

# Comprehensive Master Plan Amendment Staff Report

**Date:** April 8, 2026

**To:** Douglas County Planning Commission

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

**Subject:** **Stroh Exemption, 1<sup>st</sup> Amendment, Parcels A & B1 – CMP Land Use Map Amendment**

**Project File:** DR2025-008

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**Planning Commission Hearing:**

**April 20, 2026 @ 6:00 p.m.**

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## **I. EXECUTIVE SUMMARY**

The request is a public-initiated amendment of the 2040 Douglas County Comprehensive Master Plan (CMP). The proposal amends the CMP Land Use Map (Map 1.1), the Parker Municipal Planning Area Map (Map 2.6), and the Northeast Subarea Map (Map 3.6) by including approximately 22 acres of land into the Parker Municipal Planning Area from the Northeast Subarea.

The project area consists of two parcels, Parcel A and Parcel B1, Stroh Exemption, 1<sup>st</sup> Amendment.

## **II. APPLICATION INFORMATION**

### **A. Applicant**

Grace Baptist Church of Parker, Inc.  
11944 Pine Drive  
Parker, CO 80138

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

Ben Carlson, LJA  
1765 W. 121<sup>st</sup> Avenue, Ste 300  
Westminster, CO 80234

### **C. Request**

The applicant requests a CMP amendment to include approximately 22 acres of land into the Parker Municipal Planning Area (MPA).

#### **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 directly east of the intersection of Lincoln Avenue and Pine Drive, or approximately  $\frac{3}{4}$  of a mile east of the intersection of Lincoln Avenue and S. Parker Road. A 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 expansion area contains two existing residences and assessor structures. A mapped 100-year floodplain (Baldwin Gulch) does exist on a portion of the property. Vegetation on the site consists mainly of grass cover and some mature trees around the existing residential buildings.

### **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 Notice of an application in process were sent to all abutting landowners and to nearby homeowner's associations. There were multiple 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 Centennial Ranch HOA, and the Homestead Hills Civic Association (HHCA) responded.

The Centennial Ranch HOA opined that the proposed amendment will have impacts on traffic, on water and sewer systems of existing neighborhoods, and on the non-urban character and rural nature of the adjacent neighborhoods; that it proposes density that is not compatible with adjacent properties; and that it does not provide a public benefit. HHCA suggested that the proposal is not compatible with the rural

character of the Northeast Subarea, is proposing density that is incompatible with the neighboring rural properties, will have impacts to wildlife and the Baldwin Gulch area, will increase traffic, does not preserve open space, and lacks a compelling public benefit.

The applicant held a neighborhood meeting on September 10, 2025. Approximately 47 people attended the meeting. Many of the same concerns received from the courtesy notice were brought up at the meeting. Notes from the meeting are attached to this staff report.

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

#### **IV. STAFF ANALYSIS**

The 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 goals, objectives, and policies in CMP Sections 2 (Urban Land Use). The applicant's narrative includes analysis of the goals, objectives, and policies of the Parker MPA, and nonurban Northeast Subarea that are specific to the proposal. The applicant's narrative and analysis are attached to the staff report.*

*Goals, objectives, and policies within CMP Section 2 including , Policies 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 low-intensity 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. 22 acres nonurban Northeast Subarea and into the Parker Municipal Planning Area, if approved.*

*The project site is located east of the intersection of Pine Drive and Lincoln Avenue, which forms the boundary between the Northeast Nonurban Subarea and the Parker MPA. Development east of Pine Drive consists of agricultural and residential zoning and land uses. To the west of Pine Drive is a mix of residential planned development zoning and uses and 5-acre residential development. Policy 3-1D.2 supports the establishment of 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. The applicant proposes using required*

*setbacks and existing setbacks of adjacent properties to establish a community separator. Policy 3-3E-1 supports a maximum gross density of one dwelling unit per 2.5 acres in the Northeast Subarea, subject to other goals, objectives, and policies of the CMP. The applicant is proposing this map amendment to pursue approval of development that exceeds the gross maximum density of one dwelling per 2.5 acres. Adjoining properties to the north, south, and east range in size from 2.48 acres to 9.45 acres. Properties to the west across Pine Drive and south of Lincoln Avenue are part of the Lincoln Creek Village Planned Development which permits a density range of 5.0 dwelling units to 7.0 dwelling units per acre for attached single-family development. Properties west of Pine Drive and north of Lincoln Avenue are roughly 5 acres in size and zoned Rural Residential.*

*Policy 2-15C.1 supports developing in a manner that complements and enhances the existing development pattern of adjoining neighborhoods, including density, scale, and landscaping. Non-urban development borders the project on three sides. Policy 2-6B.2 encourages blending the existing character of adjoining developments with the design of new developments, and Policy 2-6D.3 supports providing transitions, through appropriate design techniques, from residential development to open space and adjacent non-urban areas.*

