land, and the Looking Glass subdivision, an urban residential development in the Town of Parker with lot sizes in the 7,500 square feet (SF) to 9,000 SF range. To the east is the Trails at Crowfoot, an urban residential development in the Town of Parker with lot sizes ranging from 6,500 SF to 7,000 SF, and Estate Residential zoning which is

currently undeveloped. To the south is PD zoning consisting of single-family residential development with lot sizes in the 1.3-acre to 1.8-acre range.

Objective 2-15D of the CMP discusses establishing community separators surrounding all SUAs with compatible and appropriate land uses. The applicant's narrative states that the project site is bordered on three sides by entitled or development urban and suburban development. The narrative also notes that "Compatibility is supported by the site's enclosure by existing and entitled urban and suburban master-planned communities on three sides. The plan uses the western ridgeline as a natural buffer to the existing 35-acre Castle Park Ranch lots, providing topographic separation from those large-lot non-urban properties."

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

Staff Comment: The 100-year Lemon Gulch floodplain traverses the site from west to east. During future development, the applicant will be required to comply with all Douglas County standards for stormwater to mitigate negative impacts to Lemon Gulch. Map 8.1, Class 3 Hazards and Environmental Constraints, of the CMP identifies small areas of slope failure within the site. The applicant stated that these conditions will need to be further evaluated at time of rezoning and subdivision. In its referral response dated May 21, 2026, the Colorado Geological Survey (CGS) stated they have no objection to approval of the CMP amendment as proposed. CGS recommends non-buildable setbacks from the "Lemon Gulch flood hazard limits, all slopes steeper than about 20%, mapped unstable slopes and landslides, and areas exposed to debris inundation hazards." Future land use applications will be provided to CGS for review.

In a referral response dated May 19, 2026, the Douglas County Curator had no recommendations for this application, but did recommend that, if future development results in any ground disturbance, a Class II archaeological pedestrian survey should be conducted to survey the surface for cultural material prior to any earth movement.

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

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

Staff Comment: In its referral response dated May 22, 2026, Public Works Engineering requested that a traffic impact study be submitted to determine whether Crowfoot Valley Road would have adequate capacity at full build out of the proposed CMP

Amendment. As of the writing of this staff report, the County has not received a traffic impact study as offered by the applicant in its response to referral agency comments.

The property is not located within the service boundary of any water or sewer district. In its referral response dated May 8, 2026, Parker Water and Sanitation District (PWSD) stated that the applicant will need to petition the PWSD Board of Directors for inclusion into the District. The applicant states that PWSD has agreed to analyze the project area for possible inclusion.

In its referral response dated May 21, 2026, the Town of Parker stated “The Town has planned and constructed infrastructure, including roadway and multimodal improvements, based on the designation of this site as non-urban in the Douglas County Comprehensive Plan. This planning relied on Traffic Analysis Zones (TAZs) that were developed based on the County’s Comprehensive Plan and form the basis for the Town’s traffic assumptions related to travel entering Parker from Crowfoot Valley Road. It is also the Town’s understanding that this development was not accounted for in Douglas County’s recently completed 2050 Transportation Plan.” The Town also stated, “The traffic impacts associated with the potential development of this site at the scale anticipated would require additional widening of the roadway beyond that contemplated in County plans. The impacts would also extend well beyond the roadway segment capacity adjacent to the site and would affect the broader regional transportation network, including infrastructure within the Town.”

The applicant’s project narrative mentions that the existing transportation system can be easily improved to provide better access to surrounding communities and residents. It also states that future urban development will be adjacent to infrastructure allowing easier access to services rather than spanning long distances with new roads and other utilities.

The applicant states that CMP Goal 2-2 encourages the creation of amenities that provide community connectivity through parks and trails, and provision of recreation facilities. The applicant further states that Crowsnest provides numerous topographic features, habitat, and access to nearby regional amenities for improved public connections.

South Metro Fire Rescue (SMFR) had no objections to the proposed amendment to the CMP. The project area is already within the service area of SMFR. SMFR will be provided with referral response requests for more detailed comments as part of future development of the site.

Douglas County Parks and Recreation provided a comment stating that the applicant will be responsible for future park dedication requirements outlined in Article 10 of the Douglas County Subdivision Resolution (DCSR).

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

Staff Comment: The applicant's narrative indicates that the expansion area is anticipated to be connected to all existing services in the area. No new special districts are proposed in association with the proposal. If the CMP Amendment is approved, coordination with the appropriate service providers will occur.

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

Staff Comment: There are urban levels of development on three sides of the project area with the exception of large residential lots to the west. The project site serves as a transition and community separator between existing urban developments in the County and the Town of Parker. The applicant states that changes since the adoption of the 2040 CMP include a rapid change from agricultural land to mainly built-out master-planned communities on all sides of the subject property, and "Crowsnest is now one of the last large unincorporated "holes" within this urbanizing area, so the original non-urban designation no longer reflects on-the-ground conditions. Reinforcing this change in land-use conditions, the site lies within the statutory three-mile planning areas (C.R.S. § 31-12-105) of three surrounding municipalities — the City of Castle Pines, the Town of Castle Rock, and the Town of Parker — situating it within the region's urban-growth orbit rather than isolated rural land."

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

Staff Comment: Objective 2-1A, and Policies 2-1A.1 and 2-1A.2 of the CMP support limiting and directing urban development to the PUA, SUA, and Chatfield Urban Area as depicted on the CMP Land Use Map. The CMP prioritizes the build-out of existing urban areas over approval of new urban development. The master plan policies support uses that serve as a community separator between urban areas and municipalities.

The applicant notes that the site is an undeveloped island surrounded by existing and entitled urban development on three sides (more than 60% of the perimeter is adjacent to existing urban areas). The applicant also states that "the site also lies within the three-mile planning areas of three surrounding municipalities, further situating it within the region's urban-growth orbit. On these facts, Crowsnest is appropriately designated Urban on the CMP Land Use Map as a logical expansion of the established urban area, without the need to create a new, separately named urban area."

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

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

The applicant's project narrative states that "The Douglas County 2025 community survey reveals that 91 percent of the residents support parks, trails and open spaces. The application responds to these public preferences and to comprehensive-plan policies through preservation of the Lemon Gulch riparian corridor and the planned Lemon Gulch regional park. The park, the Lemon Gulch corridor, and future internal open space together form an open-space framework to be finalized at PD; habitat value, ground cover, recreation potential, and topography would make this a valuable regional amenity. The park is also positioned to anchor several viable trail connections to neighboring recreation amenities."

The narrative continues and, in summary, says that the compelling public benefit of expanding the urban area consists of four points: An urban designation absorbs approximately ten years of County growth, second, it lessens sprawl on existing non-urban land to the south and west, third, it uses existing and planned infrastructure rather than extending new infrastructure into rural areas, and fourth, the Lemon Gulch regional park and trail system will provide a regional park that responds to strong community support for parks, trails, and open space.

V. STAFF ASSESSMENT

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

<u>ATTACHMENTS</u>	<u>PAGE</u>
Douglas County Land Use Application	10
Applicant's Narrative and CMP Analysis	11
CMP Map	42
Zoning Map	43
Aerial Map	44
Excerpt from Nonurban Land Use Map 3.1	45
Referral Agency Response Report	46
Referral Response Letters	57
Applicant's Response to Referral Comments	85
Public Correspondence	90

CMP Map Exhibit.....	134
Resolution	135

LAND USE APPLICATION

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

OFFICE USE ONLY**PROJECT TITLE:** **Crowsnest Master Plan Amendment****PROJECT NUMBER:** **DR2026-003**

PROJECT TYPE: COMPREHENSIVE PLAN AMENDMENT
MARKETING NAME: CROWSNEST
PRESUBMITTAL REVIEW PROJECT NUMBER: PS 2025-175

PROJECT SITE:

Address: CROWFOOT VALLEY ROAD AND
State Parcel Number(s): 2349-C90-00-010 AND MULTIPLE OTHERS 12 TOTAL
Subdivision/Block#/Lot# (if platted): _____

PROPERTY OWNER(S):

Name(s): SEE ATTACHMENT
Address: _____
Phone: _____
Email: _____

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

Name: DAN WILLIAMS VENTANA CAPITAL
Address: 8678 CONCORD CENTER DRIVE Ste 200 Englewood CO 80112
Phone: 770-530-1337
Email: DWILLIAMS@VENTANA CAP.COM

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



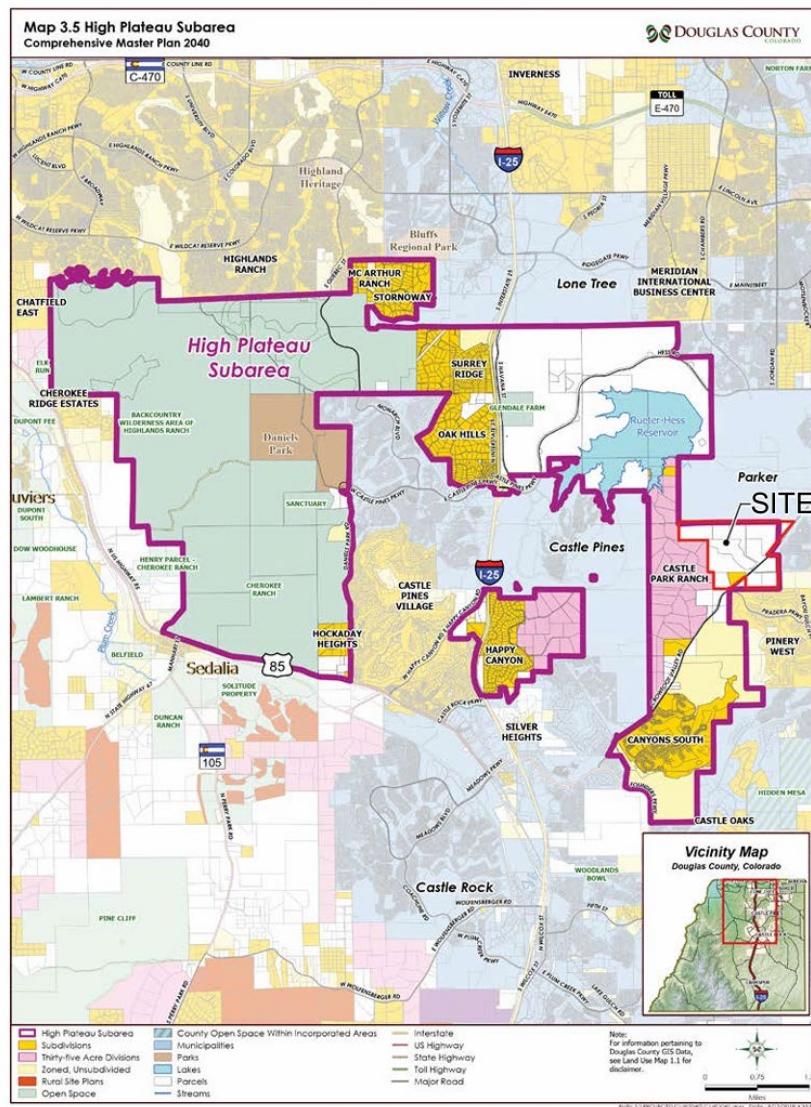
Applicant Signature



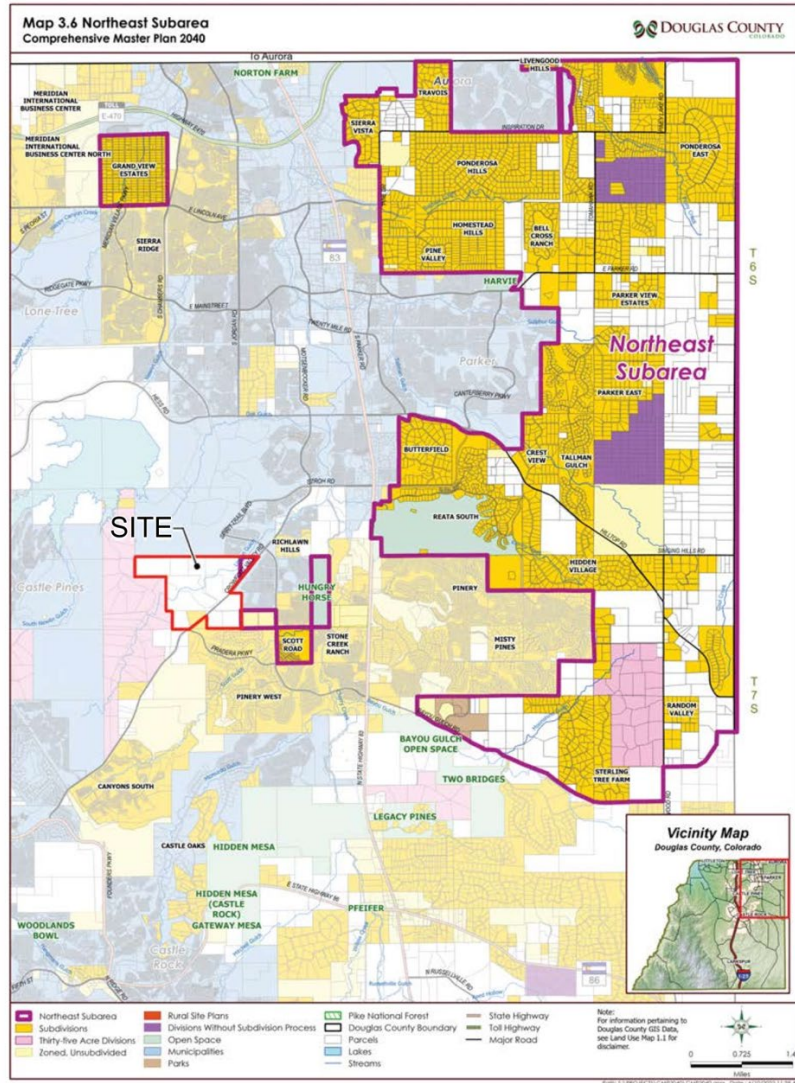
Date

Intent of amendment

The Crowsnest Comprehensive Plan Amendment seeks to establish a more than 740-acre urban infill area within the Douglas County High Plateau Non-urban area. This area has seen significant changes in zoning and urban development patterns, has access to urban services, including roads, avoids hazards and has a minimal impact on natural resources. By being responsive to the Douglas County Comprehensive Plan, this amendment will demonstrate that the High Plateau non-urban area has been urbanizing and is therefore ready for further urbanization. The project will help absorb county population growth over the next 10 years and place it in an area that is a logical and beneficial extension of the urban area.



CROWSNEST COMPREHENSIVE PLAN AMENDMENT



Douglas County CMP Amendment Approval Criteria

CMP Amendment Approval Criterion	How Crowsnest Satisfies the Criterion
(1) Consistency with the spirit, intent, goals, objectives, and policies of the CMP.	Aligns with CMP direction to focus urban growth in well-served northern tier areas and to avoid leap-frog sprawl into rural/ag areas by using a logical urban infill location along Crowfoot Valley Road. The CMP's non-urban goals (including Goals 3-2A through 3-2D and Goal 3-3) seek to protect agricultural operations and Western Heritage by directing urban development to locations where services already exist; the Crowfoot Valley corridor has already transitioned to suburban master-planned communities rather than active agriculture, so designating

	this enclosed island as urban affirmatively serves those goals by relieving pressure to push development farther into intact non-urban land. The CMP's urban goals are addressed through the commitment that future PD zoning and subdivision will demonstrate CMP-compliant urban design — connected parks and trails, conservation of Lemon Gulch and the western ridge, neighborhood-scaled street networks, and compatible edges. The CMP Land Use Map and Sub-Area Maps depict the site as a logical extension of the High Plateau urban pattern between Parker, Castle Pines, and adjacent PDs, and the CMP resource, hazard, wildlife, and protected-lands maps confirm urban designation can be accommodated without significant resource conflicts.
(2) Compatibility with surrounding land uses and zoning.	Crowsnest is bounded on three sides by entitled or developing urban and suburban master-planned communities (Looking Glass, Anthology, Trails at Crowfoot, Macanta, Pradera, The Canyons, Pinery). This amendment sets the land-use category only; it does not establish density, unit mix, lot sizes, or product type, which are determined at PD zoning and subdivision. Compatibility is supported by the site's enclosure by existing and entitled urban and suburban master-planned communities on three sides. The plan uses the western ridgeline as a natural buffer to the existing 35-acre Castle Park Ranch lots, providing topographic separation from those large-lot non-urban properties. Compatible edge transitions and step-downs will be designed at the PD stage consistent with the CMP's urban-design policies, and further compatibility analysis will be conducted at the zoning and subdivision stages.
(3) Compatibility with existing, natural, and environmental conditions of the site and preservation of important natural features and scenic viewsheds, riparian corridors, wildlife habitat and movement corridors, and historic resources.	Site conditions are generally gentle rolling terrain with localized slope-failure areas similar to those that have already been successfully engineered in Trails at Crowfoot and other nearby projects. No other Class 3 hazards are mapped that would preclude development; site-specific geotechnical work will address the limited slope-failure areas at subdivision. Lemon Gulch and the western ridgeline form the organizing framework for neighborhoods and open space, preserving key topography and views, with Lemon Gulch acting as the central feature that organizes the open-space network; the open-space framework will be

	finalized at PD. Wildlife mapping shows predominantly low-to-moderate habitat values and no mapped wildlife movement corridors, overland connections, or conservation areas, and the project is intended to improve habitat connectivity through dedicated open space and trail linkages. Douglas County historic mapping and field studies (ERO) identified no historic resources on the site and no need for additional cultural surveys; the amendment does not impact designated historic sites.
(4) Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails for the development.	Crowfoot Valley Road is already planned for widening and improvements in County and regional transportation plans; Crowsnest aligns with those assumptions and does not require a new arterial corridor. The planned Canyonside Boulevard connection and internal street network distribute traffic, support shorter trips, and allow future TIAs at zoning/subdivision to fine-tune improvements. The amendment area lies predominantly within the Parker Water and Sanitation District (PWSD) service area; PWSD has agreed to analyze the property for potential inclusion and has acknowledged that, if included, renewable water and centralized sewer could be provided, with the County approving zoning and subdivision only once an approved, reliable water and sewer solution is in place. South Metro Fire Rescue already serves the corridor from an existing station. Existing schools, libraries, and fire facilities in Parker, Castle Rock, and Castle Pines already serve this urban corridor, and any additional school sites, dedications, or fees will be addressed through the standard subdivision dedication process. The Lemon Gulch regional park and connected trail system are intended to anchor parks and trails for the development, with alignments determined at the PD and subdivision stage.
(5) How existing and planned capabilities of the affected special districts can adequately handle the service demand.	South Metro Fire Rescue already serves the corridor from an existing station roughly four miles north; additional land or facilities will be evaluated and dedicated, as needed, during zoning and subdivision through referral processes. The project is in an area where multiple metro and service districts are already planned and operating, making it an efficient extension of existing service territories rather than an isolated outpost.
(6) How social, economic, or land use conditions of	In the last 10–20 years, the Crowfoot Valley corridor has rapidly transitioned from agricultural land to a largely

the County have changed or are in the process of changing in such a manner to support the proposed amendment to the CMP.	built-out master-planned urban corridor, with approved residential communities on all sides of the subject property and major infrastructure already planned or constructed that bisects the site. Crowsnest is now one of the last large unincorporated “holes” within this urbanizing area, so the original non-urban designation no longer reflects on-the-ground conditions. Reinforcing this change in land-use conditions, the site lies within the statutory three-mile planning areas (C.R.S. § 31-12-105) of three surrounding municipalities — the City of Castle Pines, the Town of Castle Rock, and the Town of Parker — situating it within the region's urban-growth orbit rather than isolated rural land.
(7) How land proposed for urban development is a logical expansion of the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area, as applicable.	Crowsnest is a logical expansion of the urban area. The site is an undeveloped island enclosed by existing and entitled urban and suburban development on three sides, with more than 60% of its perimeter adjacent to existing urban areas (the Parker Municipal Planning Area, the Pinery SUA, and the Castle Pines/The Canyons area). It sits squarely within the planned infrastructure corridor — the Crowfoot Valley Road widening, the planned Canyonside Boulevard, and the PWSD service area — so urban designation extends established service territories rather than opening a remote new front. The site also lies within the three-mile planning areas of three surrounding municipalities, further situating it within the region's urban-growth orbit. On these facts, Crowsnest is appropriately designated Urban on the CMP Land Use Map as a logical expansion of the established urban area, without the need to create a new, separately named urban area.
(8) How the expansion of the PUA, SUA, or Chatfield Urban Area results in a compelling public benefit, as applicable.	Urban designation at Crowsnest absorbs a meaningful share of future county growth in an infill location, protects more intact non-urban areas to the south and west, and leverages existing roads and utilities instead of extending new infrastructure into remote rural areas. The compelling public benefit of expanding the urban area here is that it absorbs roughly ten years of county growth in a serviced infill location, relieves sprawl pressure on intact non-urban land to the south and west, and leverages existing and planned infrastructure. This benefit is reinforced by the planned Lemon Gulch regional park and connected trail system, responding directly to strong community support for parks, trails, and open space in recent County surveys.

Narrative

Future urban development will include a mix of residential neighborhoods, regional serving commercial areas, and open space/trail systems centered on Lemon Gulch riparian corridor and Crowfoot Valley Road. The proposed amendment will allow future growth to take advantage of existing urban services and infrastructure rather than requiring extension of new infrastructure into pockets of development in the rural areas of the County. This amendment will support the Douglas County Comprehensive Plan by preserving the county's western heritage, guiding growth north to the well served areas of the county and reduce instances of sprawl creeping southward into the precious natural and agricultural spaces.

Urban designation of the proposed Crowsnest amendment area will absorb a significant portion of the county's future urban growth in a cost-effective manner. The proposed amendment is in an area of the county that will economically extend service and road infrastructure. This provides future residents opportunities to reduce trip distance and congestion by planning commercial, residential and parks in proximity. There are also excellent partnership opportunities for the Crowsnest to act as a hub connecting neighboring communities to regional open spaces and trails due to its advantageous location.

Consistent with the goals, objectives, policies, and intent of the CMP

Non-urban goals, objectives and policies of the CMP primarily protect non-urban resources and development patterns of urban levels of development. The Crowsnest area supports **Goal 3.1** by placing urban development in appropriate areas that minimize impacts to the Western Heritage and agricultural activities like farming and ranching. Further, CMP maps show no significant historic resources, natural areas, open spaces, wildlife habitat or biotic systems that would be threatened.

Goals 3-2A through 3-2D promote preservation of the natural character and non-urban and rural areas. Development patterns have already added urban in this area; maintaining a small enclave or rural land adjacent to an arterial road and existing services is inconsistent with the CMP, because areas with roads and services are where the county wishes to send urban growth.

Preserving the rural character is not entirely possible because much of the land has already started changing and is now more consistent with an urban environment. Furthermore, the

amendment area will not negatively impact significant unique natural landforms, vegetation and land characteristics which allow urban activity without impacting significant non-urban area character policies.

Goal 3-3 adds specific objectives and policies tailored for the non-urban areas of the County. The amendment proposes adding urban areas to the High-Plateau Non-Urban Area and Northeast Nonurban Subarea of the CMP. The Sub-Area is an oddly shaped inverted “U” with small, detached pieces of non-urban uses in several places. It encompasses the Backcountry designated open space south of the Highlands Ranch to the west and runs between the urban areas of Lone Tree and Highlands Ranch. It then runs south through Rueter Hess recreation area and reservoir to Crowfoot Road to Castle Rock

The CMP non-urban area around Crowfoot Road portion of the High-Plateau has been largely converted to urban over the past 10 years. The Crowfoot Valley Road has had urban development and expansion by municipalities to the north, east, and west. Planned Developments (PDs) have moved urban areas north and east along Crowfoot Road and Castle Pines has established urban growth to the south and west corridors. Development activities have essentially isolated the remaining non-urban areas thereby creating a non-urban island surrounded by urban levels of services.

Urban goals, objectives and policies of the CMP are focused on the characteristics of future urban development. This includes wildlife considerations, preserving topographical features, pedestrian friendliness, reducing impacts to neighboring development and provision of connected recreation amenities. These will be demonstrated through CMP compliance during zoning and subdivision processes.

Crowsnest does provide excellent opportunities to explore and meet some CMP policies during the amendment process. The policies of **Objective 2-1A** set preferences for development being directed into urban areas. **2-1C** presents urban development in themes that run through the CMP. By providing a new urban area, future urban development is required to meet predicted population growth. As urban PDs and municipal planning areas are closing in around the Crowsnest amendment, it only makes sense to urbanize this area of the County.

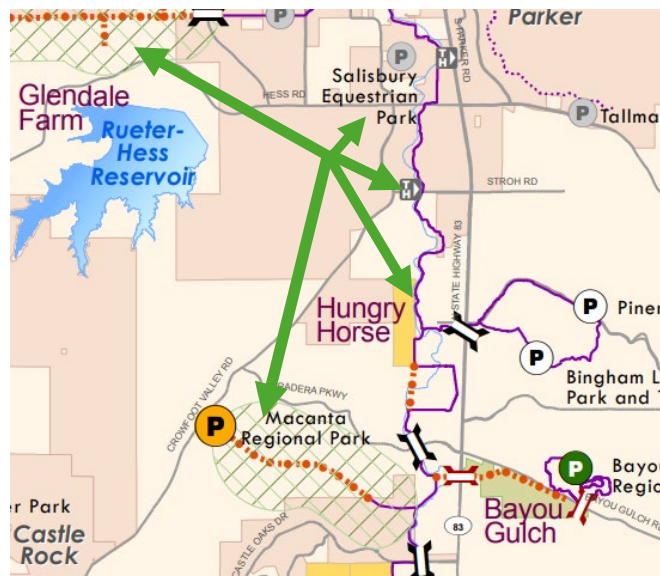
Goal 2-1 of the CMP encourages enhancement of existing infrastructure. The amendment area is part of the Parker Water and Sanitation District (“PWSD”) service area but requires analysis of the area and a positive finding for inclusion in the district. Only after inclusion will PWSD be able to extend renewable water and sewer to the Crowsnest amendment area of the County. This would provide a tangible public benefit by reducing the future use

of well and ground water. This objective goal has been long established as a high public safety priority on both a state and local level.

Furthermore, the existing transportation system and intersections are easily improved to provide better access to community and surrounding residents. Future urban development will be adjacent to infrastructure making it easier to access services than spanning long distances with new roads and pipelines.

CMP **Goal 2-2** encourages the creation of amenities that preserve wildlife, provide community connectivity through parks and trails, and provision of recreation facilities. Crowsnest provides numerous topographic features, habitat and access to nearby regional amenities for improved public connections. Potential trails, facilities and gathering places on highpoints along the western portion of the site near moderate value wildlife habitat and Lemon Gulch riparian corridor.

The proposed amendment site is also uniquely positioned to support **Goal 2-3** and the associated policies by providing connections with trails running through neighboring development to regional amenities. Opportunities exist for Crowsnest to act as a *regional trail hub* that could make connections with the Lemon Gulch regional park, Salisbury Park to the north, Macanta Regional Park to the south, Hungry Horse Open Space and Cherry Creek Trail to the east, and the trail networks within The Canyons and the Town of Parker. Trail alignments will be determined at the PD and subdivision stage in coordination with the affected providers.



Complying with the CMP **Goals 2-4 through 2-9** will be demonstrated during the design phases of the zoning and subdivision processes. All design phases of development require compliance with the CMP. Modern community design techniques include opportunities for community gathering places, public facilities, designing with nature, creating a mix of uses, compatibility with surrounding uses and conserving resources. Crowsnest has great potential to meet urban goals, objectives and policies.

Crowsnest is not a new growth front; it is one of the last remaining large, unincorporated properties within an already urbanizing corridor between Parker, Castle Pines, and Castle Rock making it a classing “urban infill” CMP amendment rather than an expansion into previously unplanned rural areas. The CMP amendment does not lock in specific densities or product types. Instead, it establishes that urban-level development is appropriate in this location, with detailed land use mix, densities, and buffering to be determined during the PD zoning and subdivision stages, where traffic, schools, and parks impacts will be evaluated in detail.

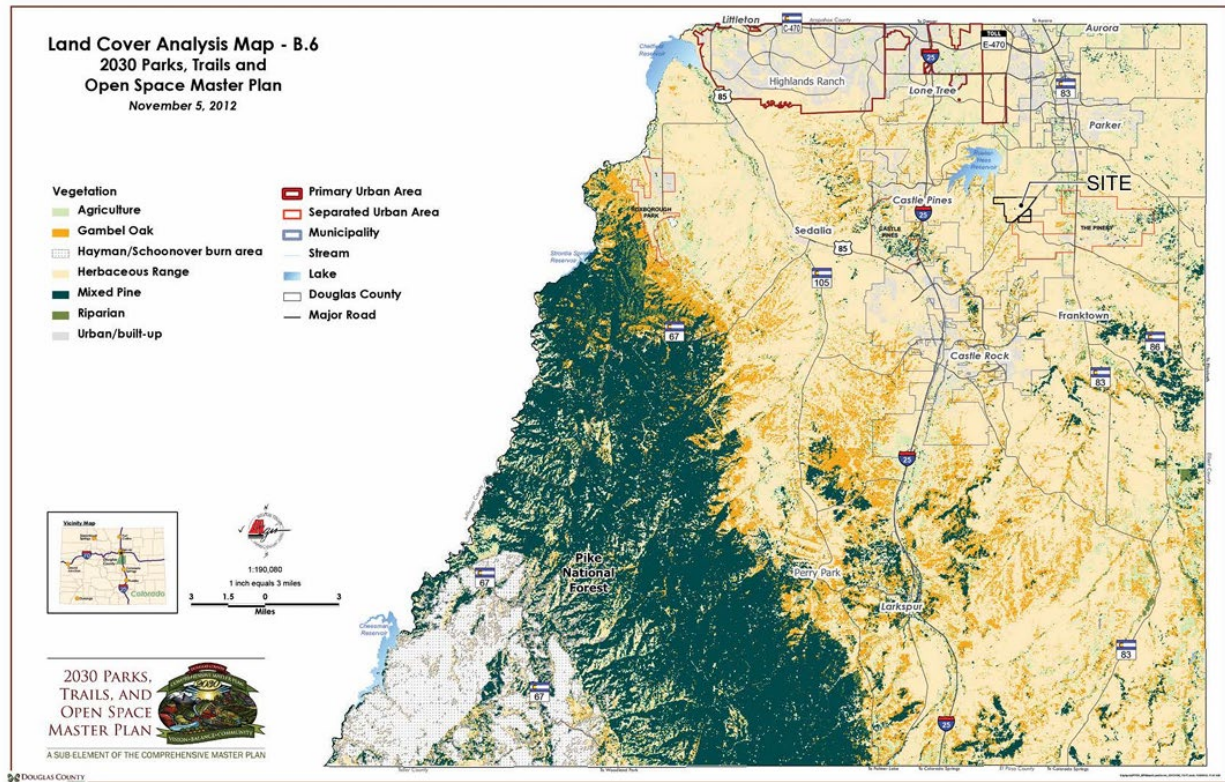
Consistency with Policies 2-1A.1 and 2-1A.2. The County cites Policy 2-1A.1 (“Limit and direct urban development to the Primary Urban Area (PUA), Separated Urban Areas (SUAs), Chatfield Urban Area, and Municipal Planning Areas depicted on the CMP Land Use Map.”) and Policy 2-1A.2 (“Prioritize the build-out of existing urban areas over approval of new urban development.”). These policies are not adverse to this amendment; they are served by it. Their shared purpose is to prevent sprawl by concentrating growth where urban services and patterns already exist. Crowsnest is an enclosed, undeveloped island bounded on three sides by the existing Parker Municipal Planning Area, the Pinery SUA, and the Castle Pines / The Canyons area. Designating this island urban completes the existing urban pattern and uses existing and planned services, rather than opening a new growth front on intact non-urban land. Treated as infill that finishes the built pattern around it, the amendment affirmatively advances the anti-sprawl intent of Policies 2-1A.1 and 2-1A.2.

