

Staff Report Addendum

Date: June 4, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. Debord, County Manager
From: Kati Carter, AICP, Director of Community Development *KC*
CC: Eric Pavlinek, Principal Planner
Brett Thomas, AICP, Planning Manager
Steve Koster, AICP, Deputy Director of Community Development
Subject: **Redemption Church – Minor Development Final Plat**
Project File: **SB2026-005**

Planning Commission Hearing:	June 1, 2026 @ 6:00 p.m.
Board of County Commissioners Hearing:	June 9, 2026 @ 2:30 p.m.

Additional public comment has been received since the staff report was written and is included as an attachment. The applicant and staff were provided a copy of the public comment and provided a response to the comments related to the traffic impact study.

Eric Pavlinek

From: Jake Tolbert
Sent: Monday, June 1, 2026 3:06 PM
To: lahighjump@comcast.net
Cc: Eric Pavlinek
Subject: RE: Noise Concerns – Redemption Church SIP SP2025-065

Hi Darnesha,

Your recent email was forwarded to me as I am the engineer assigned to this project. The project applicant's traffic engineer has provided the following responses to each of your questions:

- Whether the traffic study included nearby projects that are currently under construction or approved for future development.
 - Yes. Committed roadway projects (Chambers Rd widening and the gap extension to Crowfoot Valley Rd) are carried in Long-Term Background conditions (Sec. 4.1). The nearest land-use growth potential lies south of Hess Rd at Chambers Rd and would not materially affect Heirloom Pkwy due to the alignment of Heirloom Pkwy. Regional development is captured through background traffic growth rates.
- If the projected increases in residential and vehicular traffic was incorporated into the analysis.
 - Yes. Existing counts were grown to the 2026 and 2046 horizons using annual growth factors derived from Town of Parker and Douglas County long-range planning documents (Sec. 4.1; Appendix Tables A-3–A-5). This methodology absorbs anticipated regional residential and vehicular traffic increases, including developments not yet itemized.
- Whether cumulative impacts from multiple developments in the area were considered when evaluating roadway capacity, neighborhood access, and traffic safety.
 - Yes. Background and Total Traffic scenarios address roadway capacity (intersection LOS), neighborhood access (Project Access at Heirloom & Ancestry), and safety (Sec. 5.7). All study locations operate acceptably. Cumulative growth is reflected in background volumes; potential I-25 diversion effects on Heirloom Pkwy are noted but are outside this study's scope.

In addition to these responses, our traffic engineer has reviewed the traffic impact analysis (TIA) to ensure that all aspects of our development criteria have been met. Our engineer had some comments for the applicant, and all of those comments have now been addressed. The Town of Parker is also reviewing the TIA for compliance with their design criteria.

Please let me know if you have any further questions.

Regards,

Jake Tolbert | [Development Review Engineer](#)
Douglas County Department of Public Works
Engineering Services
Address | 100 Third St, Castle Rock, CO 80104
Main | 303-660-7490
Direct | 303-814-4334
Email | jtoltbert@douglasco.gov

From: Darnesha <lahighjump@comcast.net>

Sent: Saturday, May 30, 2026 5:10 PM

To: Planning <Planning@douglasco.gov>; commissioners@douglas.co.us; Planning Commission <PlanningCommission@douglasco.gov>

Subject: Re: Noise Concerns – Redemption Church SIP SP2025-065

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

I am also writing to request clarification regarding the traffic study conducted for the proposed church development.

There is currently ongoing and planned construction activity within and around the surrounding area that is expected to increase traffic volumes and alter traffic patterns in the neighborhood. As the City evaluates the impacts of this project, I would appreciate confirmation that the traffic study will account for these existing and anticipated developments rather than relying solely on current traffic conditions.

Specifically, I would like to understand:

- Whether the traffic study included nearby projects that are currently under construction or approved for future development.
- If the projected increases in residential and vehicular traffic was incorporated into the analysis.
- Whether cumulative impacts from multiple developments in the area were considered when evaluating roadway capacity, neighborhood access, and traffic safety.

Given the concerns already expressed by neighboring residents regarding traffic, parking, pedestrian safety, and overall neighborhood impacts, it is important that the study reflects the conditions the community is likely to experience once these projects are completed.

Thank you for your time and consideration. I look forward to your response and any information you can provide regarding the methodology and assumptions used in the traffic analysis.

Respectfully,

Darnesha

Sent from my iPhone

Sent from my iPhone

On May 7, 2026, at 11:09, Darnesha <lahighjump@comcast.net> wrote:

Good afternoon,

I am writing regarding the proposed Redemption Church development associated with SIP SP2025-065 near Heirloom Parkway and Hess Road.

As a nearby resident/community member, I would like to express concerns specifically related to potential noise impacts on the surrounding residential area.

My concerns include:

- Outdoor amplified music, speakers, or events
- Noise from large gatherings entering and exiting the property
- Traffic-related noise during services and special events
- Noise carrying from within the church building itself, particularly during evening events or high-attendance services
- Potential late-night activities, concerts, youth events, or special events that may increase sustained noise levels
- The cumulative impact of recurring weekly and large-scale events in close proximity to residential homes

Given the size and nature of the proposed development, I respectfully request that the County consider appropriate noise mitigation measures during the review and approval process. This may include restrictions or conditions related to outdoor amplification, event hours, building sound mitigation, parking lot management, and buffering between the property and nearby residences.

I would also appreciate information regarding any upcoming public meetings, hearings, or opportunities for public comment related to this project.

Thank you for your time and consideration.

Respectfully,

Darnesha Montgomery

Sent from my iPhone

Eric Pavlinek

From: Ava Khoda <khodadds@gmail.com>
Sent: Tuesday, May 26, 2026 9:42 PM
To: Eric Pavlinek
Subject: Re: Redemption Church MDP and SIP

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

Greetings Sir,

Thank you so very much for taking the time to call me. Please make sure you kindly document and evaluate the possible loud noises, light disturbances and also the very close and unusual proximity of the proposed redemption church with its possible request to more expansion in near future, causing all the mentioned concerns to all the properties on Deorio street. The Amount of traffic to the Heirloom and all the valid concerns that this proposed property is bringing in to our currently great community.

I appreciate your attention to this!

Kind Regards,
Ava Khoda
Owner of property located @11869 Deorio Street Parker CO 80134.

On May 26, 2026, at 4:49 PM, Eric Pavlinek <epavlinek@douglasco.gov> wrote:

Hi Ava,

Thank you for taking my call earlier today. Below are two links to view the project files related to the Minor Development Final Plat and Site Improvement Plan (SIP) for the Redemption Church.

[Planning Pro - Subdivision - Minor Development Non-Residential \(SB2026-005\)](#)

[Planning Pro - Site Improvement Plan - Site Improvement Plan \(SP2025-065\)](#)

Regards,

Eric Pavlinek | Principal Planner
Douglas County Department of Community Development
Planning Services Division
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Direct | 303.814.4377 **Main** | 303.660.7460
Email epavlinek@douglasco.gov