**(2) Compatible with surrounding land uses and zoning.**

*Staff Comment: Pine Drive forms the western boundary of the project site. West of Pine Drive is existing single-family attached development, that is zoned Planned Development (Lincoln Creek PD) and is located in the MPA, as well as large lot residential development to the west of Pine Drive and north of Lincoln Avenue that is zoned Rural Residential and located within the Northeast Subarea. To the north of the project site is an existing church on a 5-acre parcel that is zoned Agricultural One (A-1) in the Northeast Subarea, and to the south and east are existing, large-lot single-family residences on lots that range in size from 2.48 acres to 9.45 acres, are zoned Rural Residential (RR), and are also within the Northeast Subarea. The only adjacency of the site to the Town of Parker limits is the Lincoln Avenue and Pine Drive intersection.*

**(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 Baldwin Gulch floodplain runs through the southern portion of the project site from east to west. During future development, the applicant will be required to comply with all Douglas County standards for stormwater to ensure that there will be no negative impacts to Baldwin Gulch. The CMP identifies no Class 3 Geologic Hazards on the site. A geotechnical analysis will be required if future development occurs on the site. Since the site has not been surveyed for cultural resources, a survey of onsite historic and cultural resources may be required with future development. There are no scenic view sheds to preserve on the site.*

*The expansion area contains Moderate Value wildlife habitat as identified in Map 9.1 Wildlife Resources. The applicant has stated that the Baldwin Gulch drainage will be preserved as a primary 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: The applicant submitted correspondence from the Parker Water and Sanitation District (PWSD) dated August 13, 2025, which is attached to this staff report. PWSD indicated that it will provide domestic water and sanitation sewer service to the site conditioned upon compliance with all District Rules and Regulations, Standards and Specifications, payment of tap fees, and/or conditions specific to the property. In their referral response dated November 12, 2025, PWSD also stated that the property must also be included into the PWSD service area.*

*In their referral response dated November 17, 2025, the Town of Parker Public Works stated that the Town owns and maintains the intersection of Lincoln Avenue and Pine Drive and is currently planning additional operational improvements to the intersection. Future traffic impacts should be analyzed in a traffic impact study, and the Town anticipates that the developer will be required to construct all improvements necessary to ensure an acceptable level of service at the Lincoln Avenue and Pine Drive intersection. Douglas County Engineering Services had no comments on the application.*

*The site lies within the service boundary of South Metro Fire Rescue (SMFR). SMFR has no objection to the CMP Map Amendment. SMFR will be provided a referral response request for more detailed comments as part of future development of the site.*

*Douglas County Parks and Trails 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). The Douglas County School District (DCSD) stated that at this time they are unable to estimate the development's anticipated student generation and impact to the School District at this time. DCSD reserves the right to estimate student generation and required DCSL land dedication or cash-in-lieu of land dedication at that time. If the applicant does not object to this request, DCSD has no objection to the proposed development. A referral response request will be sent to Parks and DCSD during future development review processes for determination of any necessary land dedication or payment of fees.*

**(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: Some limited urban development is southwest of the Lincoln Avenue and Pine Drive intersection. East of Pine Drive, in the Northeast Subarea, the nonurban residential and rural uses remain the prevailing land use pattern.*

*The applicant states that “continued population growth and changing household needs have increased demand for a broader range of housing types in locations where public services and infrastructure exist or are planned County growth. The proposed CMP Amendment formalizes Pine Drive as a logical boundary by concentrating development along this corridor and maintaining separation from rural residential areas using site design and transition standards to be established with future development processes.” Further, the applicant states that “this transition is not accomplished by extending higher density eastward, but by aligning comparable urban level development with existing urban uses along Pine Drive while preserving lower density development patterns beyond the corridor. This approach reinforces a clear and defensible land use edge and avoids incremental encroachments into the Northeast Subarea.”*

*Finally, the applicant states that the “site’s proximity to transportation corridors, employment centers, and existing services, supports efficient use of existing infrastructure rather than requiring expansion into undeveloped areas. Collectively, these evolving conditions support an Amendment that directs growth to an appropriate, serviceable location while maintaining the character of the surrounding Nonurban lands consistent with long-term growth objectives.”*

**(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: The CMP supports limiting and directing urban development to the PUA, SUA, 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. There have been no previous CMP Amendment requests to expand any Municipal Planning Area boundary.*

*The applicant states that “the proposed CMP Amendment does not expand the PUA, SUA, or Chatfield Urban Area. Instead it proposes a limited and context-sensitive expansion of the Unincorporated Parker MPA at a location that directly abuts the existing MPA boundary and serves as an established urban edge. The Pine Drive and Lincoln Avenue intersection is identified in the Town of Parker Comprehensive Master Plan as a Neighborhood Center intended to align neighborhood level commercial uses*

*at a defined transition point. Inclusion of the project site into the Parker MPA supports long range planning between Douglas County and the Town of Parker while keeping County land use control over the property.” Further, the applicant states that “the amendment is geographically limited, contiguous to the existing MPA, and does not create leapfrog development or isolated urban areas. It reinforces an established planning boundary and concentrates development along an infrastructure-supported corridor, and preserves the integrity of surrounding Nonurban lands.”*

**(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 an MPA which allows for urban uses and therefore is subject to the goals, policies, and objectives of the 2040 CMP. Below are the compelling public benefits identified by the applicant in the narrative which is attached to this staff report:*