Consistency with Policies 2-6B.2 and 2-6D.3. The County also cites Policy 2-6B.2 (“Blend the existing character of adjoining developments with the design of new developments.”) and Policy 2-6D.3 (“Provide transition, through appropriate design techniques, from residential development to open space and adjacent nonurban areas.”). Because this amendment establishes the urban land-use category only, the design and transition techniques these policies govern are PD-stage obligations. The applicant commits that future PD zoning and subdivision will blend with the character of adjoining developments and provide appropriate transitions at the southern (Pradera) and western (Castle Park Ranch) edges consistent with Policies 2-6B.2 and 2-6D.3 — an objective directly served

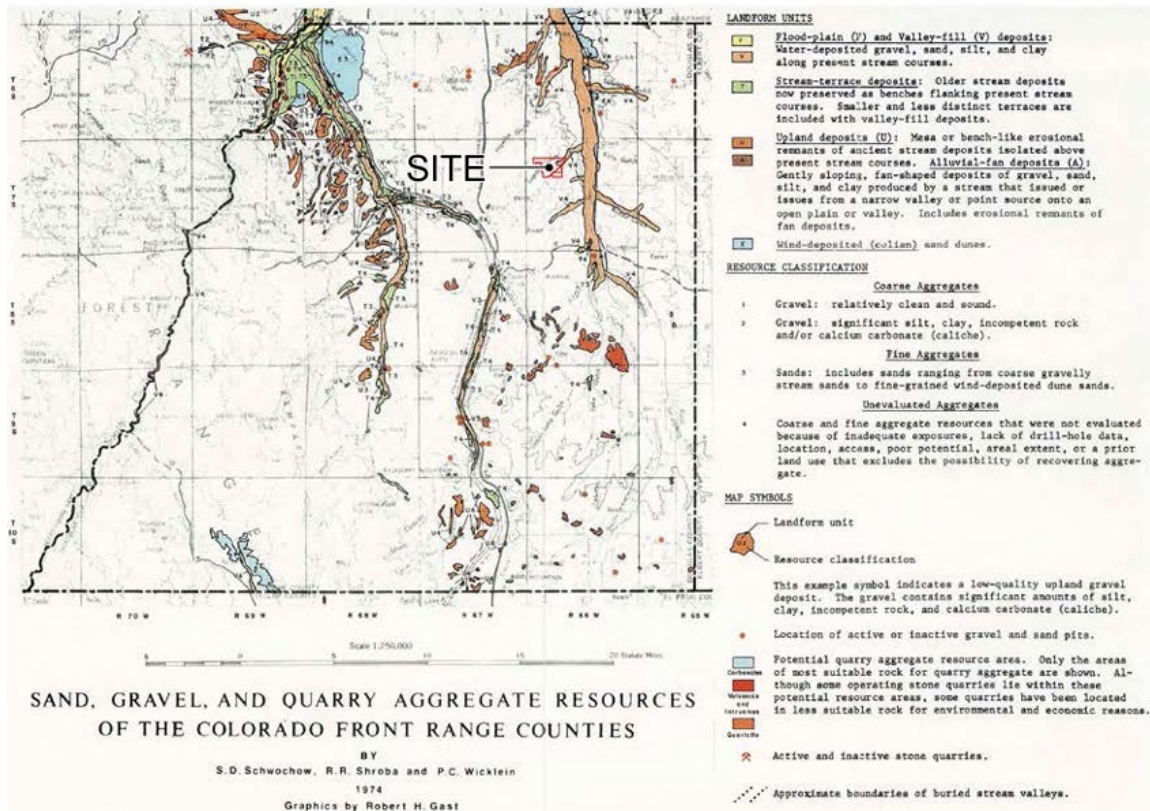
along the western edge, where the existing ridgeline already provides topographic separation toward the adjacent nonurban Castle Park Ranch area.

Consistency with maps contained in the CMP.

The County Master Plan includes several resource and constraint maps. Each map that relates to the proposed amendment area will be assessed to determine if there are significant impacts caused by urban designation.

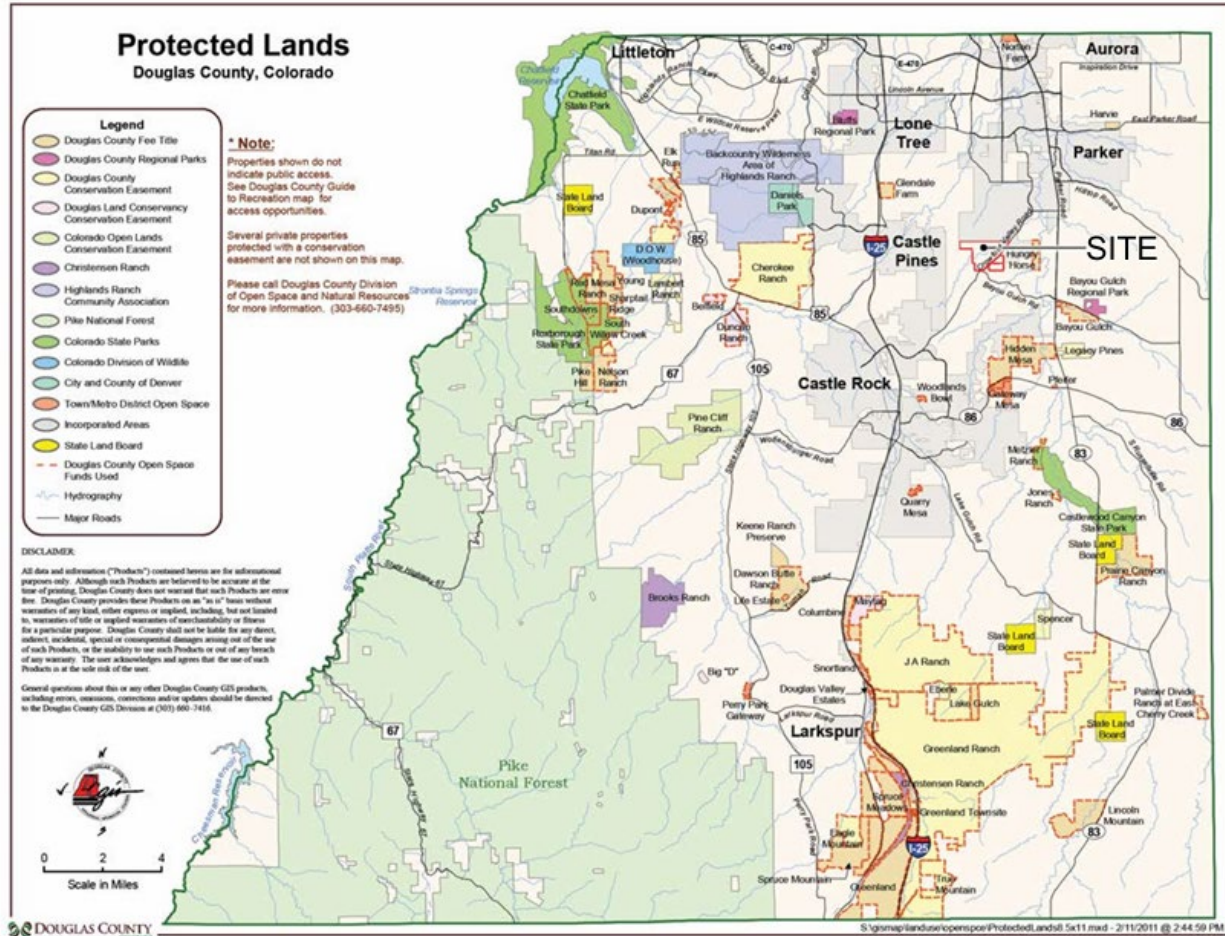


Map B.6 considers the land cover basis for the proposed amendment area. Land cover is predominately herbaceous range with very small areas of gamble oak and pine near the Lemon Gulch riparian corridor. Herbaceous range is a predominate land cover in urban areas of the county, so is an excellent land cover for urbanization.



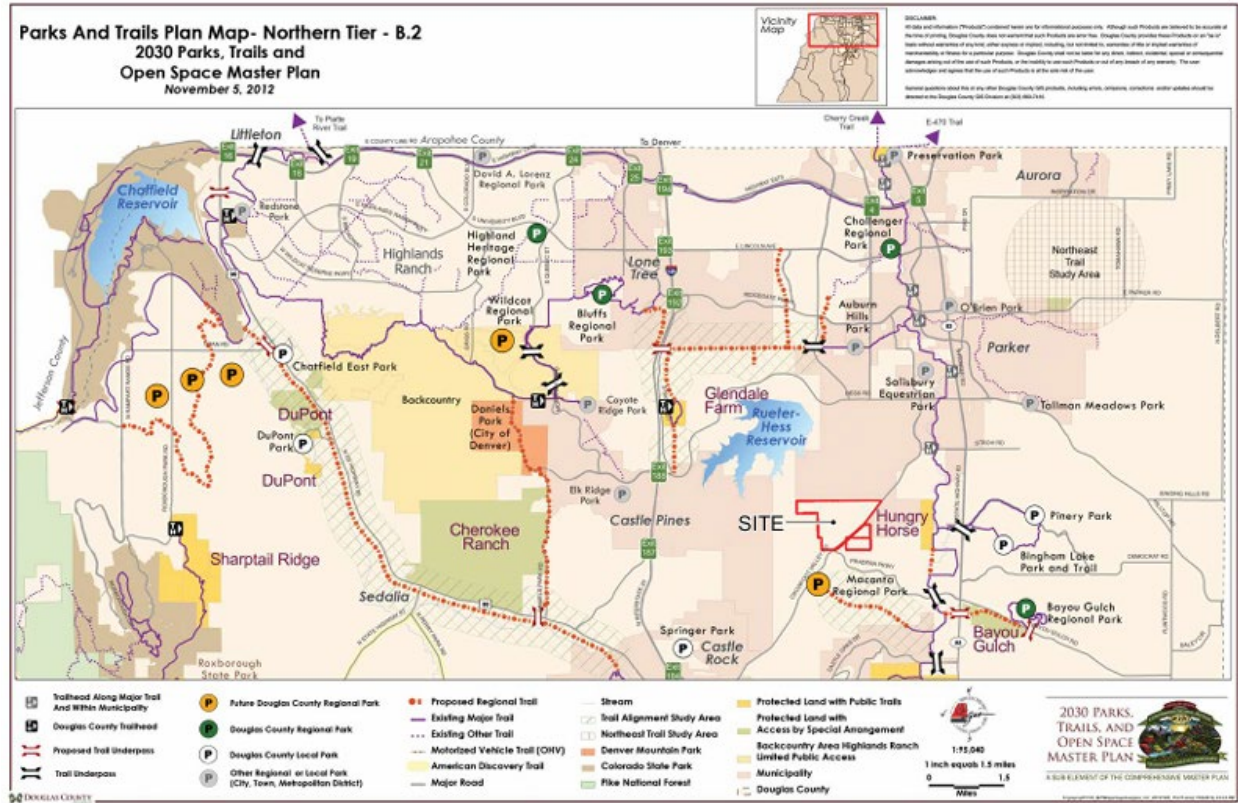
The Sand, Gravel and Quarry Resource Map show that the Lemon Gulch riparian way contains upland deposits of sand like material associated with alluvium areas. The proposed urban designation will not threaten these deposits as Lemon Gulch is worth preserving as a drainage way in urbanizing areas.

CROWSNEST COMPREHENSIVE PLAN AMENDMENT

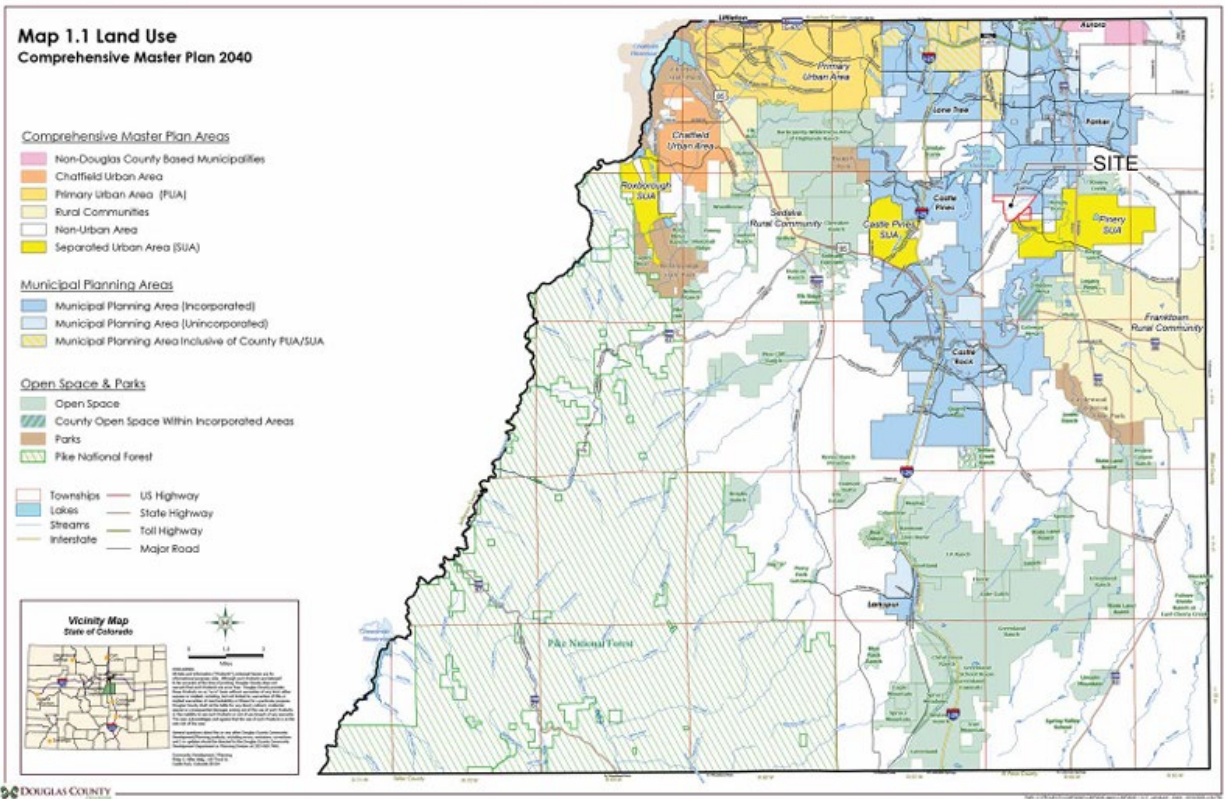


The Douglas County Protected Lands Map shows no conservation, state parks, regional parks, trails or open spaces included in the proposed amendment area.

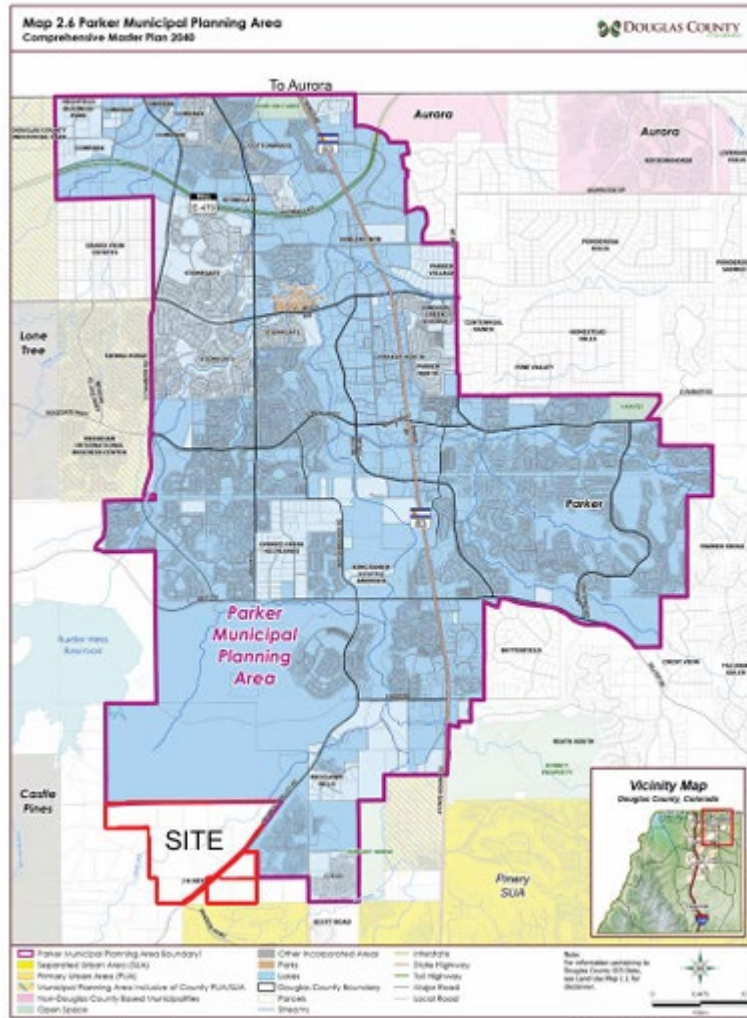
CROWSNEST COMPREHENSIVE PLAN AMENDMENT



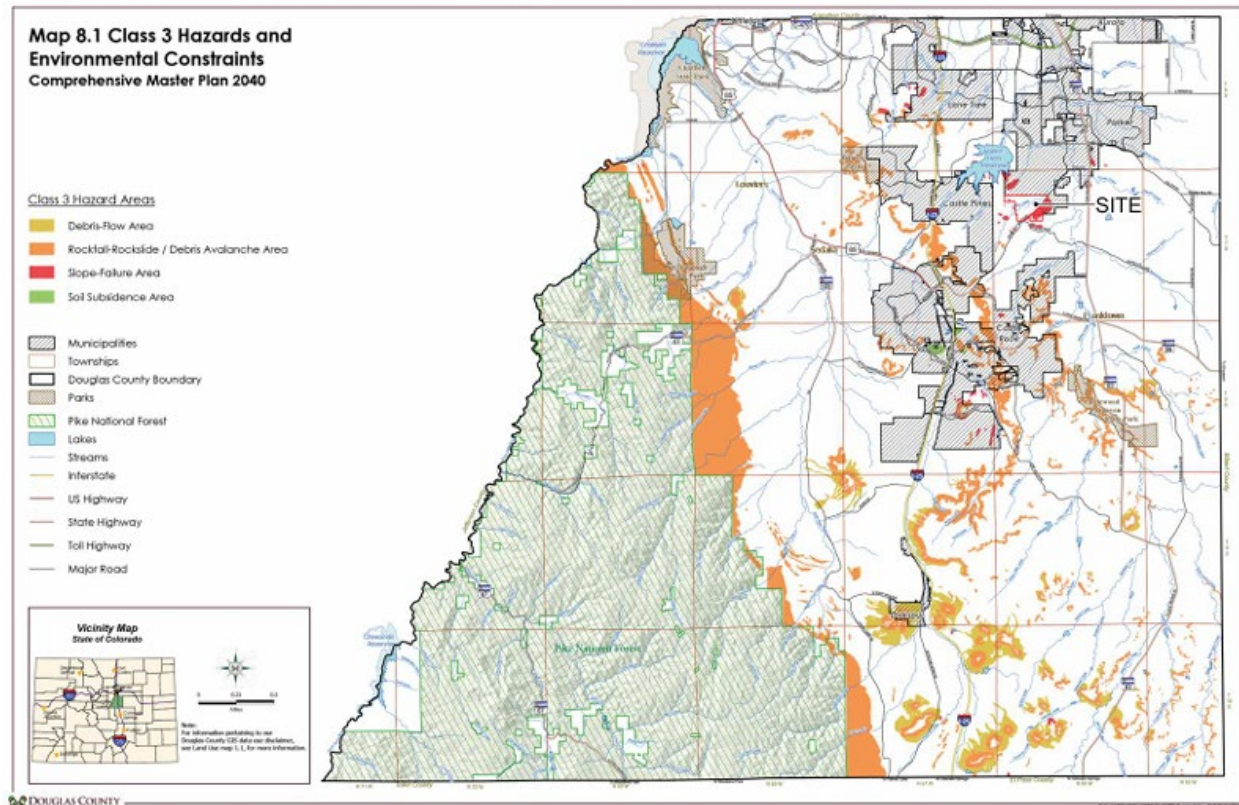
Map B.2 Parks and Trails Plan Map-Northern Tier show no recreation assets within the amendment site. This demonstrates the opportunity to add regional parks, local parks and trails to beneficially serve the urbanizing amendment area. There is also an ability to add connections to the surrounding regional system of recreation assets.



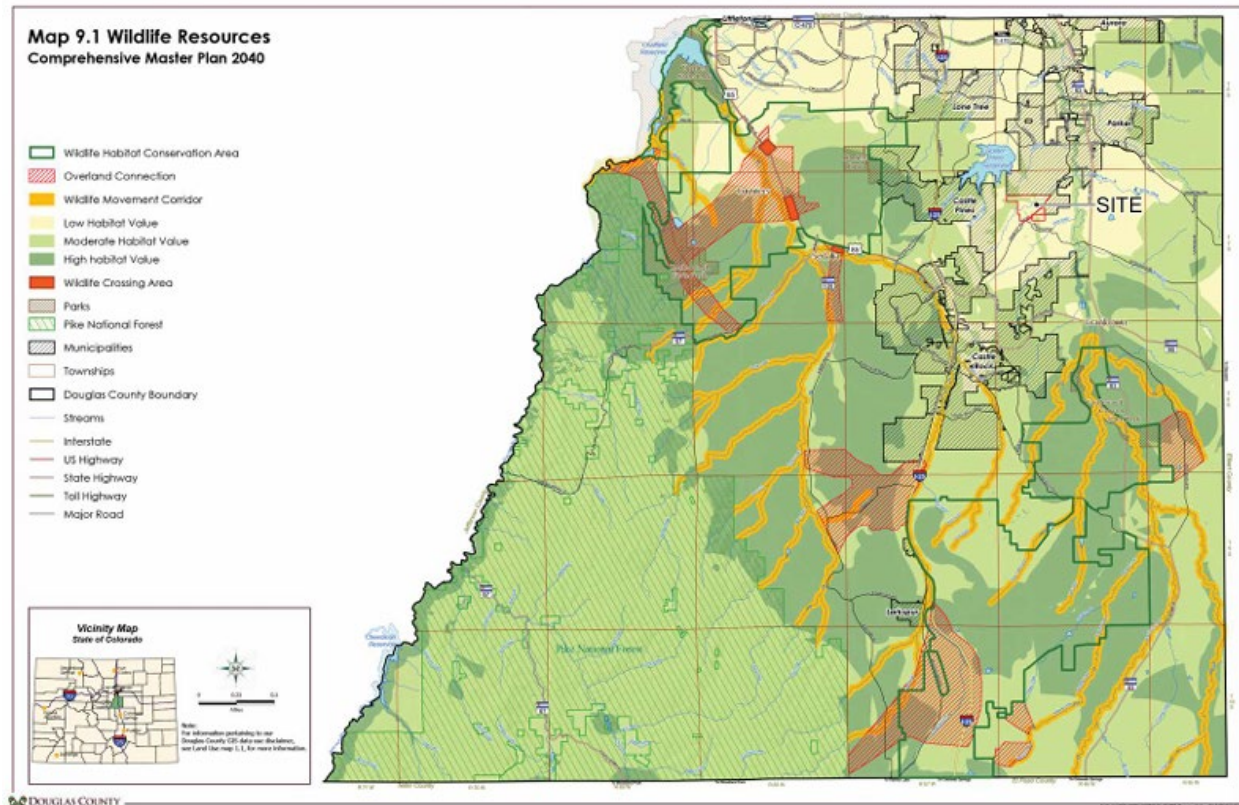
Map 1.1 clearly shows how the Crowsnest amendment site is a logical extension of the urban area within the High-Plateau non-urban area. Further, there is no representation of the Canyons urban area to the south of the Crowfoot site which supports continued urbanization along the Crowfoot Valley corridor.



The Crowsnest amendment is a logical extension of urban area, fitting nicely next to the recently expanded urban development within the Parker Municipal Planning Area and Pinery SUA. Crowsnest is more than 60% adjacent to existing urban areas.



Map 8.1 identifies areas in the county with class 3 hazards and environmental constraints. The proposed amendment site only has a small amount of slope failure areas. Similar hazard areas existed to the west in Parker but seem to be easily mitigated based on new urban levels of development over similar conditions.



Map 9.1 Wildlife Resources Map shows no wildlife movement corridors, overland connections, wildlife crossings or wildlife habitat conservation areas. Wildlife habitat values are predominately low with some moderate across the amendment site.

Compatibility with surrounding land uses and zoning

Crowsnest urban area is strategically located within an established and urbanizing corridor, surrounded on three sides by existing and planned urban levels of development. These include,

North

- Town of Parker – Looking Glass (master-planned community)
- Town of Parker – Anthology (single-family and townhome master-planned community)
- Douglas County – Pinery (master-planned community within the Pinery SUA)

Southeast

- Douglas County – Pradera (825 home community)

South

- Douglas County – Macanta (1,200 SFD master plan).

East

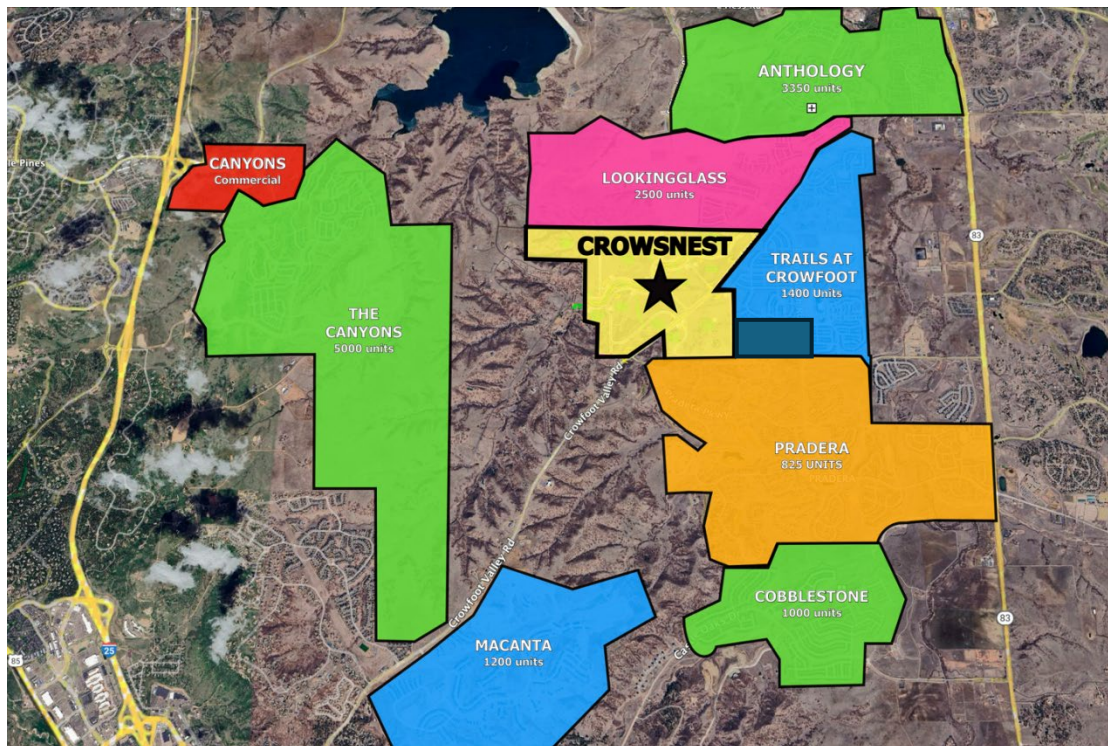
- Town of Parker – Trails at Crowfoot (single-family and townhome master-planned community)
- Douglas County – Bloom Development (entitlements in process) located south Trails at

Crowfoot

West

- Douglas County – Castle Park Ranch (estate residential 1 du per 35 acres)
- City of Castle Pines – The Canyons (5,000 residential plus commercial)

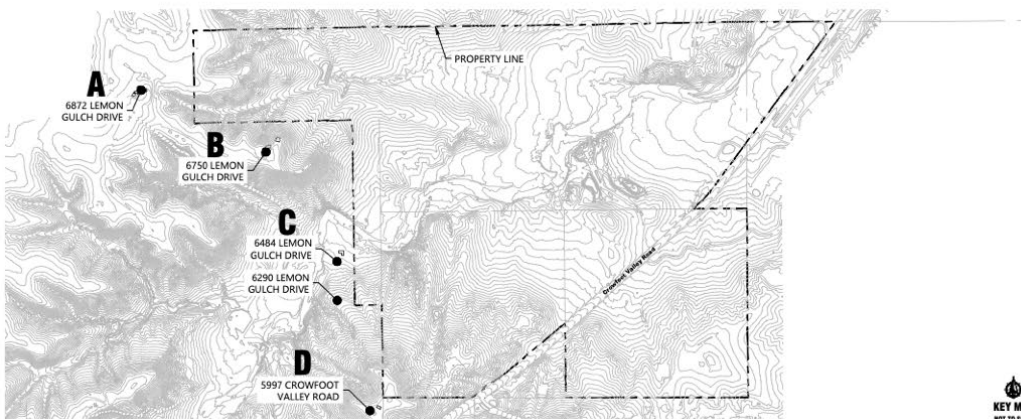
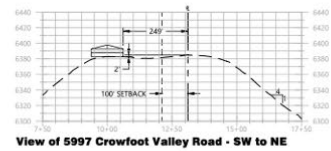
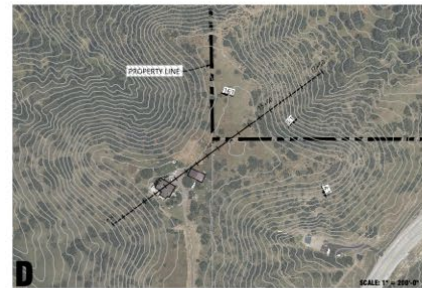
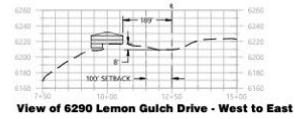
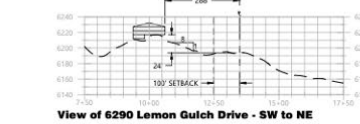
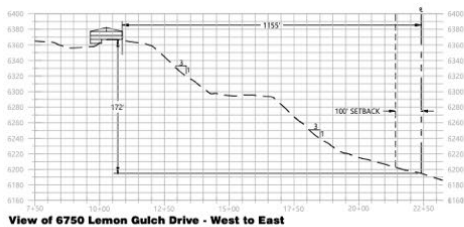
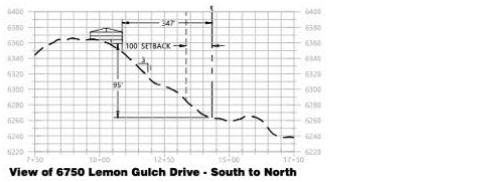
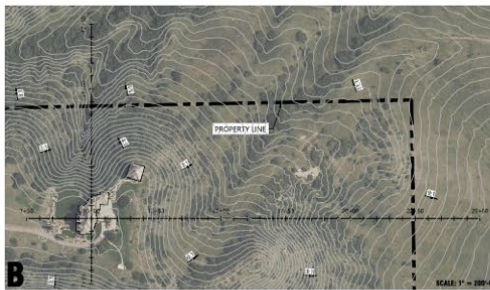
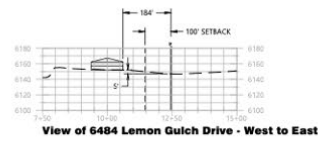
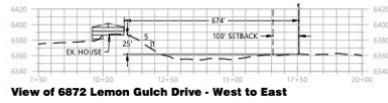
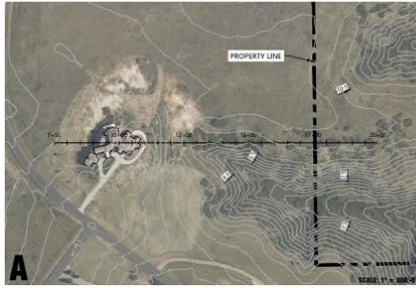
The surrounding area is characterized predominantly by urban and suburban master-planned communities. Because this amendment establishes the urban land-use category only — and does not set density, unit mix, lot sizes, or product type — compatibility rests on the site's enclosure by this established urban pattern rather than on any comparison of densities, which will be addressed at PD zoning and subdivision.



The exceptions are the Castle Park Ranch neighborhood to the west of Crowsnest that is characterized by 35-acre residential lots and the smaller proposed Bloom subdivision at about one unit per 2.5 acres. The topography of the Crowsnest property already creates a strong physical and visual separation between the Castle Park Ranch residences and the interior of the site: a prominent ridgeline and intervening slopes maintain the separation. The below cross-sections demonstrate that there are already several hundred feet of setbacks where the existing residences look over broad foreground open areas toward distant views rather than directly into Crowsnest. From a CMP standpoint, this existing “built-in buffer” provides a key justification for compatibility of urbanization of the Crowsnest area. It allows the County to accommodate needed urban growth within an

already urbanizing corridor along Crowfoot Valley Road without intruding into or redefining Castle Park Ranch neighborhood.

CROWSNEST COMPREHENSIVE PLAN AMENDMENT



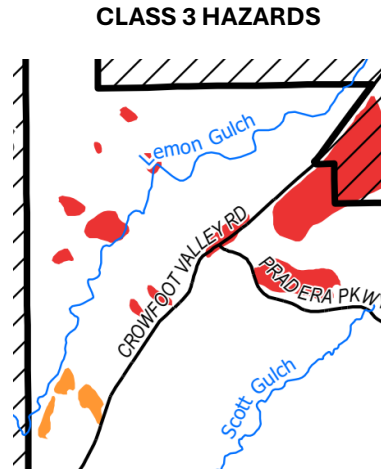
The proposed Bloom neighborhood defines as the upper range of the non-urban density range and uses where large-lot development is appropriate as low-intensity infill. In contrast, Crowsnest sits in a corridor already surrounded by master-planned communities that the CMP characterizes as Urban.

Environmental conditions and hazards existing on the site

A Natural Resources Assessment (“NRA”) was prepared by ERO Resources Corporation (December 8, 2025) for the Crowsnest property assemblage. The NRA evaluated wetlands and other waters, potential habitat for federally listed threatened/endangered species, and general wildlife use based on database review and a site visit conducted on November 19, 2025.

Crowsnest is characterized by gently rolling terrain with a series of small ridgelines and a drainage corridor (Lemon Gulch) that create a strong natural framework for neighborhood organization, trail connectivity, and integrated open space. The prominent ridgeline along the western portion of the property abuts the Castle Park Ranch residential area and provides an existing topographic separation and visual screen, functioning as a natural barrier along this edge as planning and future development proceed. Much of the site consists of broad areas with moderate slopes that are well-suited to development.

Localized slope-failure areas have been identified, primarily near and south of the Parker Municipal Planning Area and in a smaller area in the far northwestern portion of the property; similar conditions are present in the surrounding corridor, including the Trails at Crowfoot development. These areas will be addressed through site-specific geotechnical investigation and engineered design at the time of subdivision and construction (e.g., grading plans, roadway alignments, and foundation design), and do not preclude development of the overall PD. No other Class 3 Hazards or environmental constraints have been identified at the planning level for the project area.



Important natural features, scenic viewsheds, riparian corridors, and wildlife habitat movement corridors

ERO identified two primary drainages in the project area, Lemon Gulch and an unnamed drainage. Two additional ordinary high-water mark ("OHWM") features were also identified. Lemon Gulch is characterized on-site as a generally dry sandy wash with a more defined channel and a few small wetland pockets. The other drainages lack a defined bed and bank and function primarily as an upland vegetated swale. One OHWM feature is associated with a stock pond (pond contained water during the site visit), and another OHWM feature contained flowing water during the site visit and is topographically capable of conveying flow toward Lemon Gulch during high-flow events. If impacts are proposed to Lemon Gulch or the OHWM features, ERO recommends obtaining a jurisdictional determination and pursuing applicable federal and/or state permitting, as required, through the appropriate agencies at time of design.

ERO concluded the project area does not contain habitat for federally listed threatened or endangered species. ERO also notes the project area is largely within the Preble's meadow jumping mouse "block clearance zone" and outside the Douglas County Riparian Conservation Zone, and that habitat for Ute ladies'-tresses orchid is not present due to the lack of perennial tributary conditions and other criteria described in the NRA.

ERO observed remnants of black-tailed prairie dog colonies with inactive burrows and recommends that, if prairie dogs re-occupy the site and removal is necessary, removal should occur humanely prior to earthwork and consistent with applicable guidance. Because prairie dog burrows can be associated with western burrowing owl habitat, ERO recommends burrowing owl surveys if work would occur within recommended buffers of burrows during the March 15–October 31 season. ERO also observed four potential

inactive raptor nests and recommends that vegetation removal/ground clearing occur outside the primary nesting season where practicable and that nest surveys be conducted shortly prior to construction when work must occur during nesting season to avoid impacts protected under the Migratory Bird Treaty Act.

Historic resources

Douglas County Historic Resources map shows no historic resources on the site. Further studies provided by ERO found no historic resources on the site and indicated there was no reason for further surveys.

Impacts on the existing road network

The proposed Comprehensive Master Plan amendment has been evaluated in the context of Douglas County's long-range transportation planning framework, regional land use planning, and the transportation assumptions incorporated into regional travel demand modeling.

The application area is currently served by Crowfoot Valley Road, an existing arterial roadway that provides north-south connectivity within this portion of the County. Crowfoot Valley Road is planned to be widened over time to accommodate future growth, consistent with the transportation improvements identified in adopted area plans and regional transportation planning efforts. These improvements are intended to support both existing traffic and future development anticipated within the surrounding planning areas.

In addition to the improvements to Crowfoot Valley Road, a new regional connection, Canyonside Boulevard, is being planned to provide additional connectivity within the area and to the broader regional transportation network. The planned extension of Canyonside Boulevard will enhance mobility, improve network redundancy, and distribute traffic across multiple corridors, thereby supporting the long-term transportation needs of the area.

The proposed amendment does not introduce transportation impacts beyond those already anticipated in the planning assumptions for the area. Land use patterns and associated travel demand within the application area have been evaluated through prior planning efforts, and the roadway network identified in those plans, including improvements to Crowfoot Valley Road and the planned Canyonside Boulevard corridor, was designed to accommodate buildout conditions consistent with the broader planning framework.

The amendment would designate the area as Urban within the Comprehensive Master Plan. From a regional transportation perspective, this designation supports development patterns that are typically associated with lower vehicle miles traveled (VMT) compared to

lower-density development forms. Urban land use patterns promote shorter trip lengths, greater internal trip capture, and improved viability of multimodal transportation options.

When viewed within the broader regional context, the application area represents logical infill development. Surrounding areas have developed, or are currently developing, in a similar urban pattern consistent with adopted area plans. The proposed amendment therefore continues the planned development pattern within the area rather than extending growth into previously undeveloped or unplanned locations.

Additionally, nearby communities are implementing emerging mobility services such as Link OnDemand, an on-demand micro transit service designed to provide flexible first mile/last-mile connectivity within the region. Urban development patterns help support the effectiveness of these services by concentrating travel demand in areas where shared mobility options can operate efficiently.

Future development within the application area will be subject to Douglas County's development review process, including the preparation of traffic impact analyses where required. These analyses will evaluate site-specific conditions and identify any necessary transportation improvements to ensure the safe and efficient operation of the surrounding roadway network.

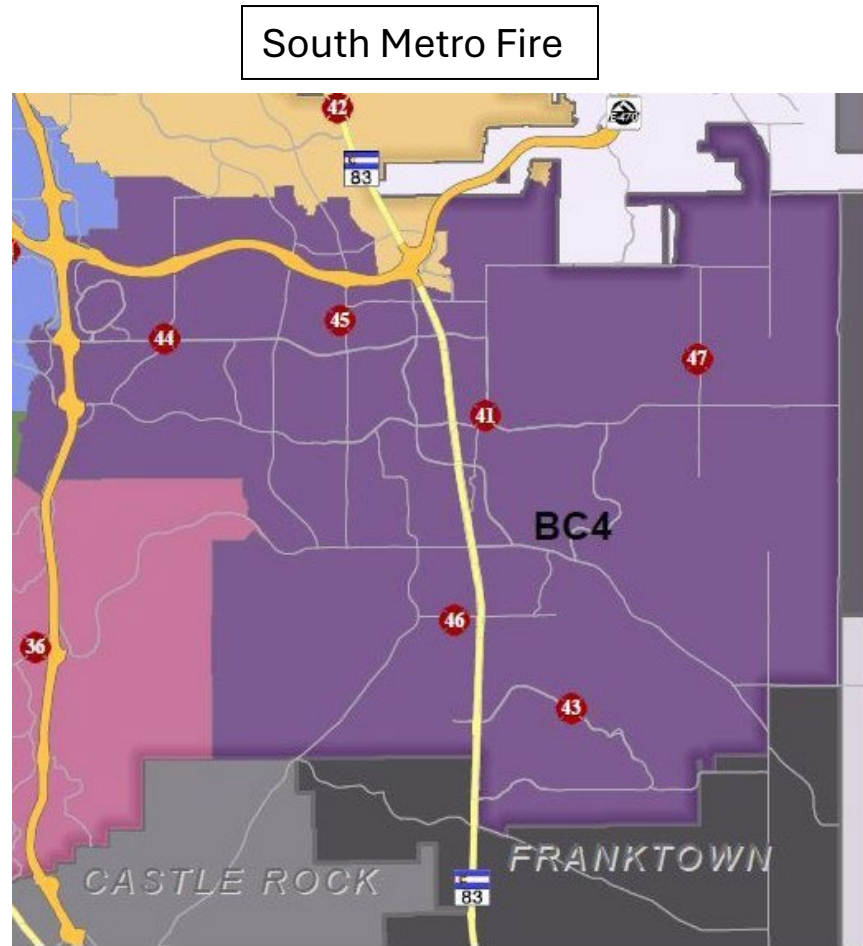
In response to the Douglas County Public Works Engineering Division's request, the applicant's engineer (Galloway) is coordinating a meeting with Public Works to confirm the scope and assumptions for an updated Traffic Impact Study (TIS), including confirmation that an updated study may be provided and supplemented as the application advances. The applicant will provide the study and pay the applicable review fee. Consistent with the nature of this map amendment, the TIS will be scoped to a defensible CMP-stage land-use envelope and will account for the planned Crowfoot Valley Road widening and the planned Canyonside Boulevard connection.

Based on these considerations, the proposed Comprehensive Master Plan amendment remains consistent with Douglas County's long-range transportation planning framework and regional mobility objectives and is not expected to result in adverse impacts to the surrounding transportation system.

Capabilities of, and impacts on, existing or planned special districts affected by the amendment

South Metro Fire Rescue is the emergency services provider for the Crowsnest project. Regional district service is provided through Battalion 4C with the closest station being approximately 4 miles north of Pradera Parkway along Crowfoot Valley Road and just east

on Stroh Road. Any required land dedication for emergency service purposes will be requested through referrals associated with zoning and subdivision processes.



Water supply and provision of water and sanitary sewage treatment

Urban growth is anticipated within this portion of Douglas County, and the Crowsnest amendment area lies predominantly within the PWSD service area boundary. PWSD has provided correspondence confirming that it will evaluate the Crowsnest properties for potential inclusion through its standard service-plan and inclusion processes and that, if inclusion is approved, renewable water and centralized sanitary sewer service could be extended to serve urban-level development. To response PWSD's governance role, no specific service commitment is required or assumed at the CMP amendment stage.

Instead future land use applications will be conditioned upon demonstrating an approved, reliable water and wastewater solution including but not limited to: inclusion into PWSD; wholesale water supply from PWSD paired with the creation of a separate water and sanitation district to own and operate internal facilities; use of an existing 1,000 acre-feet of groundwater, consistent with County and State standards. The CMP amendment therefore does not predetermine a single utility solution but confirms that feasible paths exist to provide long-term water and sanitary sewer services in coordination with PWSD and Douglas County at the appropriate entitlement stages.

Availability of public facilities such as schools, parks and trails, libraries and fire stations

Urban levels of development surrounding the Crowsnest project provide numerous public facilities. Schools include Legacy Point Elementary, Sagewood Middle School and Ponderosa High School. Any dedications of land or cash for schools will be completed during zoning and subdivision processes.

The nearest fire station is north of the Crowsnest amendment area on Stroh Road east of Crowfoot Valley Road. Douglas County libraries are in Castle Pines on Village Square Lane, Castle Rock on Wilcox Street and Parker on East Main Street.

Significant regional parks and trails exist in the communities surrounding Crowsnest. This includes Cherry Creek Trail to the east, Hungry Horse Open Space also to the east, significant trails within the Parker municipal planning areas to the east and north, and regional trails running through The Canyons to Macanta Regional Park to the south. Anchored by the Lemon Gulch regional park, Crowsnest is positioned to help interconnect these surrounding park and trail amenities, with specific alignments determined at PD and subdivision in coordination with the affected providers.

Conditions that have changed in the county to warrant the amendment

Over the last two decades, the Crowfoot Valley Road corridor has transitioned from predominantly agricultural land to an urbanizing growth area. It is now characterized by master-planned residential neighborhoods, planned commercial centers, and extension of urban service providers. This transition is evidenced by the pattern of approvals and development surrounding the site, including the Canyons (City of Castle Pines) to the west, Trails at Crowfoot and Looking Glass (Town of Parker) to the east and north, and other developed/planned communities in the surrounding area.

This development pattern has been accompanied by construction and/or planned upgrades to regional infrastructure and utilities serving the corridor, including Crowfoot

Valley Road improvements and extension of water and wastewater service planning to the area. As a result, the subject property is no longer functionally separated from urban development by large, contiguous rural tracts; instead, it represents one of the remaining large, unincorporated urban infill areas within an established and planned growth corridor.

The site's position within the region's urban-growth orbit is further corroborated by its inclusion in the statutory three-mile planning areas (C.R.S. § 31-12-105) of three surrounding municipalities — the City of Castle Pines, the Town of Castle Rock, and the Town of Parker. (The City of Lone Tree's referral separately confirms that a portion of the site also lies within Lone Tree's three-mile planning area.) A parcel situated within the three-mile annexation and planning areas of multiple municipalities is, by definition, within the region's urban-growth orbit. This supports treating Crowsnest as a logical urban expansion and infill location rather than isolated rural land, reinforcing the changed conditions in the corridor (criterion 6) and the logical-expansion analysis (criterion 7), and the CMP's consistency analysis generally (criterion 1). This three-mile-plan inclusion is offered as supporting, contextual evidence of urban influence; it is not asserted as a legal conclusion that three-mile-plan inclusion alone makes the land “urban.”

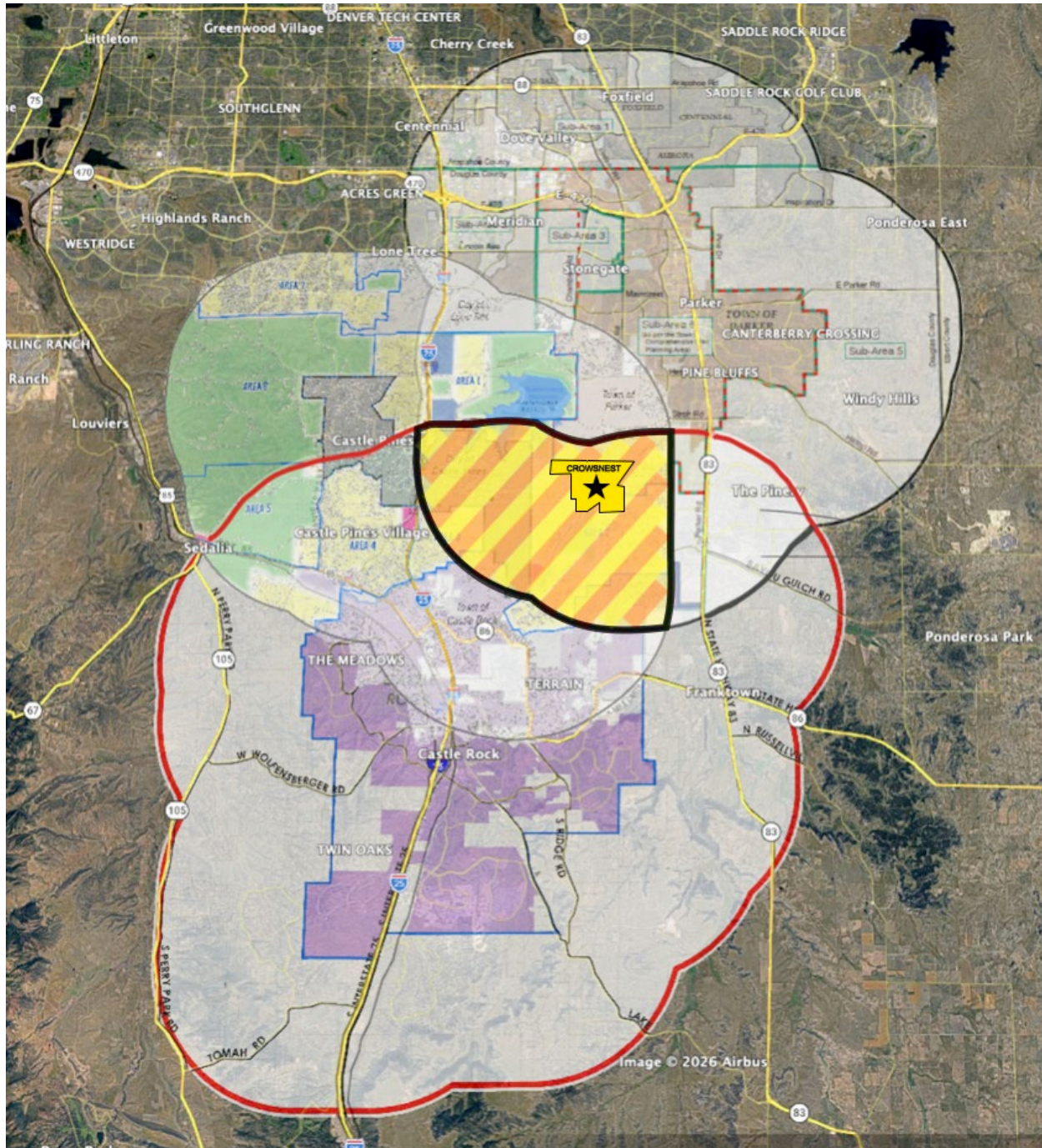


Figure X. The Crowsnest site (outlined) lies within the three-mile planning areas of the City of Castle Pines, the Town of Castle Rock, and the Town of Parker, situating it within the region's urban-growth orbit.

Given these conditions, this amendment aligns with the corridor's current urbanizing character by providing opportunities to develop in a coordinated manner. The amendment also leverages existing and planned corridor infrastructure by aligning access, circulation, and land use transitions with surrounding development patterns and planned roadway improvements, rather than creating isolated or leap-frog development.

How Crowsnest Urbanization Results in a Compelling Public Benefit

The Douglas County 2025 community survey reveals that 91 percent of the residents support parks, trails and open spaces. The application responds to these public preferences and to comprehensive-plan policies through preservation of the Lemon Gulch riparian corridor and the planned Lemon Gulch regional park. The park, the Lemon Gulch corridor, and future internal open space together form an open-space framework to be finalized at PD; habitat value, ground cover, recreation potential, and topography would make this a valuable regional amenity. The park is also positioned to anchor several viable trail connections to neighboring recreation amenities, with alignments determined at the PD and subdivision stage.



The compelling public benefit of expanding the urban area at Crowsnest rests on four points. First, urban designation here absorbs roughly ten years of county growth in a serviced infill location. Second, it relieves sprawl pressure on intact non-urban land to the

south and west, preserving the county's western heritage. Third, it leverages existing and planned infrastructure — the Crowfoot Valley Road corridor, the planned Canyonside Boulevard, and the PWSD service area — rather than extending new infrastructure into remote rural areas. Fourth, the Lemon Gulch regional park and connected trail system deliver a regional recreation benefit that responds directly to strong community support for parks, trails, and open space. Almost 90% of the county population already lives in the urban area; Crowsnest provides a logical location for future urban growth while reducing growth pressure on the edge, consistent with the overall goals of the CMP.

Crowsnest State Parcel Numbers and Descriptions

- A. State Parcel #: 2349-070-00-023
N1/2NE1/4 7-7-66. 80 AM/L
- B. State Parcel #: 2349-080-00-003
NW1/4NW1/4 8-7-66 189-446 40.00 AM/L
- C. State Parcel #: 2349-082-00-001
NE1/4NW1/4 8-7-66 AND A TR IN SE1/4NW1/4 & NW1/4SE1/4 8-7-66 55.72 AM/L
- D. State Parcel #: 2349-080-00-031*
N1/2NE1/4 & PT SE1/4NE1/4 LYING N OF CROWFOOT VALLEY RD 116.089 AM/L
- E. State Parcel #: 2349-090-00-010
TR IN NW1/4 9-7-66 22.946 AM/L
- F. State Parcel #: 2349-082-00-003
PT N1/2SW1/4 & MOST S1/2NW1/4 & PT NW1/4SE1/4 8-7-66 AND PT E1/2E1/2E1/2 7-7-66 94.20 AM/L
- G. State Parcel #: 2349-080-00-019
TR IN E1/2 8-7-66 53.878 AM/L
- H. State Parcel #: 2349-083-00-003*
MOST N1/2SW1/4 & PT S1/2NW1/4 & PT NW1/4SE1/4 8-7-66 AND PT E1/2E1/2E1/2 7-7-66 94.21 AM/L
- I. State Parcel #: 2349-084-00-001
PT N1/2SE1/4 8-7-66 44.843 AM/L
- J. State Parcel #: 2349-080-00-015
TR IN S1/2SW1/4 8-7-66 39.967 AM/L LSP 1386
- K. State Parcel #: 2349-080-01-002
MOST OF LOT 1 JK NEST 24.274 AM/L
- L. State Parcel #: 2349-080-00-026
TRACT IN NW1/4SW1/4SE1/4 8-7-66 LYING NW OF CROWFOOT VALLEY RD 0.952 AM/L
- M. State Parcel #: 2349-080-00-042

PT SW1/4SE1/4 8-7-66 34.822 AM/L

- N. State Parcel #: 2349-080-00-041
TR IN S1/2SE1/4 8-7-66 40.738 AM/L
- O. State Parcel #: 2349-080-00-037
TR IN N1/2S1/2SE1/4 8-7-66 2.65 AM/L

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

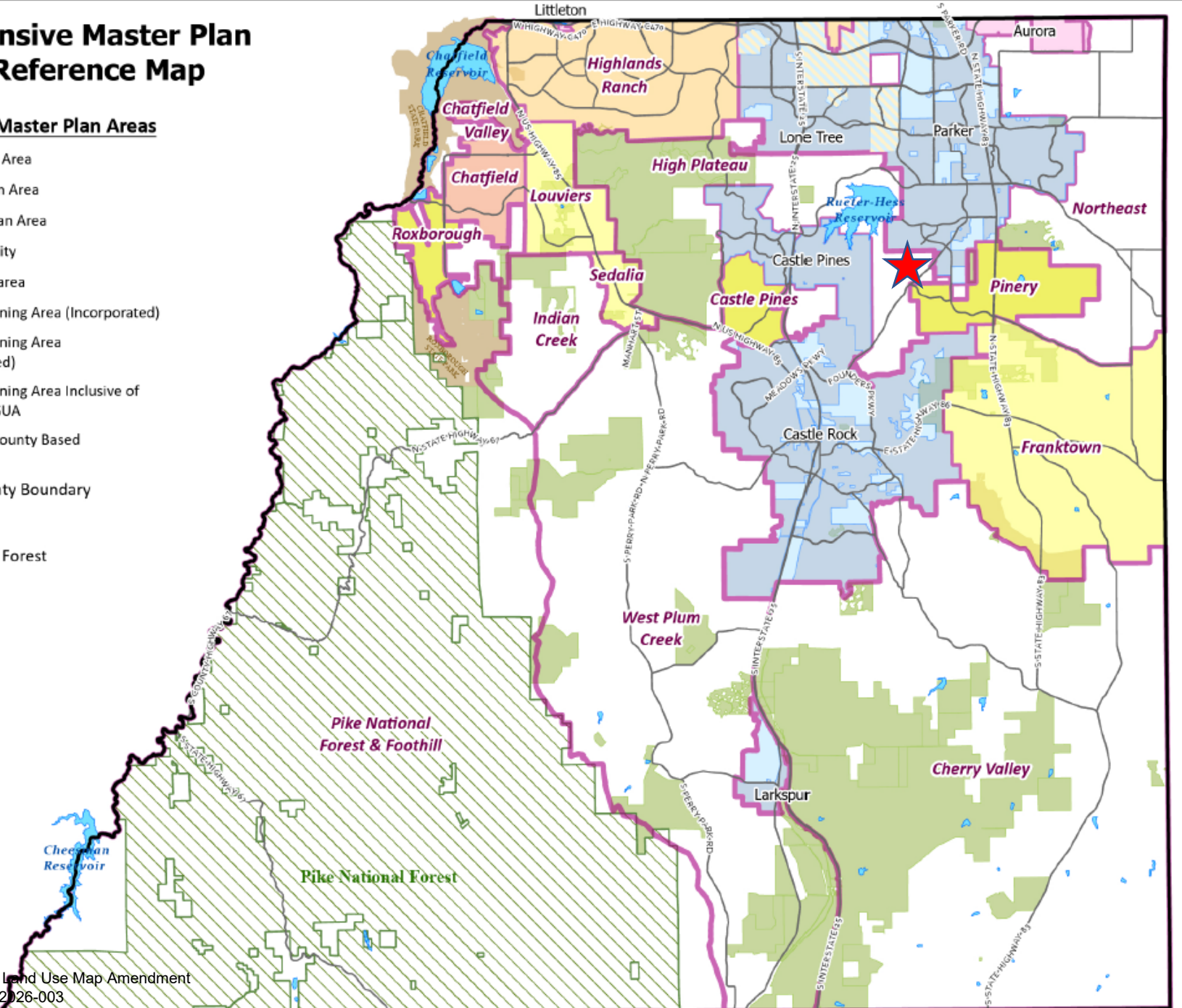
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

Parks

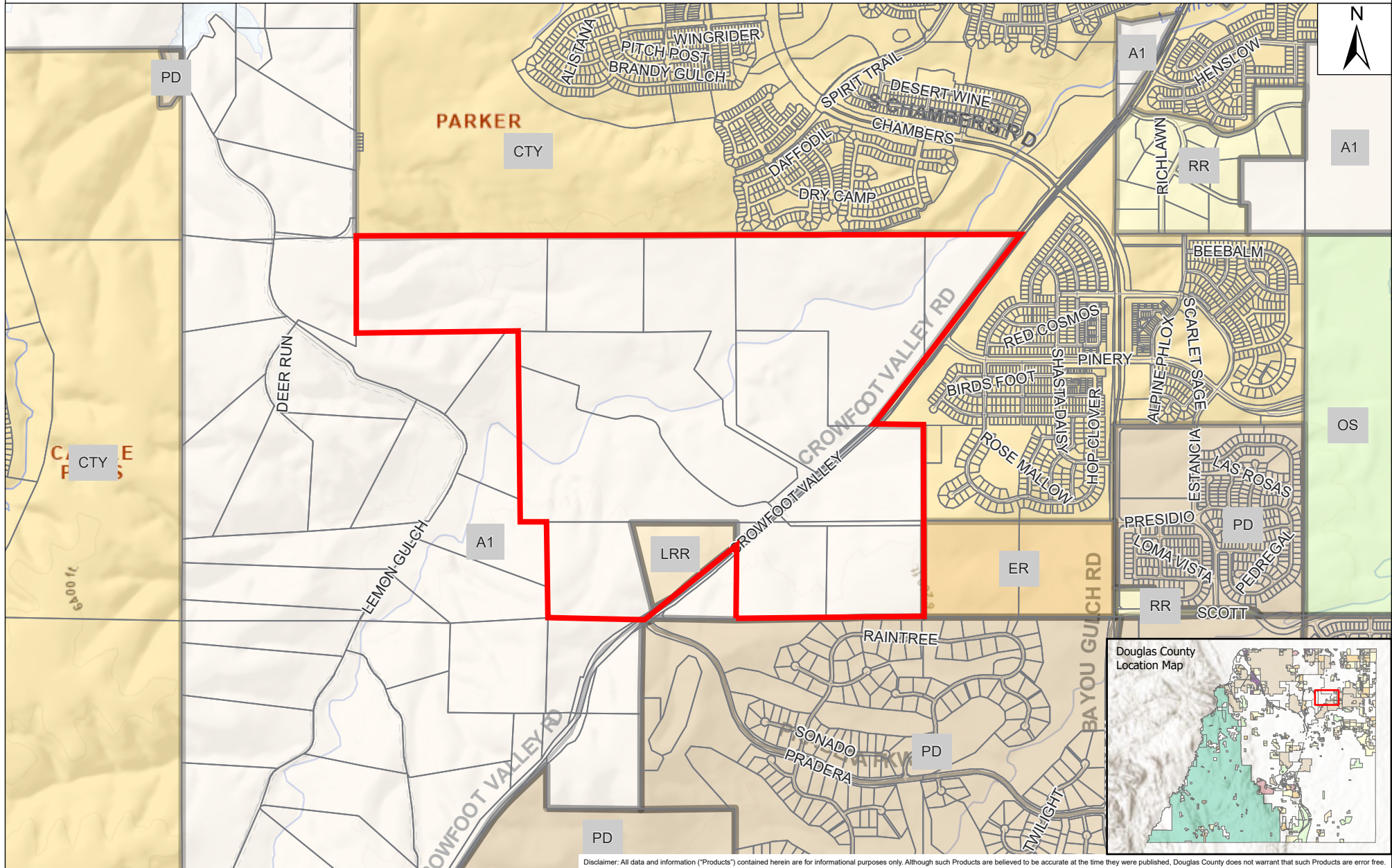
-  Pike National Forest
-  State Parks
-  Open Space
-  Lakes