- *“The Amendment reinforces a clear and defensible urban edge along Pine Drive by aligning land use designation with existing and planned infrastructure. By concentrating urban-level development along this established corridor, it reduces pressure for incremental land use changes in the Northeast Nonurban Subarea and avoids scattered or piecemeal encroachment. This boundary clarification would not occur under the current designation. The Amendment also promotes infrastructure-efficient growth by directing development to an area served by existing or planned roadway capacity, utilities, and public services. This approach lessens the need for additional infrastructure extensions, supports fiscal responsibility, advances groundwater protection objectives, and reinforces coordinated service delivery.”*
- *“Further, the Amendment enables a neighborhood-serving land use pattern at a location identified in adopted plans as appropriate for such activity, including limited commercial uses within a designated Neighborhood Center. This supports convenient access to daily services, reduces vehicle trips, and enhances overall community connectivity. Finally, the amendment introduces housing diversity at a site suited to accommodate it without altering the prevailing large-lot character of surrounding nonurban lands. By focusing on compact development at the urban edge, the proposal expands housing choice while preserving rural land use patterns beyond Pine Drive.”*

**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.

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**LAND USE APPLICATION**

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY		PROJECT FILE #:
PROJECT NAME: _____	_____	_____
PROJECT TYPE: <u>Comprehensive Plan Amendment</u>	_____	PLANNING FEES: _____
MARKETING NAME: <u>Bellbern</u>	_____	_____
SITE ADDRESS: <u>11944 Pine Dr.</u>	_____	ENGINEERING FEES: _____
OWNER(S):	_____	_____
Name(s): <u>Grace Baptist Church of Parker Inc.</u>	_____	TOTAL FEES: _____
Address: <u>11944 Pine Dr., Parker CO 80138</u>	_____	_____
Phone: _____	_____	RELATED PROJECTS: _____
Email: _____	_____	_____
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)	_____	_____
Name: <u>Ben Carlson, LJA &amp; Alaina Marler, LJA</u>	_____	_____
Address: <u>1765 West 121st Avenue, Suite 300, Westminster, CO 80234</u>	_____	_____
Phone: <u>303-421-4224</u>	_____	_____
Email: <u>bcarlson@lja.com &amp; amarler@lja.com</u>	_____	_____

LEGAL DESCRIPTION:

Subdivision Name: Stroh Exemption, 1st Amendment  
 Filing #: N/A Lot #: N/A Block #: N/A Section #: 14 Township: 6 South Range: 66 West

STATE PARCEL NUMBER(S): 223314208007


ZONING:

Present Zoning: RR Rural Residential Proposed Zoning: N/A Gross Acreage: 12.65  
 Gross Site Density (DU per AC): N/A # of Lots or Units Proposed: N/A

SERVICE PROVIDERS:

Fire District: South Metro Fire District Metro District: TBD Gas: Xcel  
 Water: PWSD Sewer: PWSD Electric: Core  
 Roads:  Public  Private (please explain): \_\_\_\_\_

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

9/11/2025  
 \_\_\_\_\_  
 Date

**LAND USE APPLICATION**

Please fill in this application form completely. An incomplete application will not be processed.

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OFFICE USE ONLY	PROJECT FILE #:
PROJECT NAME: _____	_____
PROJECT TYPE: <u>Comprehensive Plan Amendment</u>	PLANNING FEES: _____
MARKETING NAME: <u>Bellbern</u>	_____
SITE ADDRESS: <u>12020 Pine Dr.</u>	ENGINEERING FEES: _____
OWNER(S):	_____
Name(s): <u>Daniel C Jordan &amp; Laura A Jordan</u>	TOTAL FEES: _____
Address: <u>12020 Pine Dr., Parker CO 80138</u>	_____
Phone: _____	RELATED PROJECTS: _____
Email: _____	_____
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i>	_____
Name: <u>Ben Carlson, LJA &amp; Alaina Marler, LJA</u>	_____
Address: <u>1765 West 121st Avenue, Suite 300, Westminster, CO 80234</u>	_____
Phone: <u>303-421-4224</u>	_____
Email: <u>bcarlson@lja.com &amp; amarler@lja.com</u>	_____

LEGAL DESCRIPTION:

Subdivision Name: Stroh Exemption Plat  
 Filing #: N/A Lot #: N/A Block #: N/A Section #: 11 Township: 6 South Range: 66 West

STATE PARCEL NUMBER(S): 223311013007 and 223311013005

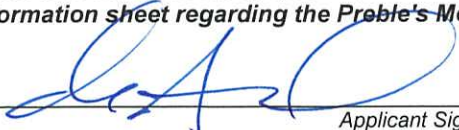
ZONING:

Present Zoning: A1 Agricultural Proposed Zoning: N/A Gross Acreage: 9.64  
 Gross Site Density (DU per AC): N/A # of Lots or Units Proposed: N/A

SERVICE PROVIDERS:

Fire District: South Metro Fire Exhibit Metro District: TBD Gas: Xcel  
 Water: PWSD Sewer: PWSD Electric: Core  
 Roads:  Public  Private (please explain): \_\_\_\_\_