Roadways

-  Major Roads
-  Project Site

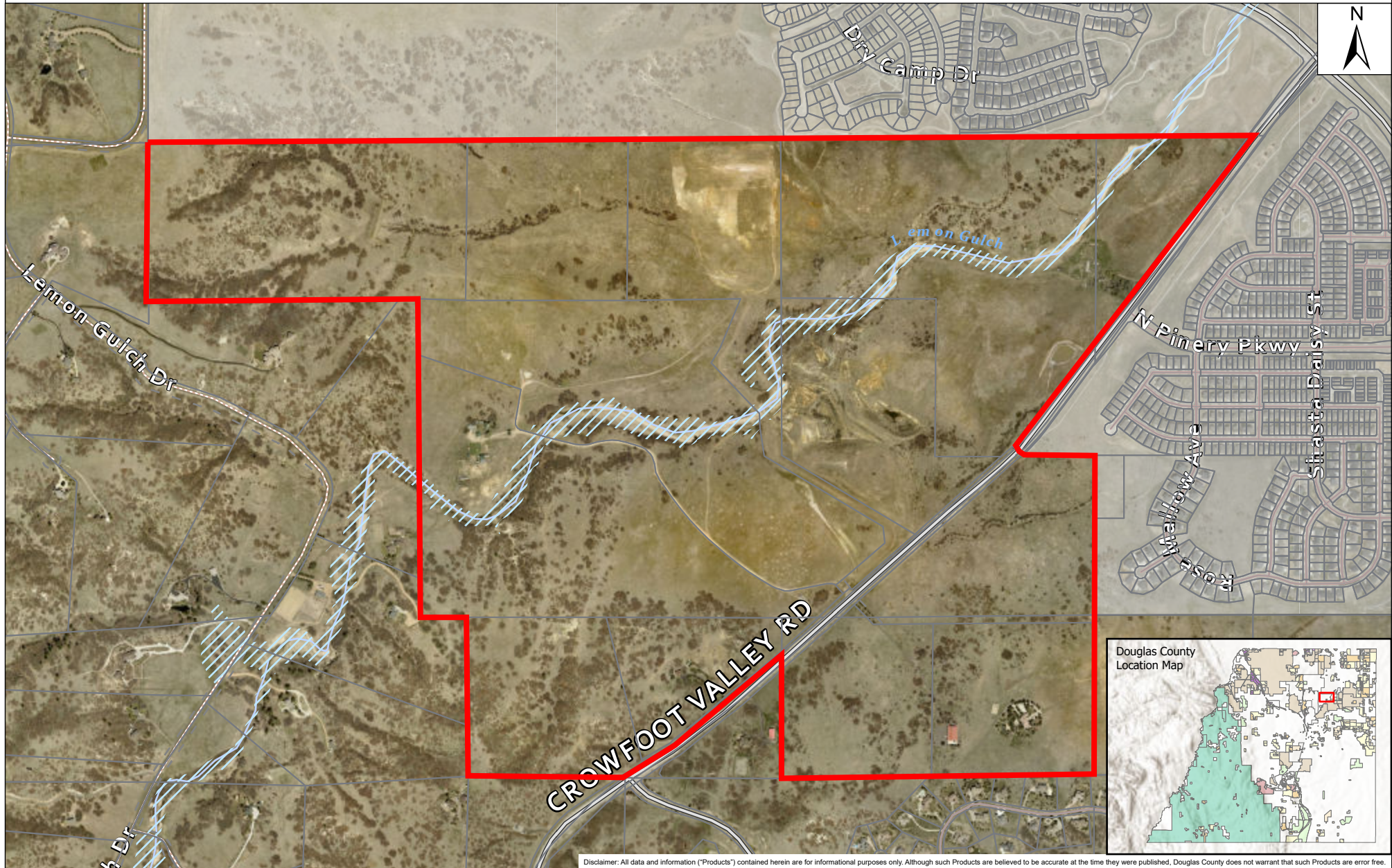


Zoning Map- Crowsnest CMP Map Amendment - DR2026-003



Date Saved: 7/2/2026 12:23 PM

Aerial Map- Crowsnest CMP Map Amendment - DR2026-003



Date Saved: 7/2/2026 12:29 PM

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

- | | |
|---|---|
|  ER - ESTATE RESIDENTIAL |  A1 - AGRICULTURAL ONE |
|  PD - PLANNED DEVELOPMENT |  LRR - LARGE RURAL RESIDENTIAL |

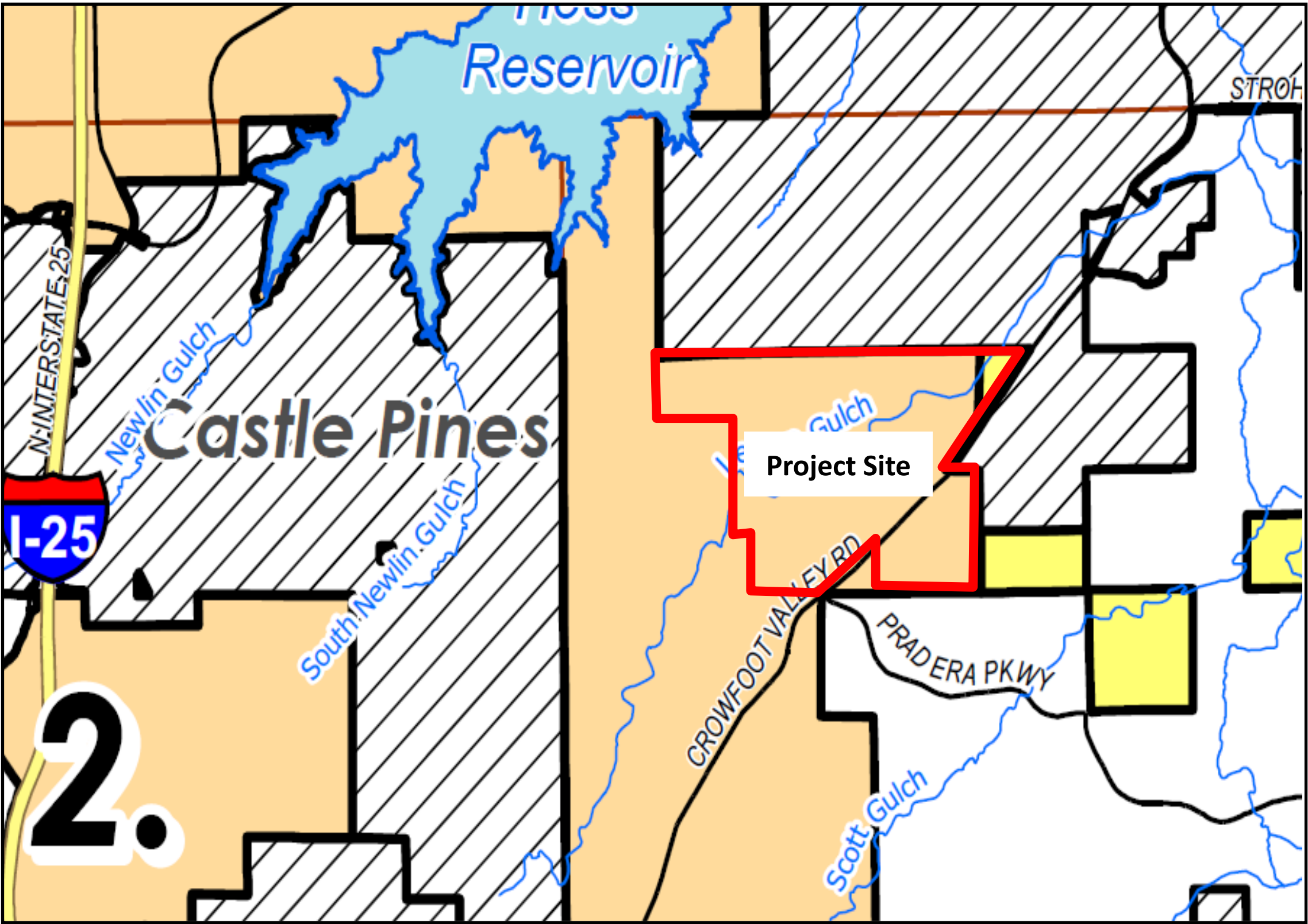
EXCERPT FROM NONURBAN SUBAREAS MAP

Map 3.1 Nonurban Subareas
Comprehensive Master Plan 2040

Nonurban Subareas:

- 1. Chatfield Valley
- 2. High Plateau
- 3. Indian Creek
- 4. Northeast
- 5. Cherry Valley
- 6. West Plum Creek
- 7. Pike National Forest & Foothills
- Not Included

- Municipalities
- Parks
- Pike National Forest
- Townships
- Douglas County Boundary
- Lakes
- Streams
- Interstate
- US Highway
- State Highway
- Toll Highway
- Major Road



Referral Agency Response Report**Page 1 of 11****Project Name:** Crowsnest Master Plan Amendment**Project File #:** DR2026-003**Date Sent:** 04/16/2026**Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/16/2026	No Comment	No Response Required
AT&T Long Distance - ROW	04/30/2026	Following is an excerpt of the agency's response. Please see the attached email for further details. Based on the address and/or map provided, there should be no conflicts with the AT&T Long Lines facilities.	No Response Required
Building Services	04/21/2026	No Comment	No Response Required.
Castle Park Ranch Property Owners Association		No Response Received	No Response Required.
CDPHE - All Referrals	04/22/2026	Following is an excerpt of the agency's response. Please see the attached email for further details. Thank you for your email. There are no comments from the Air Pollution Control Division.	No Response Required.
CenturyLink		No Response Received	No Response Required.
Cherry Creek Basin Water Quality Authority	04/21/2026	Received (verbatim): The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for DR2026-003, Crowsnest CMP Map Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72.	No Response Required.
City of Castle Pines		No Response Received	No Response Required.
City of Lone Tree	04/22/2026	Following is an excerpt of the agency's response. Please see the attached response for further details. The City of Lone Tree acknowledges that a portion of the proposed Crowsnest CMP Map Amendment area appears to lie within the three-mile planning area of the City of Lone Tree. Beyond that acknowledgement the city has no comments on this proposal.	No Response Required.

Referral Agency Response Report**Page 2 of 11****Project Name:** Crowsnest Master Plan Amendment**Project File #:** DR2026-003**Date Sent:** 04/16/2026**Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Housing		No Response Received	No Response Required.
Colorado Division of Water Resources	05/26/2026	Following is an excerpt of the agency's response. Please see the attached letter for further details. This referral contained no information on water demands or proposed water supplies. If there is a water supply related issue the county wants our office to provide comments on, please provide further explanation and sufficient information for our review of the water supply issues.	Acknowledged by the applicant.
Colorado Geological Survey	05/21/2026	Received: The Colorado Geological Survey has no objection to approval of the Comp Master Plan amendment as proposed, but recommends non-buildable setbacks from the following: Lemon Gulch flood hazard limits, the crest of slopes above Lemon Gulch, all slopes steeper than about 20%, mapped unstable slopes and landslides, and areas exposed to debris inundation hazards. CGS looks forward to reviewing a plat when available.	The applicant acknowledge the response from CGS and stated that site-specific geotechnical investigation and engineered design will address these concerns at time of subdivision.

Referral Agency Response Report**Page 3 of 11****Project Name:** Crowsnest Master Plan Amendment**Project File #:** DR2026-003**Date Sent:** 04/16/2026**Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife (Northcentral DC - Dist 541)	05/17/2026	Following is a summary of comments received from Colorado Parks and Wildlife (CPW). For details please reference their referral letter dated May 17, 2026. -CPW commented on the types of wildlife expected to utilize the site on regular basis including small to mid-size mammals, birds, and raptors, and possibly reptiles and amphibians. Big Game animals such as elk, deer, pronghorn, bear, and mountain lion are known to be in this area. Local elk inhabit the site year-round as a resident population. By keeping open space areas contiguous and/or larger size, the overall benefit to wildlife increases dramatically. Areas of wildlife habitat that most closely border human development are more heavily impacted than areas interior to open space. -CPW also had comments regarding recommendations on the type of fencing that should be used, trail locations, noxious weeds, keeping buffer zones around any active raptor or bald eagles nests (there is an active nest within 1.4 miles of the project site). -The presence of prairie dogs in the project area may also lead to burrowing owls nesting on the site. Burrowing owls are classified as a state-threatened species and are protected by both state and federal laws. -Future residents should be informed that wildlife such as foxes, deer, elk, bears, and mountain lions may frequent the development area.	The applicant acknowledges comments from Colorado Parks and Wildlife (CPW). Wildlife friendly fencing, riparian trail setbacks, weed management, buffers for raptors and bald eagles, and burrowing owl surveys will be referred to CPW for review with future land use applications.
Comcast		No Response Received	No Response Required.

Project Name: Crowsnest Master Plan Amendment

Project File #: DR2026-003

Date Sent: 04/16/2026

Date Due: 05/21/2026

CORE Electric Cooperative	05/13/2026	Received (verbatim): CORE Electric Cooperative has reviewed the materials included in the above-referenced referral response packet. Our review focused on maintaining existing electric facilities, utility easements, system loading, and service requirements. Based on this review, we offer the following comments: 1. Electrical Infrastructure Requirements and Existing Electric Capacity At this time, CORE does not have available electric capacity within the subject area. The proposed Planned Development will require significant additional electrical infrastructure to adequately serve the Crowsnest development. Such infrastructure may include, but is not limited to, construction of a new substation, expansion of an existing substation, and installation of new distribution electric feeder lines. Distribution system upgrades, including new feeder line extensions, the associated cost shall be the responsibility of the applicant. Due to the scope of required improvements, the planning, design, permitting, and construction of these facilities may require a multi-year timeline, and must be coordinated with CORE. No capacity or service availability can be guaranteed until system studies are completed, necessary agreements are executed, and required infrastructure is constructed and operational. 2. Typical Lot Standards and Setbacks: The proposed Typical Lot Standard and Setback will need to be revised to meet CORE Electric Cooperative's minimum easement requirements as outlined in our Builder Handbook. Utility Easement & Grading Requirements: Rear Lot Easement: Each lot must provide a 10-foot utility easement along the rear property line. Corner Lots: A 10-foot utility easement is required along the road right-of-way for corner lots.	-The applicant acknowledges comments from CORE. The applicant will coordinate with CORE system planning and future zoning and subdivision applications will be referred to CORE for review and comment. - The requested note is not required to be added to the CMP Map Amendment exhibit. Notes and easements will be further reviewed and the time of rezoning and subdivision applications. As an attachment, CORE included a copy of their Builder/Developer Service Requirements, a copy of which is included in the project file and has been provided to the applicant.
----------------------------------	-------------------	---	---

Referral Agency Response Report**Page 5 of 11****Project Name:** Crowsnest Master Plan Amendment**Project File #:** DR2026-003**Date Sent:** 04/16/2026**Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
		Side Lot Easements: Each lot must include at least one 5-foot side lot utility easement, preferably located on the garage side. Grade Limitation: Slopes within all utility easements must not exceed 15%. Alternative Requirement if the above easement layout cannot be accommodated: CORE will require a 15-foot front lot utility easement to replace the rear lot easement requirement. A 15-foot utility easement will be required along all road right-of-way, including corner lots. Major Roadway Requirement: A 15-foot utility easement will be required along all major roadways to accommodate the installation of main feeder infrastructure supporting the development. -Required CMP Note Language CORE requires the following language be included in the CMP notes: "No improvements that conflict with or interfere with construction, maintenance, or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components, and other objects that may interfere with the utility facilities or access, use, and maintenance thereof."	
Douglas County Conservation District		No Response Received	No Response Required.
Douglas County Health Department	04/22/2026	No Comment	No Response Required.

Referral Agency Response Report**Page 6 of 11****Project Name:** Crowsnest Master Plan Amendment**Project File #:** DR2026-003**Date Sent:** 04/16/2026**Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Douglas County Historic Preservation	05/19/2026	Following is an excerpt of the agency's response. Please see the attached letter for further details. At this time the Curator has no recommendations. If future developments have any ground disturbance a Class II archaeological pedestrian survey should be conducted to survey the surface for cultural material before any earth movement.	The applicant acknowledges the comments from the Curator and a Class II archaeological survey will be conducted and submitted for review at the time of rezoning and subdivision applications.
Douglas County Parks and Trails	04/21/2026	Received (verbatim): For any future developments, the applicant would be responsible for meeting park land dedication as outlined in Article 10 of the Douglas County Subdivision Resolution.	Acknowledge by the applicant.
Douglas County School District RE 1	05/21/2026	Following is a summary of comments received from the Douglas County School District. See review letter from DCSD dated May 21, 2026. -Comments from DCSD included but were not limited to future land or cash-in-lieu requirements that will be required based on the capacity of existing schools in the area and the project student generation of the proposed CMP Land Use Map Amendment. The DCSD will provide more specific needs during future zoning and subdivision application processes. As for this application, the DCSD simply asks for the Planning Commission to ensure future school needs are considered and accounted for in the approval of this application.	Acknowledge by the applicant. School land dedication or cash-in-lieu will be addressed at the time of subdivision review. The applicant stated that they will coordinate with the District prior to zoning and subdivision applications.
Douglas Land Conservancy		No Response Received	No Response Required.
DRCOG		No Response Received	No Response Required.

Referral Agency Response Report**Page 7 of 11****Project Name:** Crowsnest Master Plan Amendment**Project File #:** DR2026-003**Date Sent:** 04/16/2026**Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	05/22/2026	Following is an excerpt of the agency's response. Please see the attached memo for further details. 1. Douglas County Public Works Engineering requires a traffic impact study be provided for the CMP Amendment to determine whether Crowfoot Valley Road has adequate capacity at full build out of the proposed Crowsnest Development. Per the County's 2050 Transportation Plan, Crowfoot Valley Road carries approximately 13,500 average daily traffic volume (ADT) and that is expected to increase to 38,800 ADT by 2050 without the Crowsnest development. When this application was referred to the County by the City of Castle Pines, the Crowsnest development was expected to generate 45,000 daily trips which would more than double the traffic on Crowfoot Valley Road. The Douglas County 2050 Transportation Plan identifies improvements to widen Crowfoot Valley Road from a 2 to 4-lane major arterial roadway which may not be adequate to accommodate the proposed development. 2. The Engineering review fee for this project will be \$2,300 for the review of the CMP amendment documents and the required Traffic Impact Study.	The applicant stated that they will provide a TIS for review and will coordinate with Engineering Services on the scope and assumptions for the TIS.
High Prairie Farms HOA		No Response Received	No Response Required.
Mile High Flood District		No Response Received	No Response Required.
Office of Emergency Management	04/16/2026	No Comment	No Response Required.
Open Space and Natural Resources		No Response Received	No Response Required.
Parker Water & Sanitation District	05/11/2026	Following is an excerpt of the agency's response. Please see the attached letter for further details. 1. Trail connections to Rueter-Hess Reservoir will not be allowed. 2. The applicant will need to petition the PWSD Board of Directors for inclusion into the District. PWSD has not yet received an application for inclusion.	The applicant acknowledges that trail connections will not be allowed into Rueter-Hess Reservoir. Specific trail alignments will be determined at the time of zoning and subdivision.

Referral Agency Response Report**Page 8 of 11****Project Name:** Crowsnest Master Plan Amendment**Project File #:** DR2026-003**Date Sent:** 04/16/2026**Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Pinery Water and Wastewater District		No Response Received	No Response Required.
Pinery West HOA	04/17/2026	Received (verbatim): I am against another project that potentially creates high density dwellings and high commercial or personal vehicle traffic within this proposed area. Changing this area to urban will continue to add vehicle traffic, displace wildlife and stress all infrastructure around the existing and already approved developments surrounding this area. Let it be an "island" of non-developed high density land. - Vikki O'Donnell	Acknowledge by the applicant.
Pinewood Townhome HOA		No Response Received	No Response Required.
Pradera Homeowners' Association	05/18/2026	Following is a summary of comments received from the Pradera HOA. For details please reference their referral email dated May 18, 2026. -The Pradera HOA expressed concerns with proposed density of the project and how it is not compatible with the northern edge of Pradera. -The proposal is not compatible with adjacent zoning and developments. -Should this proposal be considered for approval, there needs to be a substantial (minimum 100-foot) open space buffer located along the southern limits of the project adjacent to Pradera.	The applicant acknowledges comments from the HOA. No specific density is proposed by the CMP Map Amendment. Edge transitions, step-downs, and landscaping along the southern boundary will be designed at the PD stage of development.
Public Works Operations	04/30/2026	No Comment	No Response Required.

Referral Agency Response Report**Page 9 of 11****Project Name:** Crowsnest Master Plan Amendment**Project File #:** DR2026-003**Date Sent:** 04/16/2026**Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
RTD - Planning & Development Dept	05/18/2026	Received (verbatim): Project Name: Crowsnest Master Plan Amendment - DR2026-003 - 1st Submittal Department Comments Bus Operations No exceptions Bus Stop Program No exceptions Commuter Rail No exceptions Construction Mgmt. No exceptions Engineering No exceptions Light Rail No exceptions Real Property No exceptions Service Development No exceptions Transit Oriented Development No exceptions Utilities No exceptions This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.	Acknowledge by the applicant.
Rueter-Hess Recreation Authority		No Response Received	No Response Required.
Rural Water Authority of Douglas County		No Response Received	No Response Required.
Sheriff's Office		No Response Received	No Response Required.
Sheriff's Office E911		No Response Received	No Response Required.
South Metro Fire Rescue	04/24/2026	Following is an excerpt of the agency's response. Please see the attached letter for further details. South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed amendment to the Douglas County Comprehensive Master Plan.	No Response Required.
Stone Creek Metropolitan District		No Response Received	No Response Required.

Referral Agency Response Report**Page 10 of 11****Project Name:** Crowsnest Master Plan Amendment**Project File #:** DR2026-003**Date Sent:** 04/16/2026**Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
The Pinery HOA	05/21/2026	Following is an excerpt of the agency's response. Please see the attached letter for further details. There is a growing concern that we are gradually weakening and undermining the Comprehensive Master Plan. Are we going to continue slowly chipping away at our open spaces?	Acknowledged by the applicant.
Town of Castle Rock		No Response Received	No Response Required.
Town of Castle Rock Water		No Response Received	No Response Required.
Town of Parker Development Review	05/21/2026	Following is a summary of referral comments received from the Town of Parker. For details please reference their referral letter dated May 21, 2026. The Town of Parker stated its opposition to the request. It raised concerns that included, but were not limited to, consistency with the non-urban and urban objectives and policies of the CMP; compatibility of densities; sufficiency of open space; preservation of steep slopes and natural bluffs; traffic, water, and sewer impacts; and what it sees as a lack of a public benefit or compelling reason to change the CMP Map.	Acknowledged by the applicant. The revised narrative responds to the Town's comments. Future land use applications will be referred to the Town for review and comment.
Town of Parker Public Works		No Response Received	No Response Required.
Wildfire Mitigation	05/13/2026	Received (verbatim): Douglas County Wildfire Mitigation has reviewed the proposed Crowsnest Comprehensive Plan Amendment and has no objection to the request at this time. For any future development, the applicant will be responsible for creating and implementing a Forestry Management Plan, and all future development must comply with the state Wildfire Resiliency Code and applicable wildfire mitigation requirements.	Acknowledged by the applicant. A Forestry Management Plan and compliance with the Wildfire Resiliency Code will be reviewed by Wildfire Mitigation at the time of rezoning and subdivision applications.

Referral Agency Response Report**Page 11 of 11****Project Name:** Crowsnest Master Plan Amendment**Project File #:** DR2026-003**Date Sent:** 04/16/2026**Date Due:** 05/21/2026

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	05/19/2026	Received: Following is a summary of comments received from Xcel Energy. For details please reference their review letter dated May 19, 2026. -Xcel has no objection to the proposed Map Amendment provided Xcel's ability to maintain all existing rights and the amendment should not hinder future expansion. -Additional easements may need to be acquired by separate document for new facilities.	Acknowledged by the applicant.

From: annb@cw64.com
To: [Michael.Pesicka](mailto:Michael.Pesicka@douglas.co.us)
Cc: [LANA.SCARLETT-ROWELL \(ls1762@att.com\)](mailto:LANA.SCARLETT-ROWELL@att.com); duanew@cw64.com; jt@cw64.com
Subject: Crowfoot Valley Rd Parker, Colorado Douglas County eReferral # DR2026-003
Date: Thursday, April 30, 2026 11:20:13 AM

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

Hi Mike,

This is in response to your request for a utility map showing any AT&T Long Line Fiber Optics near Crowfoot Valley Rd Parker, Colorado. I attached an Earth map showing the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. As shown, based on the address and/or map you provided, there should be no conflicts with the AT&T Long Lines facilities.

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cw64.com

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

-----Original Message-----

From: mpesicka@douglas.co.us <mpesicka@douglas.co.us>
Sent: Thursday, April 16, 2026 1:17 PM
To: annb@cw64.com <annb@cw64.com>
Subject: Douglas County eReferral (Project Number DR2026-003) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

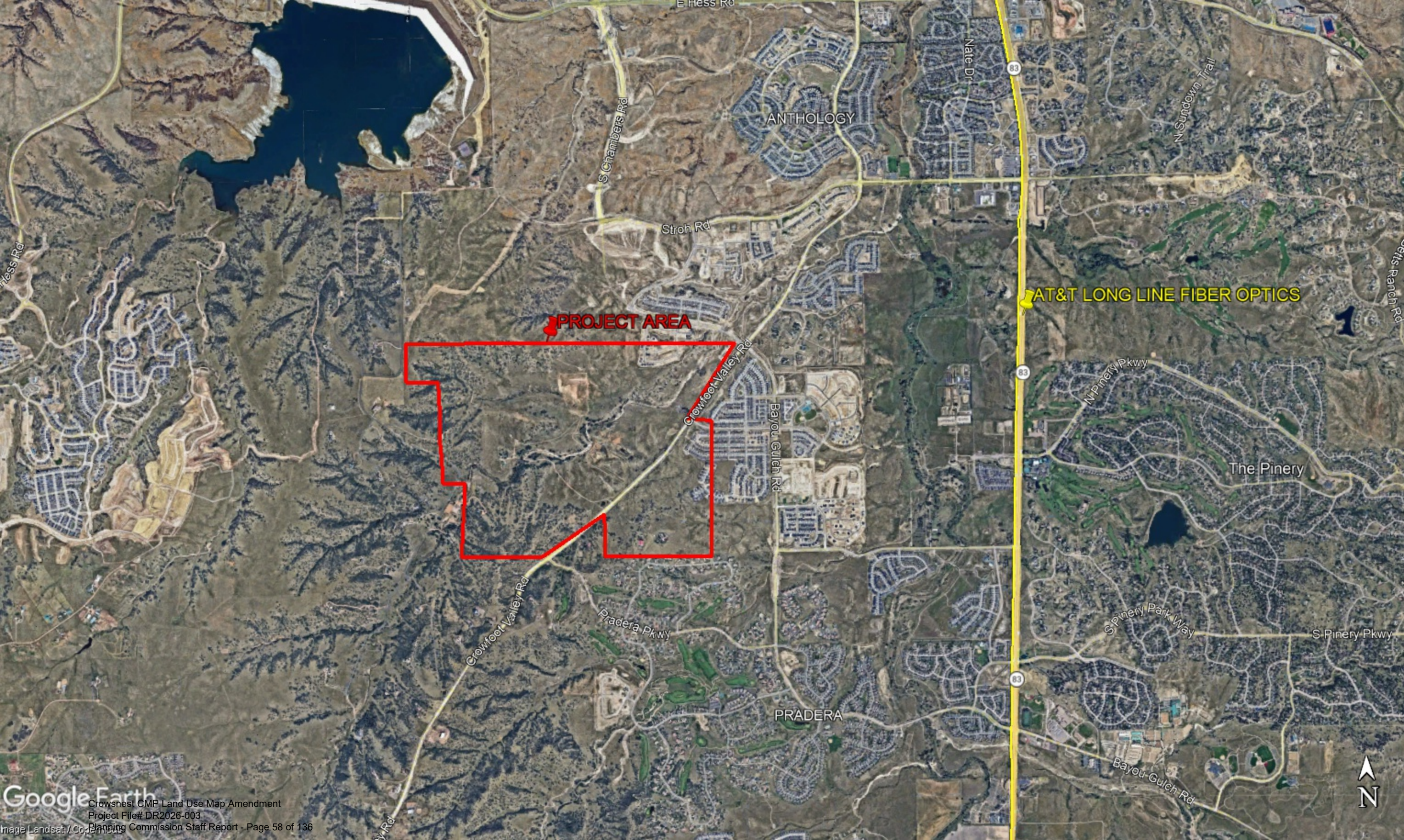
Project number DR2026-003, Crowsnest CMP Map Amendment. The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

This referral will close on Wednesday, May 21, 2026.

If you have any questions, please contact me.

Sincerely,

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



PROJECT AREA

AT&T LONG LINE FIBER OPTICS

From: [Cicione - CDPHE, Brendan](#)
To: [Michael Pesicka](#)
Subject: Re: Douglas County eReferral (Project Number DR2026-003) Is Ready For Review
Date: Wednesday, April 22, 2026 3:00:52 PM

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

Hi Mike,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

Thanks,
Brendan Cicione (*he/him*)
Air Quality and Transportation Planner



4300 Cherry Creek Drive S. | Denver, CO 80246-1530 brendan.cicione@state.co.us | <https://cdphe.colorado.gov/>

On Thu, Apr 16, 2026 at 6:51 PM Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us> wrote:

Good Morning.

Please review the email below and provide comments by 5/19.

Thank you.

----- Forwarded message -----

From: <mpesicka@douglas.co.us>

Date: Thu, Apr 16, 2026 at 1:19 PM

Subject: Douglas County eReferral (Project Number DR2026-003) Is Ready For Review

To: <cdphe_localreferral@state.co.us>

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

[https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!Zy9GEfs2kEX_csy0Gy69y-rA3uNHT73rulascw27UDjIZ3-OfPewuGfwAXCBqII_Pf5OirT6SJhraPBj2QvhLlwpwFICbMs\\$](https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!Zy9GEfs2kEX_csy0Gy69y-rA3uNHT73rulascw27UDjIZ3-OfPewuGfwAXCBqII_Pf5OirT6SJhraPBj2QvhLlwpwFICbMs$)

Project number DR2026-003, Crowsnest CMP Map Amendment. The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

This referral will close on Wednesday, May 21, 2026.