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 Probie's Meadow Jumping Mouse.*

  
 \_\_\_\_\_  
 Applicant Signature

9/11/2025  
 \_\_\_\_\_  
 Date



## **BELLBERN NARRATIVE**

Stroh Exemption, 1st Amendment, Parcel A & B1

# **COMPREHENSIVE MASTER PLAN AMENDMENT**

DOUGLAS COUNTY, COLORADO

PREPARED FOR:  
DOUGLAS COUNTY

PREPARED BY:  
LJA

ON BEHALF OF:  
KB HOME

Submittal #4: March 3, 2026  
Submittal #3: January 27, 2026  
Submittal #2: October 24, 2025  
Initial Submittal: September 12, 2025

March 3, 2026

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

**Reference: 4<sup>th</sup> Submittal**  
**Bellbern Narrative**  
**Stroh Exemption, 1st Amendment, Parcel A & B1**  
**COMPREHENSIVE MASTER PLAN AMENDMENT**

Dear Douglas County Planning Services Division:

We are pleased to provide this fourth (4<sup>th</sup>) and final submittal of the Comprehensive Master Plan Amendment application for the properties located east of the Pine Drive and Lincoln Avenue intersection.

The Applicant is requesting a Land Use Amendment per the Douglas County Comprehensive Master Plan:

Owner	Address	Acct #/Ex. Zoning	State Parcel #	Account Type	Legal Description
Grace Baptist Church of Parker Inc	11944 Pine Drive, Parker, CO 80138	R0494802	223314208007	Exempt	Parcel B1 Stroh Exemption Plat 1 <sup>st</sup> Amendment 12.65 AM/L
		(RR) Rural Residential			
Daniel C Jordan & Laura A Jordan	12020 Pine Drive, Parker, CO 80138	R0436833	223311013007	Agricultural	Most of Parcel A Stroh Exemption Plat 7.69 AM/L MTD 0436838
		(A1) Agricultural			
Daniel C Jordan & Laura A Jordan	NA	R0436838	223311013005	Agricultural	Pt of Parcel A Stroh Exemption Plat 1.237 AM/L MTD 0436833
		(A1) Agricultural			

Thank you for your consideration of this Comprehensive Master Plan Amendment application. We look forward to collaborating with Douglas County throughout the formal Amendment process. Please do not hesitate to reach out with any questions or concerns to help facilitate the approval process. We appreciate your time and look forward to your response.

Respectfully,



Jennifer Carpenter  
 Project Manager / Landscape Architect

**INTENT OF COMPREHENSIVE MASTER PLAN AMENDMENT**

The Applicant respectfully submits this application for a **Comprehensive Master Plan Amendment** (CMP) for the Bellbern property, a +/- 21.58-acre site located east of the intersection of Lincoln Avenue and Pine Drive in Douglas County, Colorado.

The proposed CMP Amendment would reclassify the subject property as follows:

Existing	Proposed
Non-Urban Land Use Area: Northeast Subarea	Urban Land Use: Municipal Planning Area - Unincorporated Parker

The subject property represents a logical extension of the Urban Land Use Area as it satisfies the applicable criteria for approval of the CMP Amendment for the following reasons:

1. The Area’s Evolving Character
2. Proximity to Downtown Parker
3. Existing and Planned Infrastructure Improvements
4. The County’s Long-Term Growth Projections
5. A Contiguous and Sequential Growth Pattern
6. Logical Expansion Along Pine Drive

Following approval of the CMP Amendment, the Applicant intends to submit a Rezoning application to establish a Planned Development (PD) zone district. The PD zoning framework provides flexibility beyond conventional zoning and allows for a coordinated mix of residential and commercial uses tailored to the site’s context. It also enables the establishment of customized development and design standards that support the project objectives and respond to surrounding conditions.

As outlined in the Comprehensive Master Plan, Douglas County anticipates continued population growth. This project is intended to accommodate that demand in a planned, orderly, and infrastructure-efficient manner. This proposed Amendment will allow for residential and commercial development in a location influenced by adjacent urban development and served by existing and planned infrastructure, including right-of-way improvements.

The *Commercial Planning Area*, which will contribute to the County’s tax base, is anticipated to be located at the intersection of Lincoln Avenue and Pine Drive. The remainder of the property is planned to include residential and open space planning areas. The *Residential Planning Area* is envisioned to feature alley-loaded homes that introduce an additional housing type to the area and foster an inviting, community-oriented streetscape with a walkable, pedestrian-friendly streetscape design. Enhanced landscape buffers and building setbacks are proposed along the north and east edges of the property, exceeding Code minimums and incorporating strategic plantings to provide visual screening and appropriate transitions to adjacent properties.

The *Open Space Planning Areas* are planned to incorporate parks and trails along the Baldwin Gulch and the detention pond, creating a connected green infrastructure network and supporting pedestrian connectivity. The project proposes to evaluate trail connections beyond the site as part of an integrated pedestrian and open space network, ensuring connectivity to existing and planned Douglas County regional trail system. These

connections are intended to enhance multimodal access, promote walkability, and support long-term community connectivity consistent with County trail planning objectives.

The project proposes to evaluate right-of-way improvements along Pine Drive extending beyond the site frontage to enhance corridor continuity, safety, and overall functionality. These improvements will improve vehicular operations, pedestrian connectivity, and emergency access while contributing to the ultimate roadway configuration envisioned for the corridor. By extending improvements beyond the immediate site, the project provides proportional infrastructure and lifestyle benefits to the broader community.

### **CONSISTENCY WITH THE GOALS, OBJECTIVES, POLICIES AND INTENT OF THE CMP**

As Douglas County has grown in this region, the physical context, infrastructure capacity, and development patterns surrounding the subject property have evolved in a manner that distinguishes the site from the interior areas of the Northeast Subarea of the Nonurban Land Use designation. While the goals, objectives, and policies of the Comprehensive Master Plan continue to guide preservation of nonurban resources, the conditions that supported a Nonurban designation at this boundary location have changed.

The Nonurban land use policies are intended to protect rural character, preserve non-urban resources, and discourage urban-level development in areas lacking public facilities and services. However, the subject area has experienced substantial changes, including the expansion of Downtown Parker and businesses from Main Street and Pine Drive, residential development along Pine Drive and overall transportation infrastructure improvements, as well as increasing availability of utilities. As a result, the existing designation no longer reflects the site's functional role within the County's growth framework.

This Amendment proposes to reclassify the subject parcels to the Unincorporated Parker Municipal Planning Area within the Urban Land Use section of the Comprehensive Master Plan, consistent with the Plan's intent to direct growth to appropriate locations. The site is located at a prominent intersection and is well positioned to accommodate neighborhood-serving commercial uses and compatible residential development while minimizing the need for outward extension of urban services.

This Amendment supports orderly and efficient development patterns and reinforces long-term preservation of surrounding Nonurban lands by aligning the land use designation with existing and planned infrastructure and concentrating development at an established growth node.

### **COMPREHENSIVE MASTER PLAN - SECTION 2: GENERAL URBAN LAND USE**

The proposed Bellbern project is consistent with the County's definition and expectations for Urban development. Urban development is generally characterized by residential uses at a gross density greater than one dwelling unit per 2.5 acres and includes commercial, business, and industrial uses. Uses within a planned development of a similar scale and character are also considered to be urban. Urban development in Douglas County should consider environmental and visual resources that include wildlife, habitat, recreation, and sense of place. Balancing these values as the County grows supports a high quality of life for current and future residents.

**GOAL 2-1****Improve and enhance existing Infrastructure; support healthy living; reduce vehicle miles travelled; maintain air quality standards; and conserve open space**

This Amendment supports Goal 2-1 by directing development to an area served by existing and planned infrastructure while promoting a land use pattern that supports healthy living, reduces vehicle miles traveled, protects air quality, and conserves surrounding open space.

The site is located within an established service area and is supported by a will-serve letter from Parker Water and Sanitation, confirming the availability of renewable water and centralized sewer service without the need to extend utilities into interior Nonurban areas. By utilizing existing and planned infrastructure, the Amendment reinforces efficient, fiscally responsible service delivery and discourages dispersed or fragmented growth patterns. Douglas County's planned widening of Pine Drive will further enhance access, safety, and traffic operations, integrating the site into the broader transportation network and improving connectivity to nearby community services.

The introduction of neighborhood-serving commercial uses in proximity to existing and planned residential neighborhoods reduces routine trip lengths and overall vehicle miles. Shorter trips, combined with on- and off-site pedestrian connections, support walkability and active transportation while limiting mobile-source emissions. Collectively, these measures advance a coordinated development pattern that reduces auto dependence, supports healthier lifestyles, strengthens long-term air quality protection, and conserves open space by focusing growth within a designated urban area.

**Objective 2-1A. Direct Urban-Level Development to Designated Urban Areas****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**

The proposed expansion of the Unincorporated Parker Municipal Planning Area (MPA) is consistent with Policy 2-1A.1 because it directs and coordinates future urban development into an established growth area, maintains logical and contiguous expansion patterns, and aligns with planned municipal infrastructure and service capacity.

The Amendment does not create a new growth area; it refines the boundary of an existing, recognized MPA to support coordinated long-term planning consistent with the Comprehensive Master Plan's urban containment strategy. The expansion is contiguous to the current MPA and adjacent to existing and planned development, representing a logical and sequential outward extension that avoids dispersed or leapfrog growth.

The expansion area is positioned where municipal services can logically extend from existing systems in accordance with adopted service plans. Including the property within the MPA ensures that future development will occur under coordinated municipal planning, infrastructure alignment, and established growth management policies, thereby reinforcing orderly and efficient urban expansion.

**Policy 2-1A.2: Prioritize the build-out of existing urban areas over approval of new urban development**

The proposed expansion of the Unincorporated Parker Municipal Planning Area (MPA) is consistent with Policy 2-1A.2 because it represents a contiguous and sequential extension of an existing designated urban area and supports orderly growth within the County's adopted framework, consistent with the Policy's prioritization principles and the Comprehensive Master Plan growth strategy.