If you have any questions, please contact me.

Sincerely,

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

--



cdphe_localreferral@state.co.us | colorado.gov/cdphe

REFERRAL RESPONSE REQUEST

 Date sent: April 16, 2026

 Comments due by **May 21, 2026**
Project Name: Crowsnest CMP Map Amendment

Project File #: DR2026-003

Project Summary:

The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

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

☐ No Comment	
☒ Please be advised of the following concerns: The City of Lone Tree acknowledges that a portion of the proposed Crowsnest CMP Map Amendment area appears to lie within the three-mile planning area of the City of Lone Tree. Beyond that acknowledgement the city has not comments on this proposal	
☐ See letter attached for detail.	
Agency: City of Lone Tree	Phone #: 720-509-1275
Your Name: Maureen Welsh (please print)	Your Signature: <i>Maureen Welsh</i>
	Date: 04/22/2026

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

Sincerely,

Mike Pesicka

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



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

May 17, 2026

Mike Pesicka, Principal Planner
Douglas County Planning Services
100 Third Street, Castle Rock, CO 80104

RE: Crowsnest CMP Map Amendment, Project # DR2026-003

Dear Mr. Pesicka,

Thank you for the opportunity to comment on the development proposal for the Crowsnest Comprehensive Master Plan Map Amendment. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities that request comment on matters within our statutory authority.

District Wildlife Manager Katie Doyle recently analyzed the site. The 745-acre site is located along the Crowfoot Valley Road corridor and properties between Pradera Parkway and South Chambers Road in unincorporated Douglas County. This plan would allow an increase of intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2 .

Wildlife



Laura Clellan, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu ·
Frances Silva Blayney · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably small- to mid-sized mammals, songbirds, and raptors, but also the possibility of reptiles, amphibians, and big game species being present.

Big Game

Big game species such as elk, deer, pronghorn, bear, and mountain lion are known to be in this area. The project site falls within the overall range for deer, pronghorn, bear, and mountain lion, encompassing all known seasonal activity areas within the observed ranges of these populations. The local elk inhabit the site year-round as a resident population, meaning individuals could be found at any part of the area at any time of year. These designations for big game are outlined in CPW Species Activity Mapping. Development and habitat fragmentation can displace wildlife, leaving limited mobility, especially given the accumulation of urban growth surrounding the site. Although it is impossible to eliminate fragmentation and habitat loss with any development, impacts to wildlife can be minimized through the use of clustering configurations, density reduction, and providing open space connectivity for wildlife.

Open space areas are more beneficial to wildlife if they connect to other nearby natural areas. By keeping open space areas contiguous and of larger size, the overall benefit to wildlife increases dramatically. The areas of wildlife habitat that most closely border human development show heavier impacts than do areas in the interior of the open space. However, when open space areas are smaller in size, the overall impact of the fragmentation is greater (Odell and Knight, 2001). Thus, CPW recommends that the developer and Douglas County employ a collaborative approach with neighboring cities and towns and with other developments within the county to maintain wildlife habitat in as whole a state as possible. The implementation of planned wildlife corridors will be vital for maintaining sustainable big game habitat and movement.

Fencing

Fencing inhibits wildlife movement and can contribute to habitat fragmentation. If it is necessary for the development and alternate options are not sufficient, consider fence placement and designs that provide safe crossing options for wildlife. CPW has

created a “Fencing with Wildlife in Mind” booklet, which provides recommendations for wildlife-friendly fencing and specifications for many common fences. This can be downloaded from our website at [\[https://cpw.widen.net/s/2r8zzcwk7b/fencingwithwildlifeinmind\]](https://cpw.widen.net/s/2r8zzcwk7b/fencingwithwildlifeinmind).

If a temporary fence needs to be installed during development for site security and safety, CPW recommends avoiding installation during the deer, elk, and pronghorn calving season (mid-May through mid-July). If installation must occur during this time, it is recommended that it be done in gradual sections or include temporary openings to prevent trapping young wildlife within the project boundary.

Trails

When planning trails in the development area, special consideration should be given to the impact trails have on wildlife within the area. Trails should not cut through riparian areas and should remain at least 50 feet from them. They should also be placed at the edges of open space areas and should be no wider than 8 feet throughout their entire length. Trails have the ability to contribute to the fragmentation of habitat, disrupting the natural movement of wildlife through an area, and the spreading of noxious weeds. For comprehensive standards regarding trail development and management, the developer can refer to the “Trails with Wildlife in Mind” brochure at [\[https://cpw.widen.net/s/hpbjvgzbhf/planning_trails_with_wildlife_in_mind_full_plan\]](https://cpw.widen.net/s/hpbjvgzbhf/planning_trails_with_wildlife_in_mind_full_plan).

Noxious Weeds

Noxious weeds should be monitored very closely. The spread and control of noxious weeds on and around this site is a concern for wildlife. Invasive plants endanger the ecosystem by disturbing natural processes and jeopardizing the survival of native plants and the wildlife that depend on them. CPW would recommend the implementation of a weed management plan that may already exist within Douglas County.

Raptors

Raptors and migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If any active nest is discovered within the development area, CPW recommends that buffer zones around the nest site be implemented during any period of activity that may interfere with the nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on this topic, a copy of the document “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors” is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take-through disturbance.

Bald Eagles

There is an active bald eagle nesting site within 1.4 miles of the proposed development. Spatial buffers from development and other human activities are a proven management tool to address impacts on breeding activities at raptor nest sites. CPW has established recommended buffer zones and seasonal restrictions for raptors in Colorado, including bald eagles. CPW developed these raptor guidelines to assist with compliance with the Federal Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. To avoid impacts to nesting bald eagles, CPW recommends:

- No surface occupancy within ¼ mile of an active eagle nest, and no human activities within ½ mile of the nest from December 1st to July 31st.

CPW recommends landscape buffers and observing seasonal restrictions to minimize disturbance. To minimize disturbance for all birds, CPW recommends all security lighting for on-ground structures and equipment during and after construction be motion- sensitive, down shielded, and of a minimum intensity to reduce nighttime bird attraction and eliminate constant nighttime illumination.

Prairie Dogs and Burrowing Owls

If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers,

and foxes. Burrowing owls are classified as a state-threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or the disturbance of their nests. Therefore, if any earth-moving will begin between March 15th and August 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager.

If prairie dog colonies are active, CPW recommends humane euthanasia of live animals before any earth-moving occurs. The possibility of donating carcasses to a raptor rehabilitation facility or the black-footed ferret recovery program may also exist. If interested, please contact the local District Wildlife Manager for more information and any required permits or forms. Please note that a permit from CPW and approval from the Douglas County Board of Commissioners will likely be required for any live relocation of prairie dogs to another site.

Living with Wildlife

Future residents should be informed that wildlife such as foxes, coyotes, deer, elk, and even bears or mountain lions frequent the development area in search of food and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted well to living in urban environments. This proposed site within Douglas County will also have the presence of bears that have been accustomed to living in proximity to humans. This should be considered when deciding distances to residential areas. Bears, as well as other wildlife, should not be a concern for residents if the following CPW recommendations are met: people moving into and residing in this area take the proper precautions to prevent unnecessary conflicts with wildlife through the use of pet leash laws, protection of their pets and hobby livestock when not under direct supervision, and reducing attractants on their property.

Homeowners can do their part by **not** inviting wildlife into their yards. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations when educating future homeowners about the existence of wildlife in the area:

- Pet foods and bowls should be kept indoors.

- Garbage should be kept in secure containers to minimize its attractiveness to wildlife. Trash should be placed in containers with tight seals and remain indoors until shortly before pickup.
- Feeding of wildlife, with the exception of birds, **is illegal**.
- “Living with Wildlife” pamphlets are available through CPW offices or on our website at [<https://cpw.state.co.us/living-wildlife>].

Thank you again for the opportunity to comment on the proposed Crowsnest Comprehensive Master Plan Map Amendment. Please do not hesitate to contact us about ways to continue managing the property to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Katie Doyle at (720) 930-8039.

Sincerely,

A handwritten signature in cursive script, appearing to read "Matt Martinez", with a stylized flourish at the end.

Matt Martinez
Area Wildlife Manager

Cc: S. Schaller, C. Westbrook, K. Doyle

May 19, 2026

Mike Pesicka
100 Third Street
Castle Rock, CO 80104

Re: DR2026-003, Crowsnest CMP Map Amendment

Dear Mr. Pesicka:

The letter provides comments regarding the applicant's proposal to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

At this time the Curator has no recommendations. If future developments have any ground disturbance a Class II archaeological pedestrian survey should be conducted to survey the surface for cultural material before any earth movement. Should buried artifacts and features be discovered, we recommend the completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

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

Sincerely,

Brittany Cassell

Brittany Cassell, Curator



620 Wilcox Street
Castle Rock, Colorado 80104

May 21, 2026

Mike Pesicka, Principal Planner
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)
mpesicka@douglas.co.us

RE: Crowsnest Comprehensive Master Plan Map Amendment Application (DR2026-003) ("Application")

Mr. Pesicka,

Thank you for the opportunity to respond to the Application. It is Douglas County School District's ("School District") understanding that the applicant is proposing to amend the Douglas County Comprehensive Master Plan ("CMP") Land Use Map to change the classification of 15 parcels, containing approximately 745 acres, from Nonurban to Urban. Currently, this area is designated as the High Plateau Nonurban Subarea and Northeast Nonurban Subarea in the CMP Land Use Map. Under the CMP, land uses within areas designated as nonurban "are generally low-intensity activities that include farming, ranching, large lot residential, parks, and open spaces." CMP Sec. 3-1. It is our understanding that if approved by the Douglas County Planning Commission, the Application would permit more intensive residential and commercial uses as outlined in and subject to the Urban Land Use policies under CMP Section 2. The Application does not include any information regarding the project's proposed land uses or densities. However, areas designated as Urban are "generally characterized by residential uses at a gross density greater than one dwelling unit per 2.5 acres" CMP Sec. 2-1.

At the outset, it is important to understand that growth does not pay its own way when it comes to building schools to accommodate growth. Developers are required by law to provide land for school sites. Some developers in Douglas County also contribute a voluntary "capital fee" for every unit that they build. These fees are used to cover smaller growth-related expenses, such as mobile classrooms to increase capacity, but they fall far short of the amount necessary to fund new school construction which is currently estimated at \$70 million for an elementary school and over \$100 million for a joint middle/high school. This means that school districts in Colorado must rely on taxpayer bond initiatives to fund new schools. The School District's tax for these bond initiatives was 15.43 mills in 2014 and is 5.2 mills today. Since 2014, taxpayers have seen a 10-mill tax decrease from the School District bond initiatives, and the School District's ability to maintain capital infrastructure and fund growth has greatly diminished. It is through this lens that the School District must review this, and all other land use applications within the County to ensure that its students and Douglas County's taxpayers are protected.

A change in land use from Nonurban to Urban has serious implications for County residents and requires thorough accounting of the applicant's ability to secure facilities and services, including school facilities. Specifically, Section 10-2A Approval Criteria 4 and 5 of the CMP require all applications to demonstrate:

- (4) Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, **school facilities**, and parks and trails for the development.
- (5) How existing and planned capabilities of the affected special districts can adequately handle the service demand

The applicant acknowledges that dedication of school land or cash-in-lieu of land dedication is required for the proposed development. Page 3 of the Revised Project Narrative states that “...Existing **schools**, libraries, and fire facilities in Parker, Castle Rock, and Castle Pines already serve this urban corridor; any additional school sites or fees will be addressed through the standard subdivision dedication process.” Further, the Revised Project Narrative states that “Urban levels of development surrounding the Crowsnest project provide numerous public facilities. Schools include Legacy Point Elementary, Sagewood Middle School, and Ponderosa High School. Any dedications of land or cash for schools will be completed during zoning and subdivision processes.”

At a minimum, the additional students generated from a development of this size are anticipated to result in additional costs related to expansion/renovation of existing facilities, mobile classrooms, and increased transportation, particularly at the elementary school level. Legacy Point Elementary School (the neighborhood elementary school that would serve this development) is currently at 117% of its facility capacity and is expected to remain at or over capacity with the continual build out of the nearby Looking Glass and Tanterra developments. Similarly, the secondary neighborhood school facilities for this development, Sagewood Middle School and Ponderosa High School, are also anticipated to experience increased pressure on facility capacity with the build out of these two developments.

With this in mind, the School District can confirm that the Application will generate a need for additional school land or cash-in-lieu of land and additional capital investment. The School District will be in a position to quantify the specific needs during future zoning and subdivision application processes. The School District would also request that the applicant coordinate with the School District prior to submitting future zoning and subdivision applications. This collaboration will allow the two parties to work together in ensuring future students in this development have access to the District’s world-class educational opportunities. As for this Application, DCSD simply asks the Planning Commission to ensure future school needs are considered and accounted for in the approval of this Application. Thank you for the support of our mutual constituents.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2@dcsdk12.org
303.387.0417

REFERRAL RESPONSE REQUEST

 Date sent: April 16, 2026

 Comments due by **May 21, 2026**
Project Name: Crowsnest CMP Map Amendment

Project File #: DR2026-003

Project Summary:

The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

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

☐ No Comment	
☐ Please be advised of the following concerns: 	
☒ See letter attached for detail.	
Agency: DC Public Works ENG.	Phone #: 303.660.7490 Ext. 3305
Your Name: Bradley Jackson, PE (please print)	Your Signature: <i>Bradley A. Jackson</i>
	Date: May 22, 2026

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

Sincerely,

Mike Pesicka

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

MEMORANDUM

To: Mike Pesicka, Principal Planner

From: Brad Jackson, PE, Development Review Supervisor
Brad J

CC: Zeke Lynch, P.E., Assistant Director of Public Works Engineering
DV File (DV26-258)

Date: 05/22/2026

RE: Crowsnest CMP Map Amendment

The Douglas County Department of Public Works Engineering has reviewed the Crowsnest CMP Map Amendment Project and has the following comments:

General Comments:

1. Douglas County Public Works Engineering requires a traffic impact study be provided for the CMP Amendment to determine whether Crowfoot Valley Road has adequate capacity at full build out of the proposed Crowsnest Development. Per the County's 2050 Transportation Plan, Crowfoot Valley Road carries approximately 13,500 average daily traffic volume (ADT) and that is expected to increase to 38,800 ADT by 2050 without the Crowsnest development. When this application was referred to the County by the City of Castle Pines, the Crowsnest development was expected to generate 45,000 daily trips which would more than double the traffic on Crowfoot Valley Road. The Douglas County 2050 Transportation Plan identifies improvements to widen Crowfoot Valley Road from a 2 to 4-lane major arterial roadway which may not be adequate to accommodate the proposed development.
2. The Engineering review fee for this project will be \$2,300 for the review of the CMP amendment documents and the required Traffic Impact Study.

If the applicant has any questions regarding these comments, please feel free to have them contact me directly. Thank you for the opportunity to review this request.

REFERRAL RESPONSE REQUEST

 Date sent: April 16, 2026

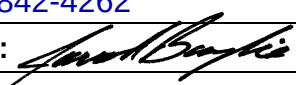
 Comments due by **May 21, 2026**
Project Name: Crowsnest CMP Map Amendment

Project File #: DR2026-003

Project Summary:

The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

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

☐	No Comment
☒	Please be advised of the following concerns: <u>1. Trail connections to Rueter-Hess Reservoir will not be allowed.</u> <u>2. The applicant will need to petition the PWSD Board of Directors for inclusion into the District. PWSD has not yet received an application for inclusion.</u>
☐	See letter attached for detail.
Agency: <u>Parker Water and Sanitation</u>	Phone #: <u>720-842-4262</u>
Your Name: <u>Jarod Baylie</u> (please print)	Your Signature: 
	Date: <u>May 08 2026</u>

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

Sincerely,



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

From: [Chris Connelly](#)
To: [Michael Pesicka](#)
Subject: Douglas County eReferral (Project Number DR2026-003)
Date: Monday, May 18, 2026 2:21:27 PM

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

Mike, I am responding as the President of the Pradera HOA. I am trying to add comments to the referral, I thought I could do that on the project page, to no avail. I have coordinated comments with Pete Klymko of the Pinery West Metro District even though they are not official referral responders.

Comments are as follows:

- Crowsnest Comprehensive Plan Amendment
 - Page 2, Item 3 - Douglas County criteria "Consistency with urban area goals". Developer response "Future zoning and subdivision will be required to demonstrate CMP-compliant urban design connected parks and trails, conservation of Lemon Gulch and the west ridge, neighborhood-scaled street networks, and compatibility with surrounding neighborhoods."
 - As related to the adjacent Pradera site, the proposed density for the Crowsnest Parcel PA-1 of 6 DU/ac is anything but compatible to the 2+-acre lots along the northern edge of Pradera. Substantial reduction in the proposed PA-1 density is needed, should this Amendment to the Comprehensive Plan be allowed to move forward.
 - Page 3, item 5 - Douglas County criteria "Consistency with urban area goals". Developer response "Crowsnest is bounded on three sides by entitled or developing urban and suburban master-planned communities (Looking Glass, Anthology, Trails at Crowfoot, Macanta, Pradera, The Canyons, Pinery), all at higher or relatively similar densities than Crowsnest will ultimately support."
 - To state that the referenced projects, in particular Macanta, Pradera and The Pinery, are "... all at higher or relatively similar densities than Crowsnest will ultimately support." is completely incorrect, as the proposed Crowsnest site plan has an overall density in excess of 5+ DU/ac. In particular, the PA-1 parcel is showing a requested 6 DU/ac, which parcel is immediately adjacent to the Pradera site which has an overall density of 0.55 DU/ac (825 DU's on a 1,500 acre site). How the developer is making a claim of "compatibility" to existing adjacent projects is way out-of-line and in no shape, manner or form a true statement.
 - Page 14, Compatibility with Surrounding Land Uses and Zoning. The

developer has conveniently omitted the overall densities for both the "Southeast/Douglas County - Pradera (825 home community)", which as stated above has an overall Douglas County-approved density of 0.55 DU/ac, and the "South/Douglas County - Macanta (1,200 SFD master plan)", which the Macanta site has an overall Douglas County-approved density of approximately 0.36 DU/ac (1,200 DU's on a 3,300-acre site). Again, the developer is making statements throughout this entire section that the Crowsnest's proposed density is "compatible" with the surrounding projects identified is simply a bold-faced lie, and they have purposely omitted the adjacent project's overall densities in this section unless the project supports their application request.

- o Finally, should this Amendment be considered for approval by Douglas County, there needs to be a substantial (a minimum of 100+ feet) open-space buffer located along the southern limits of the PA-1 parcel, and immediately adjacent to the homes located on the 2+-acre Pradera lots along the common property line with PA-1.

Thanks for helping to get this attached,

Chris Connelly
connelct@gmail.com
Pradera HOA Pres.
303-349-9214

--

Chris Connelly
connelct@gmail.com
303-805-2495
303-349-9214 (Cell)

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Mike Pesicka, Principal Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Crowsnest CMP Map Amendment
Project File #: **DR2026-003**
S Metro Review #: REFMDP26-00087

Review date: April 24, 2026

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

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

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed amendment to the Douglas County Comprehensive Master Plan.

REFERRAL RESPONSE REQUEST

 Date sent: April 16, 2026

 Comments due by **May 21, 2026**
Project Name: Crowsnest CMP Map Amendment

Project File #: DR2026-003

Project Summary:

The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 15 parcels of approximately 745 acres in area, from Nonurban to Urban. Currently, the High Plateau Nonurban and the Northeast Nonurban Subarea allow for low-intensity residential and agricultural uses. If approved by the Planning Commission, the 745 acres would allow for more intensive residential and commercial uses and be subject to the Urban Land Use policies of CMP Section 2.

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

☐ No Comment	
☒ Please be advised of the following concerns: There is a growing concern that we are gradually weakening and undermining the Comprehensive Master Plan. Are we going to continue slowly chipping away at our open spaces?	
☐ See letter attached for detail.	
Agency: The Pinery Homeowners' Association	Phone #: 303-841-8572
Your Name: Sonia Eyre (please print)	Your Signature: <i>Sonia Eyre</i>
	Date: 5/21/2026

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

Sincerely,

Mike Pesicka

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



Planning Division

Community Development Department: Town Hall / 20120 East Mainstreet Parker, CO 80138 **Phone:** 303.841.2332 **Fax:** 303.841.3223

M E M O R A N D U M

TO: Mike Pesicka, Principal Planner

FROM: Bryce Matthews, Assistant Director - Planning

DATE: May 21, 2026

SUBJECT: DR2026-003 – Crowsnest CMP Map Amendment

Thank you for the opportunity to review the above-referenced referral. These comments are provided in response to Douglas County's referral request dated April 16, 2026.

The Town of Parker Planning Division has completed its review of the submitted materials and does not support the proposed amendment to the Douglas County Comprehensive Plan. The Town offers the following comments regarding the project's inconsistency with the County's criteria for Comprehensive Plan amendments.

Response Regarding Douglas County Criteria

1. Consistency with CMP goals, objectives and policies

The Town does not believe the information provided satisfies this criterion.

The County should further evaluate whether the proposal is able to meet the following Objectives and Policies from the Douglas County Comprehensive Plan:

POLICY 6-1A.1 Coordinate planning and development review efforts with municipalities and other agencies to ensure integration and continuity of the transportation network.

POLICY 6-2A.2 Promote connectivity and continuity in local, collector and regional roads between adjacent neighborhoods, commercial and employment areas to minimize unnecessary driving.

OBJECTIVE 6-2B ensure new Development pays its fair share.

POLICY 6-2B.3 Ensure developers contribute to, and mitigate, impacts to off-site transportation infrastructure. Studies should account for off-site conditions and impacts.

POLICY 6-4B.1 Ensure all new development and redevelopment projects incorporate bicycle and pedestrian facilities that connect community uses and destinations, including employment centers, residential areas, shopping, parks, transit facilities, schools and other community activity centers, where possible.

POLICY 6-4B.4 Ensure new and existing developments promote connectivity through road and off-street path design to reduce trip lengths, provide multiple alternative travel routes between community uses and destinations, and provide alternatives to automobile use.

2. Consistency with non-urban area goals and protection of Western Heritage

The Town does not believe the information provided satisfies this criterion.

The County should further evaluate whether the proposal is able to meet the following Objectives and Policies from the Douglas County Comprehensive Plan:

OBJECTIVE 3-1D of the Douglas County Comprehensive Plan - establish community separators to maintain community identity and sense of Place.

POLICY 3-1D.1 Maintain community separators through the identification of suitable land uses and appropriate location of development. Land uses that do not maintain community separation are inconsistent with this Plan.

In addition, the County should evaluate whether the proposal is able to meet the following Objectives and Policies of the High Plateau Non-Urban Subarea:

OBJECTIVE 3-3C Ensure development in the high Plateau subarea is consistent with this Plan.

POLICY 3-3C.1 Low-density rural development is supported in the High Plateau Subarea.

POLICY 3-3C.2 New development in the High Plateau Subarea at densities higher than one dwelling unit per 35 acres is generally not supported by this Plan.

3. Consistency with urban area goals

The Town does not believe the information provided satisfies this criterion.

The County should further evaluate whether the proposal is able to meet the following Objectives and Policies from the Douglas County Comprehensive Plan.

OBJECTIVE 2-14C promote a multimodal transportation network that provides access to major collectors and arterial highways, transit, sidewalks, and trails and links activity centers.

POLICY 2-14C.2 Locate activity centers on primary transit corridors, integrate them into the regional transportation system, and provide bicycle parking and storage facilities.

4. Consistency with CMP Land Use and Sub Area Maps

The proposal does not align with the current CMP Land Use and Sub Area Map.

5. Compatibility with surrounding land use and zoning

The Town does not believe the information provided satisfies this criterion as proposed.

Previous development proposals for this site submitted to the City of Castle Pines were determined to be incompatible with surrounding land uses. Should Douglas County decide to approve an amendment to the Comprehensive Plan, the amendment should incorporate limitations on residential density, intensity of use, and minimum open space requirements, as outlined below, to help ensure that future development is compatible with surrounding uses and consistent with this criterion:

- a. The proposed residential density should be limited to .6 gross du/acre (Pradera) to 2.2 gross du/acre (Looking Glass and Trails at Crowfoot).
- b. Open Space requirement of a minimum of 25% to align with comparable developments in the area.
- c. Future development on the site should consider buffers from the road, similar to those that exist today on Looking Glass and Trails at Crowfoot
- d. Open space buffers to adjoining communities

Density

The density of the surrounding areas is particularly relevant to this site because of the surrounding uses.

Development	Single-Family Units	Multi-Family Units	Total Dwelling Units	Total Gross Acreage	Density (units per acre)
Crowsnest (proposed to Castle Pines)	2965	1000	3965	739.7	5.36
Looking Glass (Hess Ranch AMD 4)	2489	0	2489	1135.85	2.19
Pradera (Pinery 11th AMD West Side)	781	44	825	1482	0.6
Trails at Crowfoot(Hess Ranch AMD 4)	890	0	890	410.01	2.17
Castle Park Ranch	34	0	34	1310 +/-	> 0.026

All densities in the above table were calculated using the same formula, number of units divided by the gross acreage. Compatible densities in the area using this formula would be between 0.6 dwelling units per acre (Pradera) and 2.2 dwelling units per acre (Looking Glass). Applied to about 750 acres, a comparable development would yield between approximately 450 and 1,650 dwelling units.

In the previous submittal to Castle Pines there was a proposal for a significant commercial center. Successful commercial areas are typically located at the crossroads of two major roadways in order to maximize convenience, access and traffic counts. While Crowfoot Valley will continue to carry more traffic, this midblock location is not a traditional location for a commercial center.

Insufficient Open Space

Adjacent development proposals have over 25% dedicated as open space:

- Trails at Crowfoot: 25.4% open space
- Looking Glass: 25.1% open space

To achieve compatibility with surrounding suburban development patterns and to maintain the quality of life expected by Douglas County residents, a minimum of 25% open space (approximately 187.5 acres) should be preserved.

Open space on this site should:

- Protect floodplains and natural features
- Buffer adjacent properties, including those within the Town of Parker
- Provide a meaningful corridor along Crowfoot Valley Road to maintain an appropriate transition from rural to suburban character

6. Environmental conditions and class 3 hazards

The site includes Lemon Gulch floodplain and potential steep slopes which should be preserved.

7. Natural features, scenic views, riparian corridors wildlife habitat

The site has natural bluffs and Lemon Gulch which should be preserved.

8. Historic and cultural resources

No comment.

9. Transportation and impacts on existing road network

The Town does not believe the information provided satisfies this criterion as proposed.

The Town has planned and constructed infrastructure, including roadway and multimodal improvements, based on the designation of this site as non-urban in the Douglas County Comprehensive Plan. This planning relied on Traffic Analysis Zones (TAZs) that were developed based on the County's Comprehensive Plan and form the basis for the Town's traffic assumptions related to travel entering Parker from Crowfoot Valley Road. It is also the Town's understanding that this development was not accounted for in Douglas County's recently completed 2050 Transportation Plan.

The proposed development—originally submitted in Castle Pines and consisting of approximately 3,965 residential units and 550,000 square feet of commercial space—would rely on a single roadway, which is currently a two-lane roadway with planned future widening. The traffic impacts associated with the potential development of this site at the scale anticipated would require additional widening of the roadway beyond that contemplated in County plans. The impacts would also extend well beyond the roadway segment capacity adjacent to the site and would affect the broader regional transportation network, including infrastructure within the Town. The Town has documented these concerns in formal memos submitted in response to the formerly proposed Castle Pines project, and is available to discuss this with County staff.

Additional concerns include:

- The absence of transit service in the area to support the proposed residential density.
- Limited regional trail connectivity, with primary access dependent on the Lemon Gulch Trail in Looking Glass and sidewalks along Crowfoot Valley Road.

Given the potential size and intensity of the proposed development, the project would create significant impacts on the Town's transportation infrastructure beyond what is currently planned for. Addressing these impacts may require substantial infrastructure improvements, which could result in unanticipated costs to the Town. Unless these impacts are adequately addressed as part of a future development, the financial burden for necessary improvements would ultimately fall on Town taxpayers.

10. Special district capacity and impacts

No comment.

11. Water supply and sanitary sewer

The Town does not believe the information provided satisfies this criterion.

The property is not currently included in a water and sanitation district and lacks a firm service commitment. Water is a limited and finite resource in the County, the importance of

this issue is reflected in the County's establishment of a Water Commission and the drafting of the Douglas County Water Plan. The County should require a firm commitment for the provision of water and sanitation, an understanding of where renewable water rights are coming from and a plan for water provision prior to expanding the urban area.

12. Public Facilities, schools, parks, trails, libraries and fire stations

The Town does not believe the information provided satisfies this criterion.

Any residential development proposal should include a substantial community park to adequately serve future residents. Comparable nearby developments have incorporated significant park amenities, including an 18.1-acre park within Trails at Crowfoot and both a 25.7-acre and a 14.86-acre community park within Looking Glass.

The absence of meaningful park facilities within the proposed development would negatively affect the quality of life for future residents and could create additional demand on the Town of Parker's existing park infrastructure. While future residents may benefit from nearby amenities such as Macanta Regional Park and Town of Parker parks, the proposed development should provide sufficient on-site park and recreational infrastructure to meet the needs of its residents.

The referral did not address the ability of Douglas County School District to serve the development.

13. Changed conditions since prior to CMP designation

The Town does not believe the information provided satisfies this criterion.

While the applicant has referenced recent development activity on adjoining properties within Parker, this activity reflects the continued implementation of the Town's long-established Master Plan and zoning regulations. The Hess Ranch Planned Development, which includes both Trails at Crowfoot and Looking Glass, was originally approved in 2002 and was consistent with the Town of Parker Master Plan in effect at that time, which recommended residential densities of up to 2.2 dwelling units per acre.

Pradera, the Pinery PD zoning in its current geographic form has been in place since 1987.

As a result, there have been no significant changes in conditions within the area since the prior Comprehensive Master Plan designation. Rather, the area has experienced the buildout and implementation of long-standing planning policies and approved zoning entitlements.

14. Overall Public Benefit/compelling reason to amend CMP

The Town does not believe the information provided satisfies this criterion.

The Town of Parker does not see any public benefit or compelling reason to change the Douglas County Comprehensive Plan as proposed.

Conclusion

The Town of Parker does not believe the applicant's proposal satisfies the County's criteria for a Comprehensive Plan amendment and, therefore, opposes the proposed amendment.

Should the County choose to further consider a Comprehensive Plan amendment, the Town recommends evaluating an approach similar to a Separated Urban Area designation, with limitations on residential density, development character, and open space requirements that are compatible with adjoining developments within both the Town of Parker and unincorporated Douglas County.

We appreciate the opportunity to provide these comments.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

May 19, 2026

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

Attn: Mike Pesicka

Re: Crowsnest CMP Map Amendment, Case # DR2026-003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Crowsnest CMP Map Amendment**.