The subject property is directly adjacent to the Unincorporated Parker MPA and near planned and existing infrastructure at an active intersection and future commercial node. Expanding the boundary at this location extends the established growth area rather than creating an isolated urban enclave. Directing urban-level at this location—rather than allowing continued rural-residential patterns along a developing urban and commercial corridor—reflects sound land use planning and avoids leapfrog development.

While Policy 2-1A.2 prioritizes build-out of existing urban areas, it allows logical and coordinated boundary adjustments where infrastructure and municipal service planning support expansion. The Amendment aligns with this framework by directing anticipated growth into a recognized Municipal Planning Area rather than permitting dispersed development beyond defined growth boundaries.

The Amendment does not redirect infrastructure investment, service commitments, or development capacity from established urban areas. Those areas will continue to build in accordance with market demand, adopted capital improvement programs, and infrastructure availability, and inclusion of this property within the Parker MPA does not alter that sequence. Incorporating the property into the existing Municipal Planning Area ensures future development occurs within a coordinated service area subject to comprehensive planning and infrastructure phasing, reinforcing the CMP's strategy to promote compact, orderly, and fiscally responsible growth while upholding the intent of Policy 2-1A.2.

**Objective 2-1C. Ensure development in designated Urban Areas is consistent with the CMP**

The proposed MPA expansion and future development will proceed through established County and municipal review processes to ensure consistency among zoning, subdivision regulations, capital improvements planning, and the Comprehensive Master Plan. Infrastructure availability, including water, sewer, and roadway improvements, has been evaluated in coordination with service providers and planned capital improvements, ensuring alignment with adopted service and growth management policies.

The Amendment does not predetermine final density or intensity. Those determinations will occur at the subdivision or site improvement stage, where environmental conditions, visual impacts, infrastructure capacity, and compatibility with adjacent uses will be carefully evaluated. The site's location at a planned commercial node, adjacent to existing and planned development and served by renewable water and centralized sewer service, supports urban-level development consistent with surrounding land use patterns, subject to review during subsequent processes.

Inclusion of the subject property within the Parker MPA establishes the framework for future zoning consistent with the CMP Land Use Map and the Plan's goals and policies. Any subsequent rezoning will be evaluated for consistency with the CMP, infrastructure capacity, and compatibility with adjacent uses, ensuring alignment with long-term growth management objectives.

This Amendment therefore reinforces, rather than conflicts with, the Comprehensive Master Plan by directing growth to a designated Urban Area, utilizing existing infrastructure, and ensuring coordinated development consistent with adopted County policy.

**GOAL 2-2****Support environmental systems comprised of water, wildlife, wildlife habitat, recreation & sense of place**

This Amendment supports Goal 2-2 by protecting and enhancing environmental systems, including water resources, wildlife habitat, recreation corridors, and community character. The Baldwin Gulch corridor, located along the southern portion of the site, will be preserved as a primary environmental feature and integrated into the overall project design. Minor improvements recommended by the Mile High Flood District may be implemented to maintain floodplain function, support long-term drainage performance, and enhance wildlife movement and habitat continuity. These improvements will not alter established floodplain boundaries and will preserve the natural character of the corridor.

Open space is planned adjacent to the Baldwin Gulch corridor, reinforcing the County's open space objectives while creating a transition between developed areas and preserved environmental systems. Potential future extensions of the Baldwin Gulch Trail through the site, along with integrated amenities such as seating, wayfinding, and trail connections, will enhance connectivity and support a strong sense of place consistent with Goal 2-2.

**GOAL 2-3****Provide connected parks, trails, and recreational facilities appropriate to the scale of the development**

This Amendment supports Goal 2-3 by establishing standards within the forthcoming Planned Development (PD) to integrate open space, parks, and trails throughout the site, providing residents with meaningful recreational opportunities through walkable streets, internal trail connections, and access to adjacent regional systems. Sidewalk and trail connections to Pine Drive and Centennial Drive will be incorporated where feasible and consistent with County standards through the PD and subdivision process, enhancing pedestrian connectivity to adjacent neighborhoods, including Centennial Ranches.

The site is well positioned within the regional trail network. Off-site connections will be evaluated to enhance multimodal access and strengthen long-term community connectivity consistent with County trail planning objectives. The Cherry Creek Trail is accessible to the west via the Baldwin Gulch Trail near Lincoln Avenue and Pine Drive, and the Northeast Trail Study Area lies to the east. A proposed multi-use trail along the Baldwin Gulch corridor on the southern edge of the property will establish an internal east-west connection and support integration with existing and planned regional trails.

The project will evaluate proportional right-of-way improvements along Pine Drive beyond the site frontage to enhance corridor continuity, safety, and functionality. These improvements will support vehicular operations, pedestrian access, and emergency response while contributing to the planned ultimate roadway configuration.

**GOAL 2-4****Establish public spaces and gathering spaces in new and existing neighborhoods**

This Amendment supports Goal 2-4 by incorporating neighborhood-serving commercial uses, integrated open space, and pedestrian connections that function as community gathering areas and focal points for the surrounding neighborhood. Through the inclusion of trails, walkable streets, and thoughtfully designed activity spaces, the proposal establishes a centrally located, accessible, and cohesive neighborhood center that supports social interaction and community identity.

**GOAL 2-5****Design Development to complement both the natural and historic landscape**

This Amendment supports Goal 2-5 by promoting site planning and design techniques that respect natural features, incorporate open space, and minimize visual and environmental impacts. Through thoughtful layout, buffering, and context-sensitive design, the Amendment encourages development that complements the surrounding landscape while conserving natural resources and protecting scenic character.

**GOAL 2-6****Achieve Compatibility between residential and nonresidential land uses, in terms of land use and design**  
**Objective 2-6B. Use design techniques and land use elements to provide compatibility between residential and nonresidential uses and create a sense of community identity.**

This Amendment supports Goal 2-6 by establishing a framework for compatible, high-quality development that integrates thoughtful land use transitions, context-sensitive site planning, and cohesive architectural design. The forthcoming Planned Development will incorporate graduated transitions in scale and intensity, buffering and screening techniques, operational impact mitigation, and pedestrian-oriented design to ensure harmonious integration with adjacent residential neighborhoods. Building mass and scale will be visually moderated through architectural articulation and high-quality materials, while landscaping will provide buffering, screening, and shade to soften transitions between uses. Lighting will be designed as an integral element of the project to minimize off-site impacts and adhere to dark-sky practices in conformance with County standards. Collectively, these measures advance the intent of Goal 2-6 by promoting compatible, well-designed development that enhances community character and protects adjoining residential areas.

**Policy 2-6B.2: Blend the existing character of adjoining developments with the design of new developments**

The forthcoming PD will incorporate context-sensitive site planning, landscaping and buffering, architectural design, and operational measures that transition scale and intensity from adjoining residential development while maintaining a cohesive community identity. Compatibility will be achieved through deliberate design techniques rather than simple separation of uses, consistent with Goal 2-6 and Objective 2-6B.

Development patterns will respond to adjacent residential neighborhoods through building orientation, internal circulation, and transitional setbacks. Higher-intensity elements will be located away from shared property lines where feasible, promoting an orderly relationship between proposed and surrounding uses.

Graduated transitions in scale and intensity will be incorporated where residential and nonresidential uses interface. Building height and massing will reduce perceived scale along residential edges, and parking, service, and loading areas will be appropriately located and screened. Enhanced landscaping, berming where appropriate, and decorative screening will soften views and reinforce neighborhood character, with existing vegetation preserved where feasible.

Architectural materials, colors, roof forms, and façade articulation will complement surrounding development, and variation in massing will reduce visual bulk. Operational compatibility will be ensured through directed and shielded lighting, site design measures to minimize noise, and controlled access points to limit traffic intrusion into adjacent neighborhoods.

**Objective 2-6D. Integrate site and architectural variety and provide housing choices in neighborhood design.****Policy 2-6D.3: Provide transition, through appropriate design techniques, from residential development to open space and adjacent nonurban areas.**

The Amendment is consistent with Objective 2-6D and Policy 2-6D.3, as the street network and site design incorporate context-sensitive techniques that balance aesthetic quality, safe circulation, and functional performance while establishing defined and compatible transitions at the project's edges. The site's location between busy Pine Drive and the Non-Urban Area to the east allows the development to function as a transitional buffer, moderating intensity and visual character between the roadway corridor and adjacent open lands.

Internal streets will include coordinated streetscape elements such as sidewalks, street trees, landscaping, and appropriate lighting to enhance neighborhood character while maintaining vehicular operations, emergency access, and public safety. The organization of the street network and lotting pattern further reinforces this buffering function by directing higher activity toward Pine Drive and orienting softer edge treatments toward the eastern boundary.

Where the development abuts open space and non-urban areas, increased setbacks, landscape buffering, preservation of natural features where feasible, and graduated building massing will create a softened edge condition. Street sections at these interfaces are designed to reduce visual intrusion while maintaining safe and efficient circulation. Through coordinated site planning, architectural variation, and intentional edge treatments, the project provides a deliberate and compatible transition from a busy roadway corridor to residential development and ultimately to adjacent non-urban areas, consistent with County policy.

**GOAL 2-7****Foster a balanced community and robust economy**

The Amendment supports Goal 2-7 by advancing a balanced pattern of residential and neighborhood-serving commercial development that strengthens the local economic base while enhancing the availability of community services. The proposal promotes a range of housing opportunities integrated with convenient access to services, transportation, and employment, supporting daily needs within the community and reducing reliance on longer trips. The Amendment framework allows for diverse housing types that are near established commercial areas; such as Main Street and Parker Road and supports coordination with County and municipal housing initiatives that expand attainable housing opportunities consistent with adopted policies.

By introducing complementary commercial uses and creating opportunities for business investment, the proposal contributes to long-term economic vitality and supports partnerships that enable residents and businesses to prosper. The integrated land use pattern enhances access to community services, encourages transportation connectivity, and supports workforce accessibility. Collectively, these measures promote a resilient, service-oriented, and economically sustainable community consistent with Objectives 2-7B and 2-7C and their associated policies.