Public Service Company has no objection to this Map Amendment, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process for any new natural gas service via [Building and Remodeling | Partner Resources | Xcel Energy](#). It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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

**RE: DR2026-003 – CROWSNEST COMPREHENSIVE MASTER PLAN AMENDMENT –
RESPONSE TO POST-REFERRAL REVIEW LETTER DATED MAY 29, 2026**

On behalf of VT Crowfoot Valley Landco, LLC, thank you for the May 29, 2026 post-referral review letter for the Crowsnest Comprehensive Master Plan Amendment (DR2026-003). Enclosed are a revised Project Narrative, a revised CMP Approval Criteria matrix, and updated map exhibits responding to staff and referral agency comments. The responses below follow the order of the May 29, 2026, letter and are organized in two parts: (I) responses to staff's narrative comments, and (II) responses to referral agency comments. We have begun coordinating directly with referral agencies where resolution is appropriate and appreciate the County's offer to facilitate those conversations.

PART I – RESPONSE TO STAFF NARRATIVE COMMENTS

1. Parker Water and Sanitation District – trail connections to Rueter-Hess Reservoir; Approval Criterion 10-2A(8).

Acknowledged. We understand that Parker Water and Sanitation District (PWSD) will not permit trail connections into the Rueter-Hess Reservoir property, and the revised narrative no longer relies on such a connection. The proposal's regional park and trail function — and its public benefit under Approval Criterion 10-2A(8) — does not depend on it. The revised narrative describes the ±132-acre Lemon Gulch regional park and the connections that remain available, including the Cherry Creek Trail, Hungry Horse Open Space, Macanta Regional Park, and the trail networks within The Canyons and the Town of Parker. Specific trail alignments will be established at the zoning and subdivision stages, and we will continue to coordinate with PWSD.

2. Pradera Homeowners' Association – compatibility, density, and southern buffer.

Acknowledged. As a threshold matter, this application is a Land Use Map amendment that establishes the appropriate land use category (Urban); it does not establish density, lot sizes, or product type, which are determined at the Planned Development (PD) zoning and subdivision stages. No specific density is proposed by this application, and the density figures referenced in the Pradera comment derive from a prior site-specific submittal to the City of Castle Pines that is not part of DR2026-003. The revised narrative addresses compatibility under Approval Criterion 10-2A(2) by reference to the urban and suburban master-planned communities that bound the site on three sides and the existing ridgeline that separates the site from the large-lot Castle Park Ranch area to the west. Consistent with Policies 2-6B.2 and 2-6D.3, edge transitions, step-downs, and landscaping along the southern boundary adjacent to Pradera will be designed at the PD stage.

3. Public Works Engineering – Traffic Impact Study.

Acknowledged. The applicant will provide a Traffic Impact Study and will remit the \$2,300 review fee. We will coordinate with Public Works Engineering to confirm the study's scope and assumptions, including an appropriate land use envelope for a Comprehensive Master Plan amendment and the planned improvements to Crowfoot Valley Road and the Canyonside

Boulevard connection. Site-specific traffic analyses will follow at the zoning and subdivision stages as development is defined.

4. Town of Parker – review letter dated May 21, 2026.

Acknowledged. The revised narrative responds to the Town’s comments, organized around the eight approval criteria in CMP Section 10-2A, which are the standards governing this application. We respectfully note the following: the applicable standard for this amendment is the County’s Section 10-2A criteria, rather than the Town’s master plan or traffic-analysis-zone assumptions; the continued build-out of the surrounding master-planned communities is itself the change in conditions that supports the amendment under Criterion 10-2A(6); and matters such as residential density, open space percentages, and development character are established at the PD and subdivision stages, not through a Land Use Map amendment. The specific limitations the Town recommends — residential density caps, a fixed open-space minimum, and a Separated Urban Area designation — are not approval criteria for a CMP Land Use Map amendment and are properly addressed, if at all, at the PD and subdivision stages. As demonstrated in the revised narrative, Crowsnest independently satisfies the Section 10-2A criteria as a logical expansion of the established urban area. We welcome the opportunity to meet with Town staff.

5. CMP approval criteria matrix – revise to the eight criteria in Section 10-2A.

Acknowledged. The matrix has been revised to reference only the eight approval criteria set forth in CMP Section 10-2A. The prior fourteen-topic format has been consolidated accordingly, and the revised matrix now includes dedicated discussion of Criterion 10-2A(7) (logical expansion of the urban area) and Criterion 10-2A(8) (compelling public benefit).

6. Approval Criterion 10-2A(2) – Policies 2-1A.1 and 2-1A.2; need for the urban designation.

Acknowledged. The revised narrative expands the discussion of how the amendment is consistent with the CMP’s direction to focus urban growth in served locations and to prioritize the build-out of existing urban areas. Crowsnest is one of the last large unincorporated properties enclosed by existing and entitled urban development; it is more than 60% adjacent to existing urban areas and lies within the three-mile planning areas of three municipalities — the City of Castle Pines, the Town of Castle Rock, and the Town of Parker (see Part II and the revised narrative exhibit). Designating Crowsnest as Urban completes the established development pattern along the Crowfoot Valley Road corridor and directs growth to a location already served, or readily servable, by planned infrastructure, rather than extending development into intact non-urban areas to the south and west. So framed, the amendment advances, rather than conflicts with, the intent of Policies 2-1A.1 and 2-1A.2, and supports Criteria 10-2A(1), (6), and (7).

7. Approval Criterion 10-2A(2) – Policies 2-6B.2 and 2-6D.3; compatibility with adjoining development.

Acknowledged. The revised narrative addresses how future development will complement and enhance adjoining neighborhoods through transitions, design techniques, scale, and landscaping. Because this amendment establishes land use category rather than density, the

specific transition techniques contemplated by Policies 2-6B.2 and 2-6D.3 will be designed at the PD stage, with particular attention to the 1- to 2-acre lots along the Pradera edge to the south and the 35-acre Castle Park Ranch parcels to the west, where the existing ridgeline already provides topographic separation.

PART II – RESPONSE TO REFERRAL AGENCY COMMENTS

The following table responds to the referral agency comments compiled in the County's Referral Agency Response Report. Items identified as PD- or subdivision-stage matters do not affect the standards applicable to this Land Use Map amendment and will be addressed through the applicable subsequent processes.

Referral Agency	Comment Summary	Applicant Response / Resolution
Parker Water & Sanitation District (PWSD)	Trail connections to Rueter-Hess will not be allowed; applicant must petition the PWSD Board for inclusion.	Reliance on a Rueter-Hess connection has been removed (see Part I, No. 1). The amendment area lies predominantly within the PWSD service area, and the applicant has been coordinating directly with the District. Formal inclusion is a multi-step process (typically six to twelve months) that depends on the development's projected water and sewer demand; because that demand is a function of the land use program established at PD zoning, inclusion is appropriately pursued at that stage. Consistent with Approval Criteria 10-2A(4) and (5), the County conditions zoning and subdivision approval on a demonstrated, reliable water and sewer solution, and the applicant will pursue formal inclusion, or an alternative approved solution, at the appropriate entitlement stage.
Public Works Engineering	Traffic Impact Study (TIS) required; \$2,300 review fee.	The applicant will provide a TIS and remit the \$2,300 review fee; scope and assumptions to be coordinated with Public Works Engineering (see Part I, No. 3).
Colorado Parks & Wildlife (CPW)	Wildlife habitat and connectivity; wildlife-friendly fencing; trail setbacks from riparian areas; noxious weeds; raptor and bald-eagle buffers; prairie dogs / burrowing owls.	Acknowledged. The ERO Natural Resources Assessment is referenced in the narrative. Wildlife-friendly fencing, riparian trail setbacks, weed management, raptor and bald-eagle buffers, and burrowing-owl surveys will be addressed through PD and subdivision design and applicable permitting.

CROWSNEST COMPREHENSIVE PLAN AMENDMENT

Referral Agency	Comment Summary	Applicant Response / Resolution
Douglas County School District	Future school land dedication or cash-in-lieu; ensure future school needs are accounted for.	Acknowledged. School land dedication or cash-in-lieu will be addressed through the subdivision process, and the applicant will coordinate with the District prior to zoning and subdivision applications.
CORE Electric Cooperative	No current capacity; new infrastructure required; lot easement standards; required CMP note language.	Acknowledged. Electrical infrastructure planning, easement standards, and CORE's note language relate to lot- and plat-level design and will be incorporated at PD zoning and platting. The applicant will coordinate with CORE on system planning.
Colorado Geological Survey	Recommends non-buildable setbacks from Lemon Gulch, steep slopes, and hazard areas.	Acknowledged. Site-specific geotechnical investigation and engineered design will address these areas at subdivision; the limited Class 3 hazard areas do not preclude the amendment.
Douglas County Historic Preservation	Class II archaeological survey recommended before ground disturbance.	Acknowledged. A Class II archaeological pedestrian survey will be conducted prior to ground disturbance, consistent with OAHP guidelines.
Douglas County Wildfire Mitigation	Forestry Management Plan and compliance with the state Wildfire Resiliency Code for future development.	Acknowledged. A Forestry Management Plan and compliance with the Wildfire Resiliency Code will be provided at the development stage.
Xcel Energy (Public Service Company)	No objection, provided existing rights are maintained and future expansion is not hindered; additional easements may be required.	Acknowledged. Existing rights will be maintained, and any additional easements will be coordinated by separate document.
No objection / no comment	South Metro Fire Rescue, RTD, CDPHE Air Pollution Control, City of Lone Tree, Colorado Division of Water Resources, Cherry Creek Basin Water Quality Authority, AT&T.	Noted with appreciation; no further response required at this stage.
Public comments (The Pinery HOA, Pinery West HOA, Pradera HOA)	Concerns regarding density and intensity, open space, traffic, wildlife, and incremental CMP amendments.	Addressed through the compatibility and land-use-category discussion in Part I. Specific density, open space, and transition standards are established at the PD and subdivision stages, not through a Land Use Map amendment.

We appreciate staff's review and the opportunity to refine the application. Please let us know if any additional information would be helpful as the application proceeds to a hearing before the Planning Commission. We remain available to meet with staff and the referral agencies.

Sincerely,

Daniel Williams
VT Crowfoot Valley Landco, LLC

From: [jmankyfood](#)
To: [BOCC](#); [Michael Pesicka](#)
Subject: Wildlife Habitat & Environmental Review Request – Crowsnest Master Plan Amendment, File No. DR2026-003
Date: Thursday, April 30, 2026 10:33:00 AM

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

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners,

I am writing to formally re-submit and update my wildlife habitat and environmental review concerns regarding the Crowsnest development, now filed as a Comprehensive Master Plan Amendment with Douglas County (File No. DR2026-003, submitted by ARLA Land Holdings LLC on March 23, 2026).

For context, I previously submitted these concerns to the Douglas County Board of County Commissioners on March 6, 2026. On March 10, 2026, I received a response from your office (from Maisie, on behalf of the BOCC) stating that Castle Pines was the lead agency at that time and referring me to their Community Development Director. That referral is no longer applicable. The Castle Pines annexation petition was formally withdrawn on March 19, 2026, and this CMP amendment was filed with Douglas County just four days later on March 23, 2026. Douglas County is now the lead agency, and these environmental concerns must be formally entered into the record for File No. DR2026-003.

I respectfully request that the following wildlife and environmental concerns be evaluated and made part of the official record prior to any hearing or approval of this application.

LOCATION OF CONCERN

The subject property is located east of The Canyons development, along Crowfoot Valley Road in unincorporated Douglas County, directly adjacent to the Town of Parker. The approximately 795-acre property is currently undeveloped open land, zoned agricultural, with no open space designation.

WILDLIFE HABITAT CONCERNS

1. PRAIRIE DOG COLONY AND RAPTOR HABITAT

There is an active prairie dog colony located on or near this property that has reportedly been discussed for extermination or euthanization as part of the development process. Prairie dog colonies are critical ecological habitat and serve as the primary prey base for numerous raptor species. Bald eagles have been repeatedly observed hunting and utilizing the surrounding habitat. Because bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, removal of an established prairie dog colony that serves as an active prey base could constitute a federal violation and requires formal agency review before any ground disturbance occurs.

2. SPECIES OF CONCERN

Based on the habitat characteristics of the site and surrounding riparian and grassland areas, the following species of concern may have potential habitat on or adjacent to the property:

- Preble's meadow jumping mouse (federally threatened)

- Burrowing owls associated with prairie dog colonies
- Swainson's hawk
- Mule deer, including documented movement corridors, winter range, and concentration areas identified by Colorado Parks & Wildlife
- A resident elk herd of approximately 150 animals that migrates through this land annually

3. ELK AND LARGE MAMMAL CORRIDORS

The property sits within an active wildlife movement corridor. A resident elk herd of approximately 150 animals migrates through this land annually. Nesting bald eagles have been documented on the property. Disruption of this corridor by urban-scale development would cause irreversible harm to wildlife that existing Parker and Douglas County residents depend on and have observed for years.

4. WETLANDS, DRAINAGE, AND WATERS OF THE UNITED STATES

Crowfoot Valley and surrounding drainage features, including Lemon Gulch which flows through the property, may contain riparian habitat, ephemeral streams, wetlands, or other waters subject to federal jurisdiction under the Clean Water Act. No wetland delineation report or jurisdictional determination has been made publicly available. A formal wetland delineation and Army Corps of Engineers jurisdictional determination should be required before this application advances.

FORMAL REQUESTS FOR AGENCY REVIEW

I respectfully request that the following be formally evaluated and entered into the record for File No. DR2026-003:

- Whether bald eagles or other protected raptors are utilizing the site for feeding, nesting, or roosting
- Whether burrowing owls or other migratory birds associated with prairie dog colonies are present
- Whether potential habitat for the Preble's meadow jumping mouse exists within the project area
- Whether Swainson's hawks or other raptors are nesting or utilizing the area
- Whether mule deer and elk migration routes, concentration areas, or seasonal habitats intersect the project site
- Whether wetlands, ephemeral streams, drainage corridors, or other waters of the United States are present within the project boundaries
- Whether the proposed prairie dog extermination or habitat disturbance could affect protected species or require consultation under the Endangered Species Act, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, or Clean Water Act

REQUEST FOR DOCUMENTATION

I formally request that the following documents be made publicly available as part of File No. DR2026-003, or that I be advised in writing if they do not exist:

- Wildlife surveys or habitat assessments
- Threatened or endangered species studies
- Raptor or eagle nest surveys
- Burrowing owl surveys associated with prairie dog colonies
- Prairie dog management, relocation, or extermination plans
- Wetland delineation reports or jurisdictional determinations

- Hydrology or drainage studies, including any assessment of Lemon Gulch
- Habitat mapping or wildlife corridor analyses
- Environmental impact reports or environmental assessments
- Any consultation or correspondence with Colorado Parks & Wildlife, the U.S. Fish and Wildlife Service, or the U.S. Army Corps of Engineers regarding wildlife or habitat impacts associated with this project

REQUEST FOR MANDATORY REFERRAL

I formally request that Colorado Parks & Wildlife be designated as a required referral agency for File No. DR2026-003, and that the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers be notified of this application given the potential presence of federally protected species and waters of the United States on the subject property.

COMMUNITY CONTEXT

For additional context regarding documented community wildlife observations, a public petition can be found at:
<https://www.change.org/p/stop-the-crowsnest-annexation-protect-parker-s-wildlife-bald-eagles-open-space>

Given that Douglas County is now the lead agency for this application, I respectfully request that all of the above environmental and wildlife concerns be formally evaluated and entered into the official record of File No. DR2026-003 before any Planning Commission hearing is scheduled or any approval is granted.

Please confirm receipt of this letter and advise me of the current timeline and next steps.

Respectfully submitted,
 Sarah Hart
 Parker, CO
 Douglas County Resident
 jmankyfood@yahoo.com
 April 30, 2026

----- Original message -----

From: BOCC <BOCC@douglas.co.us>
 Date: 3/10/26 1:48 PM (GMT-07:00)
 To: jmankyfood <jmankyfood@yahoo.com>
 Subject: RE: Wildlife Habitat Concern and Request for Review – Crowsnest Annexation
 Proposed Development Near Parker, Colorado in unincorporated Douglas County

Hello Ms. Hart,

Thank you for contacting us. This project is part of a quasi-judicial planning process and Castle Pines is the lead agency. I have forwarded your message to Community Development Director, Donna.Ferguson@CastlePinesCO.gov

Here's the page from their website [Crowsnest Annexation Petition - City of Castle Pines](#).

The Board of County Commissioners does receive a detailed report of all the feedback this inbox receives, so they will be aware of your thoughts. We have also shared your comments with the planning commission.

Thank you and have a great day!

Maisie

From: jmankyfood <jmankyfood@yahoo.com>

Sent: Friday, March 6, 2026 2:13 PM

Subject: Wildlife Habitat Concern and Request for Review – Crowsnest Annexation Proposed Development Near Parker, Colorado in unincorporated Douglas County

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

To whom it may concern,

I am writing to report a wildlife habitat concern related to a proposed annexation and large-scale residential development currently under review in Douglas County, Colorado.

Location of Concern:

The site is located east of The Canyons development, west of Castle Rock, and north of Founders Village, directly along Crowfoot Valley Road in Douglas County. The property currently lies outside municipal boundaries but is undergoing an annexation process into the City of Castle Pines. The area is situated east of Interstate 25 and directly along Crowfoot Valley Road. Precise parcel boundaries are identified in the annexation application associated with the proposed Crowsnest development.

The proposal involves a large, high-density residential development covering a substantial area of currently undeveloped open land.

Wildlife Habitat Concern:

There is an active prairie dog colony located on or near this property that has reportedly been discussed for extermination or euthanization as part of the development process. Prairie dog colonies function as important ecological habitat and serve as a primary prey base for numerous raptor species.

Bald eagles have been observed repeatedly hunting and utilizing the surrounding habitat. Because bald eagles and other raptors are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, removal of a prairie dog colony that serves as an established prey base could potentially impact protected raptors actively using the area for foraging.

Additionally, based on the habitat characteristics of the site and surrounding riparian and grassland areas, there may be potential habitat for species of concern including the Preble's meadow jumping mouse and Swainson's hawk. The area also supports mule deer and other wildlife commonly observed moving through the surrounding open space.

The project area may also overlap mapped mule deer movement corridors, winter range, concentration areas, or other habitat layers identified by Colorado Parks and Wildlife. If present, these habitats may warrant additional wildlife review during the annexation and development process.

Crowfoot Valley and surrounding drainage features may also contain riparian habitat, ephemeral streams, wetlands, or other waters subject to federal jurisdiction under the Clean Water Act.

Publicly available federal and state environmental mapping resources also indicate that the broader area may contain wetlands, drainage features, wildlife habitat layers, or other environmentally sensitive features that could warrant additional review during project evaluation.

Request for Agency Review:

Given the above concerns, I respectfully request that the appropriate agencies review this situation and determine whether environmental or wildlife consultation may be required prior to annexation approval or any disturbance of the prairie dog colony, surrounding habitat, or associated drainage features.

Specifically, I request that the following be evaluated:

- Whether bald eagles or other protected raptors are utilizing the site for feeding, nesting, or roosting
- Whether burrowing owls or other migratory birds associated with prairie dog colonies are present
- Whether potential habitat for the Preble's meadow jumping mouse exists within the project area
- Whether Swainson's hawks or other raptors are nesting or utilizing the area
- Whether mule deer migration routes, concentration areas, or seasonal habitats intersect the project site
- Whether wetlands, ephemeral streams, drainage corridors, or other waters of the United States are present within the project boundaries
- Whether the proposed prairie dog extermination or habitat disturbance could affect protected species or require consultation under the Endangered Species Act, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, or Clean Water Act

Request for Documentation:

Additionally, I would appreciate any information regarding whether environmental or wildlife reviews have already been conducted for this property. If available, please provide copies of the following documents or direct me to where they may be publicly accessed:

- Wildlife surveys or habitat assessments
- Threatened or endangered species studies
- Raptor or eagle nest surveys
- Burrowing owl surveys associated with prairie dog colonies
- Prairie dog management, relocation, or extermination plans
- Wetland delineation reports or jurisdictional determinations
- Hydrology or drainage studies
- Habitat mapping or wildlife corridor analyses
- Environmental impact reports or environmental assessments
- Any consultation or correspondence with Colorado Parks and Wildlife, the U.S. Fish and Wildlife Service, or the U.S. Army Corps of Engineers regarding wildlife or habitat impacts associated with this project

Community Context:

For additional context regarding community concerns related to wildlife habitat in this area, a public petition documenting local observations and concerns can be found here:

<https://www.change.org/p/stop-the-crowsnest-annexation-protect-parker-s-wildlife-bald-eagles-open-space>

Because this project is currently undergoing annexation review, I respectfully request that these potential wildlife and habitat concerns be evaluated prior to further approvals or disturbance of the site.

Thank you for your time and attention to this matter and for ensuring that wildlife protections and environmental review requirements are properly considered during evaluation of this proposed development.

Sincerely,

Sarah Hart
Douglas County, CO

From: [jmankyfood](#)
To: [Michael Pesicka](#)
Cc: [BOCC](#)
Subject: Formal Opposition & Request for Affected Party Status – Crowsnest Master Plan Amendment, File No. DR2026-003
Date: Thursday, April 30, 2026 10:15:54 AM

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

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners,

I am writing to formally oppose the Crowsnest Master Plan Amendment application (File No. DR2026-003), submitted by ARLA Land Holdings LLC on March 23, 2026, requesting an amendment to the Douglas County Comprehensive Master Plan (CMP) for future urban development of the approximately 795-acre Crowsnest property along Crowfoot Valley Road.

I also hereby formally request recognition as an Affected Party / Interested Party in this proceeding. My basis for standing is as follows:

- I am a property owner located within 5 miles of the subject property, residing in Parker, Douglas County, Colorado.
- I am a resident of Clark Farms, a community directly and materially impacted by the proposed development.

As an Affected Party, I formally request:

- That I be placed on the notification list for all public hearings, referral responses, staff reports, and correspondence related to File No. DR2026-003.
- That I be provided copies of all applicant-submitted documents, including traffic studies, water availability analyses, fiscal impact analyses, and environmental assessments — particularly any documentation not posted or otherwise available to the public.
- That I be notified of the mandatory 35-day referral review period and all referral responses received from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock.
- That all my written submissions be entered into the official record of this proceeding.
- That any conflicts of interest on the part of staff, commissioners, or decision-makers involved in the review of this application be disclosed in writing prior to any public hearing.
- That I be afforded the opportunity to present evidence, testimony, and technical analysis at any public hearing on this application.

I urge the Planning Commission and Board of County Commissioners to deny this application for the following reasons:

1. THIS IS A RECYCLED APPLICATION REJECTED BY THE COMMUNITY

This application was filed just four days after the developer withdrew an identical proposal from the City of Castle Pines on March 19, 2026, in the face of overwhelming community opposition. The Castle Pines City Council unanimously accepted the withdrawal, placed a 120-day moratorium on all new annexation applications, and directed staff to develop a formal annexation policy in direct response to public concern. In withdrawing, the developer explicitly stated it "reserves all rights with respect to any future petition, application,

amendment request, or other entitlement relating to the property" and filed this CMP amendment with Douglas County days later. This is forum shopping, not good-faith community engagement. Douglas County should not serve as an alternate path for a developer that has already been turned away by every jurisdiction it has approached.

2. INCONSISTENCY WITH THE COMPREHENSIVE MASTER PLAN

The Crowsnest property is currently designated for non-urban, rural land use. The CMP's policies for this area are specifically intended to protect rural character and limit urban-scale development. Under Douglas County's own standards, development proposals must demonstrate consistency with the goals and policies of the CMP. Approving an amendment to allow up to 3,646 dwelling units and 550,000 square feet of commercial development would fundamentally contradict the County's long-range planning vision, undermine the integrity of the CMP as a governing document, and set a dangerous precedent for piecemeal urbanization of rural and agricultural land throughout unincorporated Douglas County.

3. WATER AVAILABILITY IS UNCONFIRMED AND LEGALLY PRECARIOUS

Parker Water & Sanitation District (PWSD) has not committed to providing water or sewer service to this property. PWSD's own District Manager has clarified on the record that any "Will Serve" letter is not a promise or guarantee of service. Furthermore, PWSD's pending Resolution 2026-06, currently in its first reading, would establish a maximum cap of 100 water resource credits available for sale to any single development via fee-in-lieu purchase. A development of 3,646 homes would require water credits far in excess of this cap, making high-density development on this parcel effectively unserviceable under PWSD's emerging policy without a variance from its Board. Additionally, the City of Castle Rock's mayor has formally warned in writing that development drawing solely on non-renewable groundwater in this area could endanger regional water supplies and would be subject to legal action. A CMP amendment authorizing urban-scale development must not be approved before long-term, renewable water service is legally secured and confirmed in writing by the serving utility.

4. INFRASTRUCTURE IS WHOLLY INADEQUATE

Crowfoot Valley Road currently operates as a two-lane road and is already projected to require widening to four lanes independent of this development — a multi-jurisdictional project requiring coordination among Douglas County, the Town of Parker, the Town of Castle Rock, and potentially the City of Castle Pines. The surrounding road network, including Parker Road and Chambers Road, already serves dense existing communities and cannot absorb the traffic generated by 3,646 new homes and 550,000 square feet of commercial space without significant, unplanned public investment. No traffic study has been made available to the public. I formally request that any traffic impact study submitted by the applicant be entered into the public record and subjected to independent third-party review before any hearing on this application proceeds.

5. WILDLIFE AND ENVIRONMENTAL IMPACTS ARE SEVERE AND IRREVERSIBLE

The Crowsnest property sits within an active wildlife corridor. A resident elk herd of approximately 150 animals migrates through this land annually, and nesting bald eagles have been documented on the property. Colorado Parks & Wildlife must be designated as a required referral agency in this process. Approving urban-scale development on this land would cause irreversible harm to wildlife, wildlife movement corridors, and the open space character that existing residents of Parker, Clark Farms, The Pinery, Trails at Crowfoot, Looking Glass, and surrounding communities rely upon and have invested in.

6. MULTIPLE NEIGHBORING JURISDICTIONS FORMALLY OPPOSE THIS DEVELOPMENT

The Town of Parker has formally opposed this project at every stage, with its mayor stating publicly that the town "prefers this property stay in unincorporated Douglas County" as rural land. The City of Castle Rock has raised legal concerns over groundwater impacts. Elected state Representative Anthony Hartsook (House District 44) has spoken in opposition to high-density development in this area on the record at public meetings. Hundreds of residents from Parker and Castle Pines have organized and appeared at public meetings in consistent, overwhelming opposition. Douglas County should not serve as a workaround for a developer that has been turned away by every other jurisdiction it has approached.

7. PROCEDURAL REQUESTS

I respectfully request that Douglas County:

- Confirm in writing that the mandatory 35-day referral review process is being conducted for this application.
- Require the applicant to hold a formal neighborhood meeting before any Planning Commission hearing is scheduled.
- Ensure that referral responses from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock are received and made part of the public record before any hearing proceeds.
- Disclose in writing any conflicts of interest involving staff, commissioners, or decision-makers prior to any public hearing.
- Provide adequate public notice of all hearings no less than 30 days in advance.

I respectfully request that this CMP amendment be denied, and that any future consideration be contingent on full community engagement, legally confirmed and renewable water service, independent infrastructure analysis, and demonstrated consistency with the existing Comprehensive Master Plan.

Please confirm receipt of this letter and my request for Affected Party status, and advise me of the current timeline and next steps for File No. DR2026-003.

Respectfully submitted,
Sarah Hart
Clark Farms, Parker, CO
Douglas County Resident
jmankyfood@yahoo.com
April 30, 2026

From: [Shauna Forsythe](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: Crowsnest CMP Amendment: In support
Date: Friday, July 3, 2026 11:43:41 AM

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

Dear Planning Commissioners,

I'm writing to state my support for the above noted proposed amendment.

As you know, the Crowsnest property is surrounded by several master planned residential communities such as Looking Glass, Macanta and Trails at Crowfoot. It would be a natural and responsible decision to rezone this property from Non-Urban to Urban, making it a cohesive urban community reflective of the other significant changes to zoning and development in this area.

Changing the zoning code mirrors multiple prior County actions and planning goals. The established urban services support this development without further impact on the environment or quality of life. It is a responsible planning measure that accommodates future growth without adding sprawl or the need for expensive and intrusive additional infrastructure. This development should not diminish this area's air quality and will have a negligible impact on natural resources.

Finally, this development will bring another significant benefit to our residents: 130 acres of new open space and trails for our citizens to enjoy. The preservation of Lemon Gulch ensures that we will have accessible public space today, and for future generations.

I appreciate your consideration of this item and thank you for the time and service you generously provide. We all benefit from your dedication to creating the livable communities we enjoy, while protecting our open spaces, water resources and air quality.

I hope you will support this amendment during the July 20th meeting.

Sincerely,

Shauna Forsythe
Douglas County resident

From: [Adam Fenton](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: Support for Crowsnest Comp Plan Amendment
Date: Wednesday, July 1, 2026 10:18:14 AM

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

Hello Planning Commissioners,

My name is Adam Fenton and I'm writing to respectfully request your support for the proposed CMP Amendment for the Crowsnest property in the northern portion of Douglas County.

As you probably know all too well, the Crowfoot Valley corridor has changed significantly over the past few decades. Today, this area is comprised of either built out subdivisions or new master planned communities such as Looking Glass, Macanta and Pradera. The County's CMP supports growth that avoids leap-frog sprawl and development on the Crowsnest property accomplishes just that. It focuses future growth and population absorption in an area of the County that has existing road and fire prevention infrastructure while not interfering with high priority wildlife habitat.

Development of this property would also serve the greater public interest in Douglas County with the preservation of Lemon Gulch and the addition of 100+ new acres of open space and trails. As of now, the property is entirely private and the public has no access to those acres, but future development will change that and provide a significant benefit to nearby residents.

Thank you for taking the time to review my thoughts and I hope you'll strongly consider supporting this amendment as it aligns well with the goals of the Comprehensive Plan.

Adam Fenton
Douglas County Resident

From: [sai charan](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: Supporting Crowsnest CMP Amendment
Date: Monday, July 6, 2026 2:26:33 PM

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

Hello Planning Commissioners and County Staff,

I'm pleased to convey my full support for the proposed Comprehensive Master Planned amendment for the Crowsnest property located adjacent to Pradera, Looking Glass and the Trails at Crowfoot.

I'm support the CMP amendment for the following reasons and I hope you'll consider doing the same:

- The preservation of Lemon Gulch and approximately 130 acres of open space, parks and trails is a tremendous public benefit that would go with this proposal. Currently, the property is all private, but if/when development is approved, we'll gain a massive amount of additional open space and have greater trail connectivity in the area.
- Douglas County is thoughtful when it comes to fiscal impacts of growth and smart planning means focusing future housing in areas that are already developed and have access to infrastructure. The Crowsnest property is really the last large piece of land that has yet to be developed in the area and is surrounding by many master planned communities, several of which I mentioned above.
- There is ample road and water infrastructure in the area to serve the development including several water and sanitation providers such as Parker Water.

Douglas County has an opportunity to continue planning for a strong future, and I believe Crowsnest is consistent with our focus on smart, thoughtful growth.

Thank you for your consideration, and I respectfully encourage your support.

Sincerely,

Sai Charan Marupudi

Douglas County Resident

Thanks,

Sai Charan Marupudi

From: [Naga Vemuri](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: Supporting Crowsnest CMP Amendment
Date: Monday, July 6, 2026 4:15:21 PM

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

Dear Douglas County Planning Commission,

I am writing to express my **full support** for the proposed Comprehensive Plan amendment for the Crowsnest development.

Douglas County is one of Colorado's most desirable places to live because it has consistently planned for growth with care and intention. Maintaining that quality of life requires looking ahead and identifying opportunities where future development can occur in a responsible manner.

Simply put, Crowsnest and the corresponding CMP amendment represents that kind of thoughtful planning. Future development on this property will bring together housing, parks, open space, trails, and neighborhood-serving businesses in a location that is already surrounded by existing development and served by major roadways. Rather than having sprawl farther out in the County, we hope you'll approve this amendment and allow growth to happen where it belongs next to the already approved and built out master planned communities in the area.

Thank you for your consideration and service to our County. It's appreciated!

Naga
Douglas County Resident

From: [Ravi Kondala](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: Supporting Crowsnest CMP Amendment
Date: Monday, July 6, 2026 5:03:16 PM

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

Douglas County Planning Commission,

I'm writing as a Douglas County resident and property owner to express my support for the proposed Comprehensive Master Plan amendment for the Crowsnest property off Crowfoot Rd.

First, I want to express my appreciation for your service to the County. I know your service on the Planning Commission is done on a volunteer basis and we thank you for dedicating that time to your community.

I hope you'll consider supporting the CMP amendment for the following reasons:

- This area of Douglas County has changed considerably over the last 2 decades. Numerous master planned communities, including ones directly adjacent to the Crowsnest property, have either been built out or in the process of building out. These include Looking Glass, Trails at Crowfoot, Macanta, Anthology and the Canyons. Growth is inevitable and focusing it in an area where it's already taken place makes the most logical sense.
- Given the growth that's already taken place in the area, there is adequate road, school and fire prevention services to accommodate additional homes.
- Right now, the Crowsnest property is private land, but if you approve this CMP amendment and the community comes to fruition, the County will have another 130+ acres of publicly accessible open space, parks and trails. This is a significant win for the County and serves as a tremendous public benefit.

Thanks again for considering our thoughts and I hope you'll support this CMP Amendment on July 20th.

Douglas County Resident

From: [pushpanag.mandava](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: Supporting Crowsnest CMP Amendment
Date: Monday, July 6, 2026 9:30:41 PM

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

Douglas County Planning Commission,

I'm writing as a Douglas County resident and property owner to express my support for the proposed Comprehensive Master Plan amendment for the Crowsnest property off Crowfoot Rd.

First, I want to express my appreciation for your service to the County. I know your service on the Planning Commission is done on a volunteer basis, and we thank you for dedicating that time to your community.

I hope you'll consider supporting the CMP amendment for the following reasons:

- This area of Douglas County has changed considerably over the last 2 decades. Numerous master planned communities, including ones directly adjacent to the Crowsnest property, have either been built out or in the process of building out. These include Looking Glass, Trails at Crowfoot, Macanta, Anthology and the Canyons. Growth is inevitable and focusing it in an area where it's already taken place makes the most logical sense.
- Given the growth that's already taken place in the area, there is adequate road, school and fire prevention services to accommodate additional homes.
- Right now, the Crowsnest property is private land, but if you approve this CMP amendment and the community comes to fruition, the County will have another 130+ acres of publicly accessible open space, parks and trails. This is a significant win for the County and serves as a tremendous public benefit.

Thanks again for considering our thoughts and I hope you'll support this CMP Amendment on July 20th.
Douglas County Resident

From: [Todd Carnes](#)
To: [Michael Pesicka](#)
Cc: [Todd Carnes](#)
Subject: Opposition to Amendment of the Douglas County Comprehensive Master Plan Land Use Map
Date: Tuesday, July 7, 2026 5:51:10 PM
Attachments: [Douglas County Comprehensive Master Nonurban Land Use.pdf](#)

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

Dear Mike Pesicka and members of the Douglas County Planning Commission,

I am a resident of Pradera, located in Douglas County, and I respectfully urge you to oppose and reject the applicant's request to amend the Douglas County Comprehensive Master Plan Land Use Map by changing approximately 745 acres (15 parcels) from **Nonurban** to **Urban** designation.

My concerns center on three primary issues: **water availability, wildlife preservation, and compatibility with surrounding communities.**

The established community of Pradera has existed for many years. The northern portion of Pradera directly abuts the southeastern boundary of the subject property and consists of low-density residential homes situated on acreage lots. Likewise, the Bloom development, located immediately east of the southeastern portion of the 745-acre area, was ultimately approved only after being revised to consist of acreage lots. These existing communities are consistent with the Douglas County Comprehensive Master Plan's **Nonurban Land Use** designation, which is intended to support low-intensity residential and agricultural uses.

Redesignating this property from Nonurban to Urban would be fundamentally inconsistent with the character and development pattern of the surrounding area. Introducing high-density residential development adjacent to established acreage communities would create a significant land-use incompatibility and undermine the long-standing planning objectives that have guided development in this portion of the County.

In addition, water availability remains a significant concern. Douglas County continues to face recurring drought conditions and long-term water supply challenges. While hydrologic conditions may vary from year to year, converting 745 acres to Urban development would substantially increase water demand and place additional stress on already limited resources. Higher-density development also increases the potential consequences of wildfire events by introducing additional population and infrastructure into areas vulnerable to fire risks.

Wildlife impacts must also be carefully considered. The subject property currently serves as an important migration and movement corridor for elk and other wildlife. Residents routinely observe elk utilizing this area. Urban development and the associated roads, traffic, fencing, lighting, and residential density would significantly disrupt, reduce, or potentially eliminate this important wildlife corridor. Once lost, these natural connections

are extremely difficult, if not impossible, to restore.

For these reasons, I respectfully request that Douglas County Planning Commission uphold the intent of the Comprehensive Master Plan and deny the proposed amendment from Nonurban to Urban. Maintaining the current designation will help preserve the rural character of the area, protect valuable wildlife habitat and migration routes, support responsible water stewardship, and ensure compatibility with the surrounding communities of Pradera and Bloom.

In closing, I ask for your understanding and consideration of these concerns and respectfully request that you reject the proposed amendment.

Thank you for your service and thoughtful consideration of this matter.

Respectfully,

Todd Carnes
4923 Raintree Cir.
Parker, CO 80134

From: [Katie Neth](#)
To: [Michael Pesicka](#)
Subject: Crowsnest
Date: Wednesday, July 8, 2026 10:25:34 AM

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

Kathleen A. Neth
12888 Buckhorn Creek St.
Parker, CO 80134

July 8, 2026

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners:

Please accept this letter as formal notice that I oppose the Crowsnest Master Plan Amendment application (File No. DR2026-003), submitted by ARLA Land Holdings LLC on March 23, 2026. The application seeks to amend the Douglas County Comprehensive Master Plan to allow future urban development of the approximately 795-acre Crowsnest property located along Crowfoot Valley Road.

I am a property owner residing within five miles of the subject property in Parker, Douglas County, Colorado. I am also a resident of the Stroh Ranch community, which would be directly impacted by the proposed development. I respectfully request that this letter be included in the official record of these proceedings.

I urge the Planning Commission and the Board of County Commissioners to deny this application for several reasons.

First, the proposed development would significantly increase traffic on Crowfoot Valley Road and surrounding roadways. Residents of Stroh Ranch already experience congestion during peak travel hours, and additional development would further strain transportation infrastructure, increase commute times, and create additional safety concerns.

Second, I am concerned about the impact on our community's water resources. As Colorado continues to face water supply challenges, approving a development of this scale raises important questions about sustainable water availability and responsible growth. Future development should not place additional pressure on limited water resources or compromise the needs of existing residents.

Finally, the Crowsnest property provides valuable wildlife habitat and open space that supports deer, birds, and other native species. Urban development of this property would result in habitat loss and disruption of wildlife movement through the area. Preserving these natural resources is important to maintaining the character and environmental health of Douglas County.

For these reasons, I respectfully ask the Planning Commission and the Board of County Commissioners to deny the Crowsnest Master Plan Amendment application and uphold the goals of responsible planning, environmental stewardship, and protection of existing communities.

Thank you for your time, consideration, and service to Douglas County.

Respectfully,

Kathleen A. Neth

From: [Ireland Ziegler](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: Crowsnest Comp Plan Amendment – Vote Yes
Date: Wednesday, July 8, 2026 2:59:48 PM

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

Dear Planning Commissioners,

I'm writing as a Douglas County resident encouraging you to support the proposed Comprehensive Master Plan Amendment for Crowsnest for the following reasons:

- Many Castle Pines residents said they weren't against future development on this site, but they'd prefer future development remain in Douglas County. The applicant listened to that feedback, withdrew their applications in Castle Pines and this is the first of many logical steps they'll have to go through to develop the land. As you know quite well, this amendment sets the land-use category only; it does not establish density, unit mix, lot sizes, or product type, which are determined at PD zoning and subdivision.
- Crowsnest is bounded on three sides by entitled or developing urban and suburban master-planned communities (Looking Glass, Anthology, Trails at Crowfoot, Macanta, Pradera, The Canyons, Pinery). Simply put, this area has changed significantly over the past few decades and growth has and will continue to come to places that are served by adequate infrastructure.
- There have been some uneducated comments about wildlife in the area, but professional review and wildlife mapping shows predominantly low to-moderate habitat values and no mapped wildlife movement corridors, overland connections, or conservation areas.
- I very much appreciate our way of life here and rather than shut the door behind us, I think we need to continue to develop thoughtfully along the Crowfoot corridor vs. push for sprawl in areas much further out in the County.

For those reasons and others, I'm supportive of this CMP amendment and I hope you will consider voting for it on July 20th.

Ireland Ziegler
Douglas County Resident

From: [Anudeep Arla](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: Supporting Crowsnest CMP Amendment
Date: Wednesday, July 8, 2026 4:11:55 PM

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

Hello Douglas County Planning Commission,

I'm writing as a Douglas County resident and property owner to express my support for the proposed Comprehensive Master Plan amendment for the Crowsnest property off Crowfoot Rd.

First, I want to express my appreciation for your service to the County. I know your service on the Planning Commission is done on a volunteer basis and we thank you for dedicating that time to your community.

I hope you'll consider supporting the CMP amendment for the following reasons:

1. This area of Douglas County has changed considerably over the last 2 decades. Numerous master planned communities, including ones directly adjacent to the Crowsnest property, have either been built out or in the process of building out. These include Looking Glass, Trails at Crowfoot, Macanta, Anthology and the Canyons. Growth is inevitable and focusing it in an area where it's already taken place makes the most logical sense.
2. Given the growth that's already taken place in the area, there is adequate road, school and fire prevention services to accommodate additional homes.
3. Right now, the Crowsnest property is private land, but if you approve this CMP amendment and the community comes to fruition, the County will have another 130+ acres of publicly accessible open space, parks and trails. This is a significant win for the County and serves as a tremendous public benefit. Thanks again for considering our thoughts and I hope you'll support this CMP Amendment on July 20 th.

Thanks
Anu
Douglas County Resident

From: [Doug Austin](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: Planning Commission - July 20th - CMP Support Ltd for Crowsnest Application
Date: Wednesday, July 8, 2026 9:12:04 PM

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

Dear Douglas County Planning Commission:

I extend my **full support** for the proposed Comprehensive Master Plan (CMP) amendment for the Crowsnest development.

I have been a resident of Douglas County since February 1998. I raised three sons in Parker who each attended Douglas County Schools. Now, I have two granddaughters living in Castle Rock – one already attending Douglas County Schools. My son's grandparents moved to Grandview Estates as original residents in the early 1970s.

Thus, our family has deep roots in Douglas County. Now, with my adult sons choosing to remain in Douglas County – and with my oldest son raising his daughters here – we are deeply committed to the future success of Douglas County.

When we moved into Parker's Stonegate subdivision in February 1998, we were early beneficiaries of the County's support for growth. For the benefit of current and new Douglas County residents, I sincerely hope that this same positive orientation to growth is present in July 2026.

Your support of the CMP amendment may in thirty years give rise to many future families like mine. Families who raised children and who contributed to the community in many wonderful ways – enriching all of us.

I believe that the Crowsnest development and the corresponding, proposed CMP amendment represent the kind of thoughtful planning that has guided the County to its enviable position as one of the Country's most desirable communities. Future development on this property will bring together housing, parks, open space, trails, and neighborhood-serving businesses in a location that is already surrounded by existing development and served by major roadways.

Fundamentally, I sincerely believe that the Crowsnest development promises to be a great addition to the Douglas County community. It will offer wonderful new housing

and amenity opportunities for current and future Douglas County residents alike.

On behalf of my family, we thank you for your consideration and service to our County.

Sincerely,

Douglas S. Austin
6117 Crowfoot Valley Road
Parker, CO 80134

From: [Veda Manne](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: In favor of Comprehensive Master Plan
Date: Thursday, July 9, 2026 8:22:31 AM

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

Douglas County Planning Commission and County Staff,

It's my understanding that you're being asked to consider an amendment to the County's Comprehensive Master Plan on July 20th for the Crowsnest property. After reviewing the applicant's request, I wanted to reach out and express my **full support** for the proposed amendment.

Douglas County will continue to grow over the next decade, and our population growth should be accommodated in areas where growth has already occurred and infrastructure is in place. Crowsnest is included in that area and so are many new residential master planned communities such as Trails at Crowfoot and Looking Glass. This part of Douglas County is no longer an agricultural area and a redesignation of this property in our Comp plan makes all the sense in the world.

I know there was some push back about the Crowsnest property being annexed into the Town of Castle Pines and those same residents said they were not against the property being developed, but merely the annexation itself. The property owners listened to that feedback and are looking to stay in the County, as the public called for. This amendment is the first step in a long development process and I hope you'll allow the property owners to move forward by approving their request in the coming weeks.

Thanks
Vedavathi Manne,
Castle Pines resident

From: [jmankyfood](#)
To: [Michael Pesicka](#); jmankyfood@yahoo.com
Cc: [BOCC](#)
Subject: Formal Opposition to DR2026-003 (Crowsnest CMP Land Use Map Amendment) – Request Denial
Date: Thursday, July 9, 2026 4:50:59 PM

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

Dear Mr. Pesicka and Douglas County Planning Commission,

I am a resident of Douglas County writing to formally oppose DR2026-003, the Crowsnest CMP Land Use Map Amendment that would change approximately 15 parcels (~745 acres) from Nonurban to Urban. I request the Planning Commission recommend denial of this amendment and that the Board of County Commissioners uphold that recommendation.

This proposal contradicts core CMP goals and policies:

Wildlife & Habitat Protection (Section 9): Wildlife is a vital community asset. Policies require protecting Tier 1/2 habitats, movement corridors, and minimizing fragmentation. This change risks permanent loss for species like bald eagles and disrupts ecosystems. Permanent conservation measures must precede any urban designation.

Rural/Nonurban Character & Open Space (Sections 3–4): The CMP balances growth with preservation of rural character, agriculture, and open space. Reclassifying this land accelerates sprawl and undermines voter-supported conservation efforts.

Environmental Quality & Infrastructure (Section 8): Large-scale development would strain roads, water/sewer, and services without adequate mitigation, creating adverse cumulative impacts.

Approval Criteria: The amendment fails consistency with CMP intent, compatibility with surrounding uses, and protection of natural features.

Once developed, this land is permanently lost to wildlife and rural character—it will never return. I urge denial to protect Douglas County’s unique identity and prevent it from becoming another Denver suburb.

Please include this in the official record, confirm receipt, and ensure any conflicted commissioners (e.g., those with ties to Ventana Capital) recuse themselves.

This submission doesn't erase my previous submission concerning the project application, it is in addition to.

I plan to attend the July 20 hearing and reference this submission.

Thank you for your service.

Sincerely,

Sarah Hart
Parker, CO
jmankyfood@yahoo.com
303-910-5705

----- Original message -----

From: jmankyfood <jmankyfood@yahoo.com>
Date: 4/30/26 10:15 AM (GMT-07:00)

To: mpesicka@douglasco.gov

Cc: bocc@douglasco.gov

Subject: Formal Opposition & Request for Affected Party Status – Crowsnest Master Plan Amendment, File No. DR2026-003

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners,

I am writing to formally oppose the Crowsnest Master Plan Amendment application (File No. DR2026-003), submitted by ARLA Land Holdings LLC on March 23, 2026, requesting an amendment to the Douglas County Comprehensive Master Plan (CMP) for future urban development of the approximately 795-acre Crowsnest property along Crowfoot Valley Road.

I also hereby formally request recognition as an Affected Party / Interested Party in this proceeding. My basis for standing is as follows:

- I am a property owner located within 5 miles of the subject property, residing in Parker, Douglas County, Colorado.
- I am a resident of Clark Farms, a community directly and materially impacted by the proposed development.

As an Affected Party, I formally request:

- That I be placed on the notification list for all public hearings, referral responses, staff reports, and correspondence related to File No. DR2026-003.
- That I be provided copies of all applicant-submitted documents, including traffic studies, water availability analyses, fiscal impact analyses, and environmental assessments — particularly any documentation not posted or otherwise available to the public.
- That I be notified of the mandatory 35-day referral review period and all referral responses received from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock.
- That all my written submissions be entered into the official record of this proceeding.
- That any conflicts of interest on the part of staff, commissioners, or decision-makers involved in the review of this application be disclosed in writing prior to any public hearing.
- That I be afforded the opportunity to present evidence, testimony, and technical analysis at any public hearing on this application.

I urge the Planning Commission and Board of County Commissioners to deny this application for the following reasons:

1. THIS IS A RECYCLED APPLICATION REJECTED BY THE COMMUNITY

This application was filed just four days after the developer withdrew an identical proposal from the City of Castle Pines on March 19, 2026, in the face of overwhelming community opposition. The Castle Pines City Council unanimously accepted the withdrawal, placed a 120-day moratorium on all new annexation applications, and directed staff to develop a formal annexation policy in direct response to public concern. In withdrawing, the developer explicitly stated it "reserves all rights with respect to any future petition, application, amendment request, or other entitlement relating to the property" and filed this CMP amendment with Douglas County days later. This is forum shopping, not good-faith community engagement. Douglas County should not serve as an alternate path for a developer that has already been turned away by every jurisdiction it has approached.

2. INCONSISTENCY WITH THE COMPREHENSIVE MASTER PLAN

The Crowsnest property is currently designated for non-urban, rural land use. The CMP's policies for this area are specifically intended to protect rural character and limit urban-scale development. Under Douglas County's own standards, development proposals must demonstrate consistency with the goals and policies of the CMP. Approving an amendment to allow up to 3,646 dwelling units and 550,000 square feet of commercial development would fundamentally contradict the County's long-range planning vision, undermine the integrity of the CMP as a governing document, and set a dangerous precedent for piecemeal urbanization of rural and agricultural land throughout unincorporated Douglas County.

3. WATER AVAILABILITY IS UNCONFIRMED AND LEGALLY PRECARIOUS

Parker Water & Sanitation District (PWSD) has not committed to providing water or sewer service to this property. PWSD's own District Manager has clarified on the record that any "Will Serve" letter is not a promise or guarantee of service. Furthermore, PWSD's pending Resolution 2026-06, currently in its first reading, would establish a maximum cap of 100 water resource credits available for sale to any single development via fee-in-lieu purchase. A development of 3,646 homes would require water credits far in excess of this cap, making high-density development on this parcel effectively unserviceable under PWSD's emerging policy without a variance from its Board. Additionally, the City of Castle Rock's mayor has formally warned in writing that development drawing solely on non-renewable groundwater in this area could endanger regional water supplies and would be subject to legal action. A CMP amendment authorizing urban-scale development must not be approved before long-term, renewable water service is legally secured and confirmed in writing by the serving utility.

4. INFRASTRUCTURE IS WHOLLY INADEQUATE

Crowfoot Valley Road currently operates as a two-lane road and is already projected to require widening to four lanes independent of this development — a multi-jurisdictional project requiring coordination among Douglas County, the Town of Parker, the Town of Castle Rock, and potentially the City of Castle Pines. The surrounding road network, including Parker Road and Chambers Road, already serves dense existing communities and cannot absorb the traffic generated by 3,646 new homes and 550,000 square feet of commercial space without significant, unplanned public investment. No traffic study has been made available to the public. I formally request that any traffic impact study submitted by the applicant be entered into the public record and subjected to independent third-party review before any hearing on this application proceeds.

5. WILDLIFE AND ENVIRONMENTAL IMPACTS ARE SEVERE AND IRREVERSIBLE

The Crowsnest property sits within an active wildlife corridor. A resident elk herd of approximately 150 animals migrates through this land annually, and nesting bald eagles have been documented on the property. Colorado Parks & Wildlife must be designated as a required referral agency in this process. Approving urban-scale development on this land would cause irreversible harm to wildlife, wildlife movement corridors, and the open space character that existing residents of Parker, Clark Farms, The Pinery, Trails at Crowfoot, Looking Glass, and surrounding communities rely upon and have invested in.

6. MULTIPLE NEIGHBORING JURISDICTIONS FORMALLY OPPOSE THIS DEVELOPMENT

The Town of Parker has formally opposed this project at every stage, with its mayor stating publicly that the town "prefers this property stay in unincorporated Douglas County" as rural land. The City of Castle Rock has raised legal concerns over groundwater impacts. Elected

state Representative Anthony Hartsook (House District 44) has spoken in opposition to high-density development in this area on the record at public meetings. Hundreds of residents from Parker and Castle Pines have organized and appeared at public meetings in consistent, overwhelming opposition. Douglas County should not serve as a workaround for a developer that has been turned away by every other jurisdiction it has approached.

7. PROCEDURAL REQUESTS

I respectfully request that Douglas County:

- Confirm in writing that the mandatory 35-day referral review process is being conducted for this application.
- Require the applicant to hold a formal neighborhood meeting before any Planning Commission hearing is scheduled.
- Ensure that referral responses from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock are received and made part of the public record before any hearing proceeds.
- Disclose in writing any conflicts of interest involving staff, commissioners, or decision-makers prior to any public hearing.
- Provide adequate public notice of all hearings no less than 30 days in advance.

I respectfully request that this CMP amendment be denied, and that any future consideration be contingent on full community engagement, legally confirmed and renewable water service, independent infrastructure analysis, and demonstrated consistency with the existing Comprehensive Master Plan.

Please confirm receipt of this letter and my request for Affected Party status, and advise me of the current timeline and next steps for File No. DR2026-003.

Respectfully submitted,
Sarah Hart
Clark Farms, Parker, CO
Douglas County Resident
jmankyfood@yahoo.com
April 30, 2026

From: [jmankyfood](#)
To: [Michael Pesicka](#); jmankyfood@yahoo.com
Cc: [BOCC](#)
Subject: Formal Opposition to DR2026-003 (Crowsnest CMP Land Use Map Amendment) – Request Denial
Date: Thursday, July 9, 2026 4:50:59 PM

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

Dear Mr. Pesicka and Douglas County Planning Commission,

I am a resident of Douglas County writing to formally oppose DR2026-003, the Crowsnest CMP Land Use Map Amendment that would change approximately 15 parcels (~745 acres) from Nonurban to Urban. I request the Planning Commission recommend denial of this amendment and that the Board of County Commissioners uphold that recommendation.

This proposal contradicts core CMP goals and policies:

Wildlife & Habitat Protection (Section 9): Wildlife is a vital community asset. Policies require protecting Tier 1/2 habitats, movement corridors, and minimizing fragmentation. This change risks permanent loss for species like bald eagles and disrupts ecosystems. Permanent conservation measures must precede any urban designation.

Rural/Nonurban Character & Open Space (Sections 3–4): The CMP balances growth with preservation of rural character, agriculture, and open space. Reclassifying this land accelerates sprawl and undermines voter-supported conservation efforts.

Environmental Quality & Infrastructure (Section 8): Large-scale development would strain roads, water/sewer, and services without adequate mitigation, creating adverse cumulative impacts.

Approval Criteria: The amendment fails consistency with CMP intent, compatibility with surrounding uses, and protection of natural features.

Once developed, this land is permanently lost to wildlife and rural character—it will never return. I urge denial to protect Douglas County’s unique identity and prevent it from becoming another Denver suburb.

Please include this in the official record, confirm receipt, and ensure any conflicted commissioners (e.g., those with ties to Ventana Capital) recuse themselves.

This submission doesn't erase my previous submission concerning the project application, it is in addition to.

I plan to attend the July 20 hearing and reference this submission.

Thank you for your service.

Sincerely,

Sarah Hart
Parker, CO
jmankyfood@yahoo.com
303-910-5705

----- Original message -----

From: jmankyfood <jmankyfood@yahoo.com>
Date: 4/30/26 10:15 AM (GMT-07:00)

To: mpesicka@douglasco.gov

Cc: bocc@douglasco.gov

Subject: Formal Opposition & Request for Affected Party Status – Crowsnest Master Plan Amendment, File No. DR2026-003

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners,

I am writing to formally oppose the Crowsnest Master Plan Amendment application (File No. DR2026-003), submitted by ARLA Land Holdings LLC on March 23, 2026, requesting an amendment to the Douglas County Comprehensive Master Plan (CMP) for future urban development of the approximately 795-acre Crowsnest property along Crowfoot Valley Road.

I also hereby formally request recognition as an Affected Party / Interested Party in this proceeding. My basis for standing is as follows:

- I am a property owner located within 5 miles of the subject property, residing in Parker, Douglas County, Colorado.
- I am a resident of Clark Farms, a community directly and materially impacted by the proposed development.

As an Affected Party, I formally request:

- That I be placed on the notification list for all public hearings, referral responses, staff reports, and correspondence related to File No. DR2026-003.
- That I be provided copies of all applicant-submitted documents, including traffic studies, water availability analyses, fiscal impact analyses, and environmental assessments — particularly any documentation not posted or otherwise available to the public.
- That I be notified of the mandatory 35-day referral review period and all referral responses received from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock.
- That all my written submissions be entered into the official record of this proceeding.
- That any conflicts of interest on the part of staff, commissioners, or decision-makers involved in the review of this application be disclosed in writing prior to any public hearing.
- That I be afforded the opportunity to present evidence, testimony, and technical analysis at any public hearing on this application.

I urge the Planning Commission and Board of County Commissioners to deny this application for the following reasons:

1. THIS IS A RECYCLED APPLICATION REJECTED BY THE COMMUNITY

This application was filed just four days after the developer withdrew an identical proposal from the City of Castle Pines on March 19, 2026, in the face of overwhelming community opposition. The Castle Pines City Council unanimously accepted the withdrawal, placed a 120-day moratorium on all new annexation applications, and directed staff to develop a formal annexation policy in direct response to public concern. In withdrawing, the developer explicitly stated it "reserves all rights with respect to any future petition, application, amendment request, or other entitlement relating to the property" and filed this CMP amendment with Douglas County days later. This is forum shopping, not good-faith community engagement. Douglas County should not serve as an alternate path for a developer that has already been turned away by every jurisdiction it has approached.

2. INCONSISTENCY WITH THE COMPREHENSIVE MASTER PLAN

The Crowsnest property is currently designated for non-urban, rural land use. The CMP's policies for this area are specifically intended to protect rural character and limit urban-scale development. Under Douglas County's own standards, development proposals must demonstrate consistency with the goals and policies of the CMP. Approving an amendment to allow up to 3,646 dwelling units and 550,000 square feet of commercial development would fundamentally contradict the County's long-range planning vision, undermine the integrity of the CMP as a governing document, and set a dangerous precedent for piecemeal urbanization of rural and agricultural land throughout unincorporated Douglas County.

3. WATER AVAILABILITY IS UNCONFIRMED AND LEGALLY PRECARIOUS

Parker Water & Sanitation District (PWSD) has not committed to providing water or sewer service to this property. PWSD's own District Manager has clarified on the record that any "Will Serve" letter is not a promise or guarantee of service. Furthermore, PWSD's pending Resolution 2026-06, currently in its first reading, would establish a maximum cap of 100 water resource credits available for sale to any single development via fee-in-lieu purchase. A development of 3,646 homes would require water credits far in excess of this cap, making high-density development on this parcel effectively unserviceable under PWSD's emerging policy without a variance from its Board. Additionally, the City of Castle Rock's mayor has formally warned in writing that development drawing solely on non-renewable groundwater in this area could endanger regional water supplies and would be subject to legal action. A CMP amendment authorizing urban-scale development must not be approved before long-term, renewable water service is legally secured and confirmed in writing by the serving utility.

4. INFRASTRUCTURE IS WHOLLY INADEQUATE

Crowfoot Valley Road currently operates as a two-lane road and is already projected to require widening to four lanes independent of this development — a multi-jurisdictional project requiring coordination among Douglas County, the Town of Parker, the Town of Castle Rock, and potentially the City of Castle Pines. The surrounding road network, including Parker Road and Chambers Road, already serves dense existing communities and cannot absorb the traffic generated by 3,646 new homes and 550,000 square feet of commercial space without significant, unplanned public investment. No traffic study has been made available to the public. I formally request that any traffic impact study submitted by the applicant be entered into the public record and subjected to independent third-party review before any hearing on this application proceeds.

5. WILDLIFE AND ENVIRONMENTAL IMPACTS ARE SEVERE AND IRREVERSIBLE

The Crowsnest property sits within an active wildlife corridor. A resident elk herd of approximately 150 animals migrates through this land annually, and nesting bald eagles have been documented on the property. Colorado Parks & Wildlife must be designated as a required referral agency in this process. Approving urban-scale development on this land would cause irreversible harm to wildlife, wildlife movement corridors, and the open space character that existing residents of Parker, Clark Farms, The Pinery, Trails at Crowfoot, Looking Glass, and surrounding communities rely upon and have invested in.

6. MULTIPLE NEIGHBORING JURISDICTIONS FORMALLY OPPOSE THIS DEVELOPMENT

The Town of Parker has formally opposed this project at every stage, with its mayor stating publicly that the town "prefers this property stay in unincorporated Douglas County" as rural land. The City of Castle Rock has raised legal concerns over groundwater impacts. Elected

state Representative Anthony Hartsook (House District 44) has spoken in opposition to high-density development in this area on the record at public meetings. Hundreds of residents from Parker and Castle Pines have organized and appeared at public meetings in consistent, overwhelming opposition. Douglas County should not serve as a workaround for a developer that has been turned away by every other jurisdiction it has approached.

7. PROCEDURAL REQUESTS

I respectfully request that Douglas County:

- Confirm in writing that the mandatory 35-day referral review process is being conducted for this application.
- Require the applicant to hold a formal neighborhood meeting before any Planning Commission hearing is scheduled.
- Ensure that referral responses from Parker Water & Sanitation District, the Town of Parker, CDOT, Colorado Parks & Wildlife, and the Cities of Castle Pines, Lone Tree, and Castle Rock are received and made part of the public record before any hearing proceeds.
- Disclose in writing any conflicts of interest involving staff, commissioners, or decision-makers prior to any public hearing.
- Provide adequate public notice of all hearings no less than 30 days in advance.

I respectfully request that this CMP amendment be denied, and that any future consideration be contingent on full community engagement, legally confirmed and renewable water service, independent infrastructure analysis, and demonstrated consistency with the existing Comprehensive Master Plan.

Please confirm receipt of this letter and my request for Affected Party status, and advise me of the current timeline and next steps for File No. DR2026-003.

Respectfully submitted,
Sarah Hart
Clark Farms, Parker, CO
Douglas County Resident
jmankyfood@yahoo.com
April 30, 2026

From: [jmankyfood](#)
To: [BOCC](#); [Michael Pesicka](#); [Planning](#)
Cc: [ColoradoES, FW6](#); [Kara.VanHoose@state.co.us](#); [wildlife.health@state.co.us](#);
[DenverRegulatoryMailbox@usace.army.mil](#)
Subject: Formal Wildlife & Environmental Review Request – Crowsnest CMP Amendment DR2026-003 (July 20 Planning Commission Hearing)
Date: Thursday, July 9, 2026 5:08:18 PM

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

Dear Colorado Parks and Wildlife (Northeast Region), U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, and Douglas County Planning Staff/BOCC,

I am a Douglas County resident formally requesting review of wildlife, habitat, and environmental impacts for the Crowsnest Comprehensive Master Plan Amendment (DR2026-003), scheduled for the Planning Commission hearing on July 20, 2026. This ~745-acre proposal would change land from Nonurban to Urban designation.

Background & Updated Status

This property (east of The Canyons, along Crowfoot Valley Road) was previously part of a Castle Pines annexation petition that was withdrawn on March 19, 2026.

The CMP amendment was filed with Douglas County on March 23, 2026. Douglas County is now the lead agency.

Key Concerns (Please Evaluate and Enter into Record)

Prairie Dog Colony & Raptors: Active colony serving as prey base for bald eagles and other raptors. Bald eagles are protected under the Bald and Golden Eagle Protection Act and Migratory Bird Treaty Act. Any extermination or disturbance requires review.

Species of Concern: Potential habitat for Preble's meadow jumping mouse (federally threatened), burrowing owls, Swainson's hawk, mule deer, and a resident elk herd (~150 animals) using migration corridors.

Wildlife Corridors: The site lies within important movement corridors.

Wetlands & Waters: Lemon Gulch and surrounding drainages may include jurisdictional waters/wetlands under the Clean Water Act.

Formal Requests

Conduct or require wildlife surveys, raptor nest surveys, Preble's habitat assessment, and wetland delineation.

Consult on Endangered Species Act, Bald/Golden Eagle Protection Act, Migratory Bird Treaty Act, and Clean Water Act implications.

Designate CPW, USFWS, and USACE as referral agencies for DR2026-003.

Make all studies publicly available before the July 20 hearing.

Additional Note on Process: There appears to be a potential conflict of interest with Planning Commissioner Edward Kubly (Vice President of Land Development at Ventana Capital, the project's developer). I request confirmation of any disclosures and that he recuse himself.

These impacts are irreversible once development occurs. Please submit formal comments to Douglas County Planning (mpesicka@douglasco.gov) and confirm receipt to me.

Thank you for protecting Colorado's wildlife and natural resources.

Sincerely,

Sarah Hart

Parker / Douglas County, CO
jmankyfood@yahoo.com

----- Original message -----

From: jmankyfood <jmankyfood@yahoo.com>
Date: 4/30/26 10:32 AM (GMT-07:00)
To: BOCC@douglas.co.us, mpesicka@douglasco.gov
Subject: Wildlife Habitat & Environmental Review Request – Crowsnest Master Plan Amendment, File No. DR2026-003

Dear Mr. Pesicka and Members of the Douglas County Planning Commission and Board of County Commissioners,

I am writing to formally re-submit and update my wildlife habitat and environmental review concerns regarding the Crowsnest development, now filed as a Comprehensive Master Plan Amendment with Douglas County (File No. DR2026-003, submitted by ARLA Land Holdings LLC on March 23, 2026).

For context, I previously submitted these concerns to the Douglas County Board of County Commissioners on March 6, 2026. On March 10, 2026, I received a response from your office (from Maisie, on behalf of the BOCC) stating that Castle Pines was the lead agency at that time and referring me to their Community Development Director. That referral is no longer applicable. The Castle Pines annexation petition was formally withdrawn on March 19, 2026, and this CMP amendment was filed with Douglas County just four days later on March 23, 2026. Douglas County is now the lead agency, and these environmental concerns must be formally entered into the record for File No. DR2026-003.

I respectfully request that the following wildlife and environmental concerns be evaluated and made part of the official record prior to any hearing or approval of this application.

LOCATION OF CONCERN

The subject property is located east of The Canyons development, along Crowfoot Valley Road in unincorporated Douglas County, directly adjacent to the Town of Parker. The approximately 795-acre property is currently undeveloped open land, zoned agricultural, with no open space designation.

WILDLIFE HABITAT CONCERNS

1. PRAIRIE DOG COLONY AND RAPTOR HABITAT

There is an active prairie dog colony located on or near this property that has reportedly been discussed for extermination or euthanization as part of the development process. Prairie dog colonies are critical ecological habitat and serve as the primary prey base for numerous raptor species. Bald eagles have been repeatedly observed hunting and utilizing the surrounding habitat. Because bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, removal of an established prairie dog colony that serves as an active prey base could constitute a federal violation and requires formal agency review before any ground disturbance occurs.

2. SPECIES OF CONCERN

Based on the habitat characteristics of the site and surrounding riparian and grassland areas, the following species of concern may have potential habitat on or adjacent to the property:

- Preble's meadow jumping mouse (federally threatened)
- Burrowing owls associated with prairie dog colonies
- Swainson's hawk
- Mule deer, including documented movement corridors, winter range, and concentration areas identified by Colorado Parks & Wildlife
- A resident elk herd of approximately 150 animals that migrates through this land annually

3. ELK AND LARGE MAMMAL CORRIDORS

The property sits within an active wildlife movement corridor. A resident elk herd of approximately 150 animals migrates through this land annually. Nesting bald eagles have been documented on the property. Disruption of this corridor by urban-scale development would cause irreversible harm to wildlife that existing Parker and Douglas County residents depend on and have observed for years.

4. WETLANDS, DRAINAGE, AND WATERS OF THE UNITED STATES

Crowfoot Valley and surrounding drainage features, including Lemon Gulch which flows through the property, may contain riparian habitat, ephemeral streams, wetlands, or other waters subject to federal jurisdiction under the Clean Water Act. No wetland delineation report or jurisdictional determination has been made publicly available. A formal wetland delineation and Army Corps of Engineers jurisdictional determination should be required before this application advances.

FORMAL REQUESTS FOR AGENCY REVIEW

I respectfully request that the following be formally evaluated and entered into the record for File No. DR2026-003:

- Whether bald eagles or other protected raptors are utilizing the site for feeding, nesting, or roosting
- Whether burrowing owls or other migratory birds associated with prairie dog colonies are present
- Whether potential habitat for the Preble's meadow jumping mouse exists within the project area
- Whether Swainson's hawks or other raptors are nesting or utilizing the area
- Whether mule deer and elk migration routes, concentration areas, or seasonal habitats intersect the project site
- Whether wetlands, ephemeral streams, drainage corridors, or other waters of the United States are present within the project boundaries
- Whether the proposed prairie dog extermination or habitat disturbance could affect protected species or require consultation under the Endangered Species Act, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, or Clean Water Act

REQUEST FOR DOCUMENTATION

I formally request that the following documents be made publicly available as part of File No. DR2026-003, or that I be advised in writing if they do not exist:

- Wildlife surveys or habitat assessments
- Threatened or endangered species studies

- Raptor or eagle nest surveys
- Burrowing owl surveys associated with prairie dog colonies
- Prairie dog management, relocation, or extermination plans
- Wetland delineation reports or jurisdictional determinations
- Hydrology or drainage studies, including any assessment of Lemon Gulch
- Habitat mapping or wildlife corridor analyses
- Environmental impact reports or environmental assessments
- Any consultation or correspondence with Colorado Parks & Wildlife, the U.S. Fish and Wildlife Service, or the U.S. Army Corps of Engineers regarding wildlife or habitat impacts associated with this project

REQUEST FOR MANDATORY REFERRAL

I formally request that Colorado Parks & Wildlife be designated as a required referral agency for File No. DR2026-003, and that the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers be notified of this application given the potential presence of federally protected species and waters of the United States on the subject property.

COMMUNITY CONTEXT

For additional context regarding documented community wildlife observations, a public petition can be found at:
<https://www.change.org/p/stop-the-crowsnest-annexation-protect-parker-s-wildlife-bald-eagles-open-space>

Given that Douglas County is now the lead agency for this application, I respectfully request that all of the above environmental and wildlife concerns be formally evaluated and entered into the official record of File No. DR2026-003 before any Planning Commission hearing is scheduled or any approval is granted.

Please confirm receipt of this letter and advise me of the current timeline and next steps.

Respectfully submitted,
 Sarah Hart
 Parker, CO
 Douglas County Resident
 jmankyfood@yahoo.com
 April 30, 2026

----- Original message -----

From: BOCC <BOCC@douglas.co.us>

Date: 3/10/26 1:48 PM (GMT-07:00)

To: jmankyfood <jmankyfood@yahoo.com>

Subject: RE: Wildlife Habitat Concern and Request for Review – Crowsnest Annexation Proposed Development Near Parker, Colorado in unincorporated Douglas County

Hello Ms. Hart,

Thank you for contacting us. This project is part of a quasi-judicial planning process and Castle Pines is the lead agency. I have forwarded your message to Community Development

Director, Donna.Ferguson@CastlePinesCO.gov

Here's the page from their website [Crowsnest Annexation Petition - City of Castle Pines](#).

The Board of County Commissioners does receive a detailed report of all the feedback this inbox receives, so they will be aware of your thoughts. We have also shared your comments with the planning commission.

Thank you and have a great day!

Maisie

From: jmankyfood <jmankyfood@yahoo.com>

Sent: Friday, March 6, 2026 2:13 PM

Subject: Wildlife Habitat Concern and Request for Review – Crowsnest Annexation Proposed Development Near Parker, Colorado in unincorporated Douglas County

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

To whom it may concern,

I am writing to report a wildlife habitat concern related to a proposed annexation and large-scale residential development currently under review in Douglas County, Colorado.

Location of Concern:

The site is located east of The Canyons development, west of Castle Rock, and north of Founders Village, directly along Crowfoot Valley Road in Douglas County. The property currently lies outside municipal boundaries but is undergoing an annexation process into the City of Castle Pines. The area is situated east of Interstate 25 and directly along Crowfoot Valley Road. Precise parcel boundaries are identified in the annexation application associated with the proposed Crowsnest development.

The proposal involves a large, high-density residential development covering a substantial area of currently undeveloped open land.

Wildlife Habitat Concern:

There is an active prairie dog colony located on or near this property that has reportedly been discussed for extermination or euthanization as part of the development process. Prairie dog colonies function as important ecological habitat and serve as a primary prey base for numerous raptor species.

Bald eagles have been observed repeatedly hunting and utilizing the surrounding habitat. Because bald eagles and other raptors are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, removal of a prairie dog colony that serves as an established prey base could potentially impact protected raptors actively using the area for foraging.

Additionally, based on the habitat characteristics of the site and surrounding riparian and grassland areas, there may be potential habitat for species of concern including the Preble's meadow jumping mouse and Swainson's hawk. The area also supports mule deer and other wildlife commonly observed moving through the surrounding open space.

The project area may also overlap mapped mule deer movement corridors, winter range, concentration areas, or other habitat layers identified by Colorado Parks and Wildlife. If present, these habitats may warrant additional wildlife review during the annexation and development process.

Crowfoot Valley and surrounding drainage features may also contain riparian habitat, ephemeral streams, wetlands, or other waters subject to federal jurisdiction under the Clean Water Act.

Publicly available federal and state environmental mapping resources also indicate that the broader area may contain wetlands, drainage features, wildlife habitat layers, or other environmentally sensitive features that could warrant additional review during project evaluation.

Request for Agency Review:

Given the above concerns, I respectfully request that the appropriate agencies review this situation and determine whether environmental or wildlife consultation may be required prior to annexation approval or any disturbance of the prairie dog colony, surrounding habitat, or associated drainage features.

Specifically, I request that the following be evaluated:

- Whether bald eagles or other protected raptors are utilizing the site for feeding, nesting, or roosting
- Whether burrowing owls or other migratory birds associated with prairie dog colonies are present
- Whether potential habitat for the Preble's meadow jumping mouse exists within the project area
- Whether Swainson's hawks or other raptors are nesting or utilizing the area
- Whether mule deer migration routes, concentration areas, or seasonal habitats intersect the project site
- Whether wetlands, ephemeral streams, drainage corridors, or other waters of the United States are present within the project boundaries
- Whether the proposed prairie dog extermination or habitat disturbance could affect protected

species or require consultation under the Endangered Species Act, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, or Clean Water Act

Request for Documentation:

Additionally, I would appreciate any information regarding whether environmental or wildlife reviews have already been conducted for this property. If available, please provide copies of the following documents or direct me to where they may be publicly accessed:

- Wildlife surveys or habitat assessments
- Threatened or endangered species studies
- Raptor or eagle nest surveys
- Burrowing owl surveys associated with prairie dog colonies
- Prairie dog management, relocation, or extermination plans
- Wetland delineation reports or jurisdictional determinations
- Hydrology or drainage studies
- Habitat mapping or wildlife corridor analyses
- Environmental impact reports or environmental assessments
- Any consultation or correspondence with Colorado Parks and Wildlife, the U.S. Fish and Wildlife Service, or the U.S. Army Corps of Engineers regarding wildlife or habitat impacts associated with this project

Community Context:

For additional context regarding community concerns related to wildlife habitat in this area, a public petition documenting local observations and concerns can be found here:

<https://www.change.org/p/stop-the-crowsnest-annexation-protect-parker-s-wildlife-bald-eagles-open-space>

Because this project is currently undergoing annexation review, I respectfully request that these potential wildlife and habitat concerns be evaluated prior to further approvals or disturbance of the site.

Thank you for your time and attention to this matter and for ensuring that wildlife protections and environmental review requirements are properly considered during evaluation of this proposed development.

Sincerely,

Sarah Hart
Douglas County, CO

From: [jmankyfood](#)
To: [BOCC](#); [Planning](#)
Cc: [Curt Weitkunat](#); [Michael Pesicka](#)
Subject: Subject: Strong Opposition to DR2026-003 (Crowsnest CMP Amendment) – Request BOCC Denial and Full ESA/Environmental Review
Date: Thursday, July 9, 2026 5:52:19 PM

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

Dear Douglas County Board of County Commissioners,

As a longtime Douglas County resident, I strongly oppose DR2026-003, the Crowsnest Comprehensive Master Plan Land Use Map Amendment. I respectfully request that you deny this amendment and any subsequent rezoning that would convert approximately 745 acres from Nonurban to Urban designation.

This proposal fails multiple CMP approval criteria and applicable laws:

Endangered Species Act (ESA) Concerns (16 U.S.C. § 1531 et seq.) — The site supports potential habitat for the federally threatened Preble’s meadow jumping mouse and documented foraging areas for bald eagles (protected under the Bald and Golden Eagle Protection Act). Prairie dog colonies serve as critical prey bases. Habitat modification risks prohibited “take.” Full surveys and USFWS Section 7 consultation must be required.
Wildlife Habitat & Corridors (CMP Section 9) — Policies protect Tier 1/2 habitats and movement corridors for mule deer, elk (~150-animal herd), burrowing owls, and other species. Urban development would cause irreversible fragmentation.

Rural/Nonurban Character & Open Space (CMP Sections 3–4) — The amendment undermines the plan’s balance and preservation goals.

Utilities, Infrastructure, Public Safety & Security — The CMP requires demonstration of adequate public facilities without adverse impacts. The applicant must provide verified proof of sufficient water/sewer capacity, traffic studies, school impacts, fire/EMS response times (South Metro Fire Rescue), law enforcement coverage (Sheriff’s Office), and emergency access. Large-scale development will strain existing services and raise costs for residents. No comprehensive verification has been presented.

Overall Consistency — The proposal fails CMP consistency, compatibility with surrounding uses, and protection of natural features.

Precedent of Denials — Douglas County has previously denied or seen withdrawn major projects (including certain data center proposals) due to traffic, environmental, wildlife, and infrastructure concerns.

The same issues apply here and warrant consistent denial.

Environmental Quality — Potential wetlands/drainages (Lemon Gulch) require Clean Water Act review.

Development is irreversible. Once urbanized, this land and its wildlife value are permanently lost. Douglas County must prioritize long-term conservation over short-term development pressure.

I have submitted detailed comments to Planning staff and will reference them at the July 20 Planning Commission hearing.

I request:

Full referral to CPW, USFWS, USACE, South Metro Fire Rescue, Douglas County Schools, and Sheriff’s Office.

Confirmation of recusals for any conflicts of interest (including Commissioner Kubly's ties to Ventana Capital) has disclosed them and will recuse from this matter.

Denial of DR2026-003 to uphold the CMP and applicable federal/state protections.

Thank you for your service and for protecting the unique character of Douglas County.

Sincerely,

Sarah Hart

Parker, Colorado

Jmankyfood@yahoo.com

From: [Sai Lingam](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: Support for the Crowsnest Comprehensive Master Plan Amendment
Date: Thursday, July 9, 2026 2:53:17 PM

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

Dear Planning Commissioners and County Staff,

I am writing to express my strong support for the proposed Comprehensive Master Plan (CMP) amendment for the Crowsnest property, located adjacent to Pradera, Looking Glass, and The Trails at Crowfoot.

I encourage you to support this amendment for the following reasons:

- **Preservation of Open Space:** The proposal preserves Lemon Gulch and approximately 130 acres of open space, parks, and trails, providing a significant public benefit. While the property is currently private, the proposed development would create new publicly accessible open spaces and improve trail connectivity for residents throughout the area.
- **Smart and Responsible Growth:** Douglas County has consistently demonstrated a thoughtful approach to managing growth and long-term planning. Concentrating future housing in areas with existing infrastructure is a responsible strategy. The Crowsnest property represents one of the last large undeveloped parcels in this area and is surrounded by well-established master-planned communities, making it a logical location for future development.
- **Existing Infrastructure:** The area already has the necessary road, water, and sanitation infrastructure to support this development. Multiple service providers, including Parker Water, are well-positioned to meet the needs of future residents.

Douglas County has an opportunity to continue its commitment to thoughtful, balanced, and sustainable growth. I believe the proposed Crowsnest CMP amendment aligns with these values and will provide lasting benefits to both current and future residents.

Thank you for your time and consideration. I respectfully urge you to approve and support this amendment.

Sincerely,

Sai Naveen Lingam

7351 Copper Sky Court
Castle Pines, CO 80108

From: [Tommy Salaba](#)
To: [Planning Commission](#)
Cc: [Michael Pesicka](#); [Curt Weitkunat](#)
Subject: Crowsnest Comp Plan Support
Date: Friday, July 10, 2026 7:33:25 AM

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

Dear Planning Commissioners,

I am writing in support of the proposed Crowsnest Comprehensive Plan Amendment that will be before you on July 20th.

I spend a lot of time outdoors - hiking, dirt biking, just getting out into the country. So when I heard about the proposed regional park along Lemon Gulch, I paid attention! Done right, that kind of park can become one of those places that people really treasure. Preserving a natural feature while making it genuinely accessible is harder than it sounds, and it is absolutely worth doing.

I'm also optimistic and excited about the idea of a connected trail network linking neighborhoods and recreational spots throughout the area. Trail connectivity is an investment that keeps paying off. But what I appreciate most is that this project seems to work with the existing landscape instead of bulldozing it. Incorporating the natural topography, drainage passageways, and scenic character into the plans is the right call, and not one we often see with new developments.

As Douglas County continues to grow, it's important that the outdoor recreation opportunities that brought so many people out here continue to grow with it. I think Crowsnest can make a real contribution there.

Thanks for your consideration.

Respectfully,

Tommy Salaba

Douglas County Resident

From: [BOCC](#)
To: [Michael Pesicka](#)
Subject: FW: DR2026-003
Date: Friday, July 10, 2026 9:22:29 AM

-----Original Message-----

From: Margo Knutson <margoknutson@gmail.com>
Sent: Friday, July 10, 2026 9:17 AM
To: BOCC <BOCC@douglasco.gov>
Subject: DR2026-003

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

Good morning Commissioners Teal, Van Winkle and Laydon:

I am writing to go on the record in opposition to the proposed high-density development of Crowsnest and the subsequent proposed flagpole annexation to Castle Pines.

I have watched over the years the “real” change in the character of our county. It is disturbing and disappointing.

The constant need by developers to seek another high-density development is stunning and makes me wonder at what point do we just a moratorium on building - we don't want every last little unincorporated space in our “gem” of a community developed? It makes no sense.

This proposed development and flagpole annexation attempt does a disservice to our county and the Parker residents specifically. We are going to give up 800 acres of open space adding possibly 5000 units to an already stressed community. Why?

This is another dense neighborhood affecting our open space, our wildlife, our water resources, our law enforcement and other safety services, traffic congestion and our infrastructure. Who will pay for these negative “unintended” consequences? We will...the taxpayers.

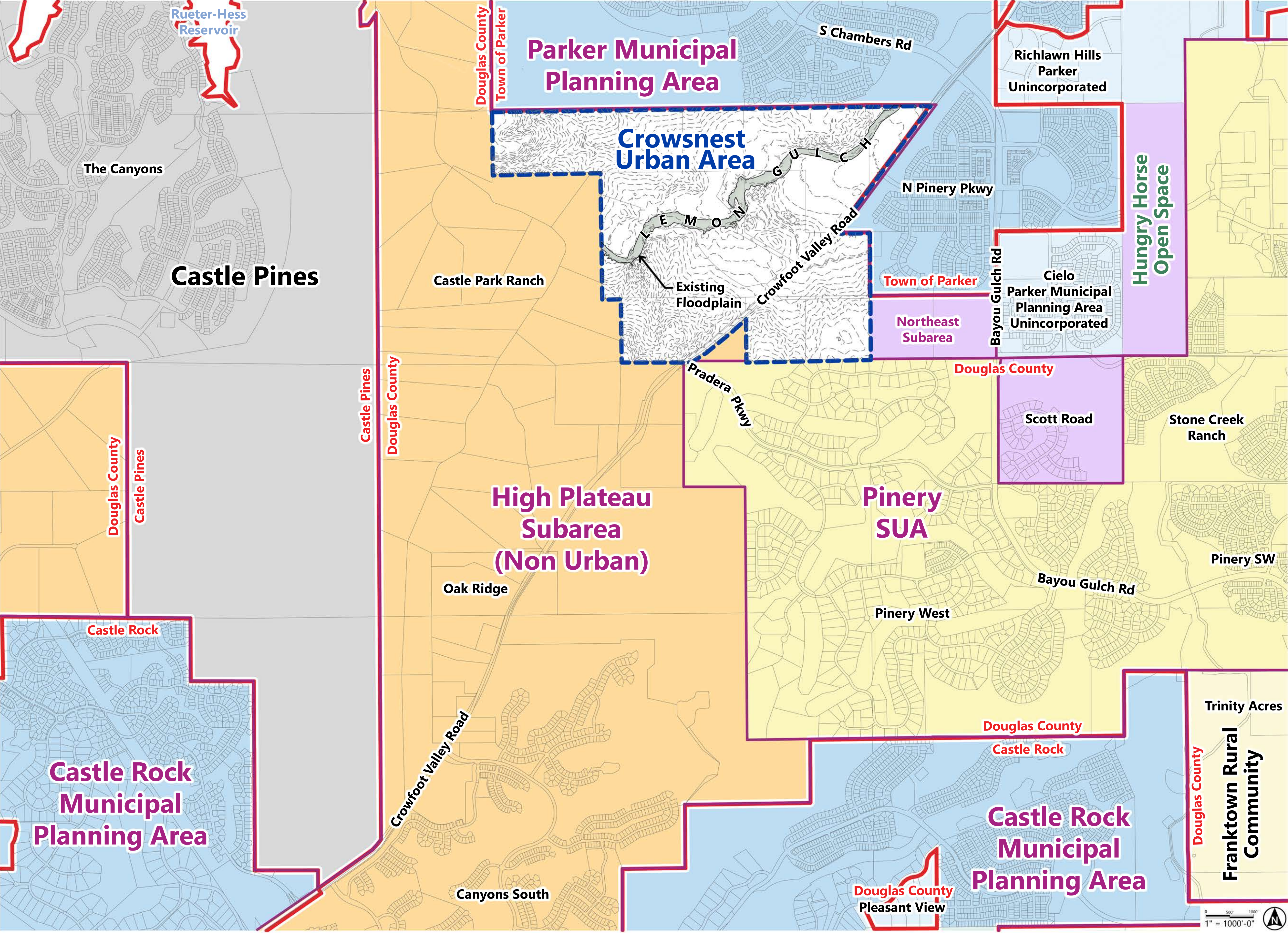
Please vote no on annexation, rezoning and more density. You need to do the right thing.

Thank you for your consideration.

Margo Knutson - Parker

Sent from my iPad

C R O W S N E S T
COMPREHENSIVE MASTER PLAN AMENDMENT
745 ACRES - PROJECT No. DR2026-003



LEGAL DESCRIPTION

LOCATED IN SECTIONS 7, 8, 9, 17, 18 & 19
TOWNSHIP 27 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

SITE ACREAGE

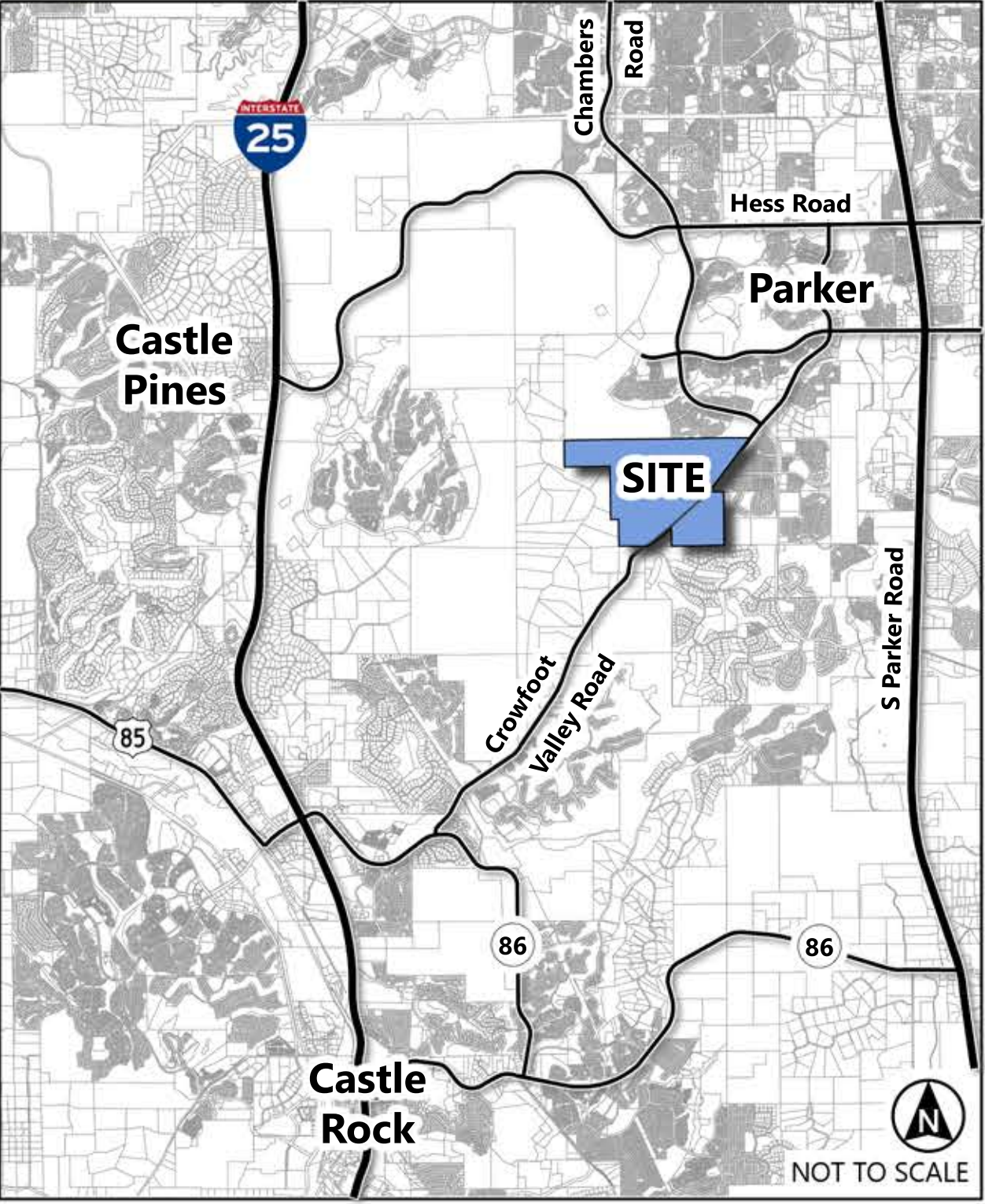
745 ACRES

LEGEND

10' CONTOUR INTERVALS SHOWN

- PROPOSED COMP MASTER PLAN AMENDMENT BOUNDARY
- EXISTING COMP MASTER PLAN BOUNDARY
- EXISTING MUNICIPALITY BOUNDARY

VICINITY MAP



ISSUE RECORD
SUBMITTAL 1 03/13/2025
SUBMITTAL 2 04/08/2025



RESOLUTION NO. PC-026-_____

DOUGLAS COUNTY PLANNING COMMISSION

**A RESOLUTION ADOPTING AN AMENDMENT TO THE DOUGLAS COUNTY 2040
COMPREHENSIVE MASTER PLAN**

WHEREAS, pursuant to C.R.S 30-28-106(1); it is the duty of the Douglas County Planning Commission to make and adopt a master plan for the physical development of the unincorporated territory of Douglas County; and

WHEREAS, pursuant to C.R.S. 30-28-108, the Planning Commission may amend, extend, or add to a master plan or carry out any part of it into greater detail from time to time; and

WHEREAS, the Planning Commission desires to amend the Land Use Map of the 2040 Douglas County Comprehensive Master Plan to change 745 acres from Nonurban to Urban in the High Plateau Nonurban Subarea and the Northeast Nonurban Subarea as depicted in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Planning Commission considered information pertaining to the amendment presented at a properly noticed public hearing on July 20, 2026; now, therefore,

BE IT RESOLVED, by the Douglas County Planning Commission that the High Plateau Nonurban Subarea and the Northeast Nonurban Subarea are amended as depicted on Exhibit A and that a copy of the Land Use Map, together with a copy of this resolution, shall be certified by the Board of County Commissioners of the County of Douglas, State of Colorado, and to the Planning Commission of all municipalities within Douglas County.

PASSED AND ADOPTED this 20th day of July 2026, in Castle Rock, Douglas County, Colorado.

DOUGLAS COUNTY PLANNING COMMISSION

BY: _____
Calvin Downs, Chair

ATTEST:

BY: _____
Jim Smallwood, Secretary

Exhibit A

CROWSNEST CMP LAND USE MAP AMENDMENT