**GOAL 2-8****Conserve Resources**

The Amendment supports Goal 2-8 by promoting development patterns and site design that minimize energy consumption in both residential and nonresidential development. The project framework encourages energy

and resource efficient building design, subdivision layouts that provide opportunities for solar orientation and renewable energy integration and coordinated land use patterns that reduce overall energy demand through connectivity and reduced vehicle trips. The Amendment also supports sustainable construction practices, including opportunities for recycled building materials and consideration of on-site recycling facilities where appropriate. Collectively, these measures advance long-term resource conservation and align with Objective 2-8A and its associated policies.

#### **GOAL 2-9**

##### **Ensure Development occurs concurrently with essential services and infrastructure.**

This Amendment supports Goal 2-9 by directing growth to an area served by existing and planned infrastructure and municipal services. Future development within the amended area will be subject to review to confirm adequate capacity and will be required to address and mitigate impacts on transportation facilities, utilities, and public services as part of the development approval process. By aligning land use decisions with infrastructure planning and service availability, the Amendment promotes orderly, coordinated growth that occurs concurrently with the provision of essential services.

### **COMPREHENSIVE MASTER PLAN - SECTION 2: SEPARATED URBAN AREAS**

#### **GOAL 2-15**

##### **Preserve the integrity of the Separated Urban Areas**

This Amendment supports Goal 2-15 by reinforcing orderly build-out within the established Separated Urban Area framework and aligning development with adopted capital improvement planning and service capacity. The Amendment does not create or expand SUA and ensures that future development will occur concurrently with adequate public facilities, infrastructure, and emergency services while supporting the fiscal health of applicable special districts. Development within the amended area will complement adjoining neighborhoods in terms of density, scale, and landscaping while protecting open space, natural features, and viewsheds where appropriate. Connectivity, parks, trails, and coordinated transportation improvements will be consistent with County plans, and compatible land uses will maintain community separation and the overall integrity of the SUA.

##### **Objective 2-15C. Develop in a manner that complements and enhances the character of the built and natural environment**

##### **Policy 2-15C.1: Develop in a manner that complements and enhances the existing development pattern of adjoining neighborhoods, including density, scale, and landscaping**

The Amendment is consistent with Objective 2-15C and Policy 2-15C.1 by incorporating graduated land use and density transitions, enhanced landscape and open space buffering, context-sensitive street design, preservation of views and natural features, and coordinated operational and safety considerations that complement adjoining neighborhoods in terms of density, scale, and landscaping. These integrated design strategies create a compatible edge condition between residential development, open space, and adjacent nonurban areas while balancing aesthetic quality with functional performance.

The development provides a gradual transition in intensity along its edges through lower intensity uses, increased setbacks, moderated building massing, and perimeter buffering adjacent to open space and nonurban areas. Preservation of natural features where feasible, together with native and drought-tolerant landscaping

consistent with the surrounding character, minimizes contrasts in scale, softens the urban edge, and maintains the visual integrity of adjacent nonurban lands.

Streets within and along the perimeter of the development are designed to accommodate safe and efficient vehicular, pedestrian, and bicycle circulation while incorporating coordinated streetscape elements such as sidewalks, street trees, and landscaping. The layout maintains view corridors where feasible and responds to natural topography through sensitive building placement and grading practices. Lighting, access configuration, and roadway geometry meet applicable safety and engineering standards while minimizing impacts to adjacent residential and nonurban properties, with lighting directed and shielded to prevent trespass.

#### **GOAL 2-16**

**Encourage coordinated Comprehensive Master Plans between the county and municipalities.**

**Objective 2-16B. Ensure development inside municipal planning areas (maps) is consistent with the Douglas County Comprehensive Master Plan**

**Policy 2-16B.2: Protect the municipal sales-tax base by encouraging owners of undeveloped, unincorporated lands within MPAs to petition municipalities for annexation and development**

This Amendment is consistent with Goal 2-16 and Objective 2-16B because the subject property is located within the Parker Municipal Planning Area and will develop in a manner coordinated with the established County–municipal planning framework. Although annexation is not proposed, the Amendment reinforces the role of the MPA as the appropriate location for urban-level development and supports long-term planning consistency between Douglas County and the Town of Parker.

The Municipal Planning Area designation is intended to guide coordinated growth, infrastructure planning, and service delivery within areas anticipated for municipal influence. Development within this framework will be reviewed for consistency with the Comprehensive Master Plan and applicable intergovernmental coordination policies, ensuring that land use decisions do not conflict with municipal planning objectives. By directing commercial and mixed-use development to occur within the established MPA boundary, the proposal supports the long-term fiscal and economic stability of the area and aligns with the coordinated growth strategy envisioned by Goal 2-16

The Amendment does not create a competing growth area or undermine municipal planning authority; rather, it affirms the established MPA boundary as the appropriate framework for orderly development and continued County coordination.

#### **CONSISTENCY WITH MAPS CONTAINED IN THE CMP**

This Amendment is consistent with the mapping framework and growth management intent of the Douglas County Comprehensive Master Plan. The Amendment does not disregard or override the adopted maps; rather, it refines the Urban Land Use boundary in a manner that aligns mapped land use designations with existing infrastructure, development patterns, and the site's location along an established urban edge.

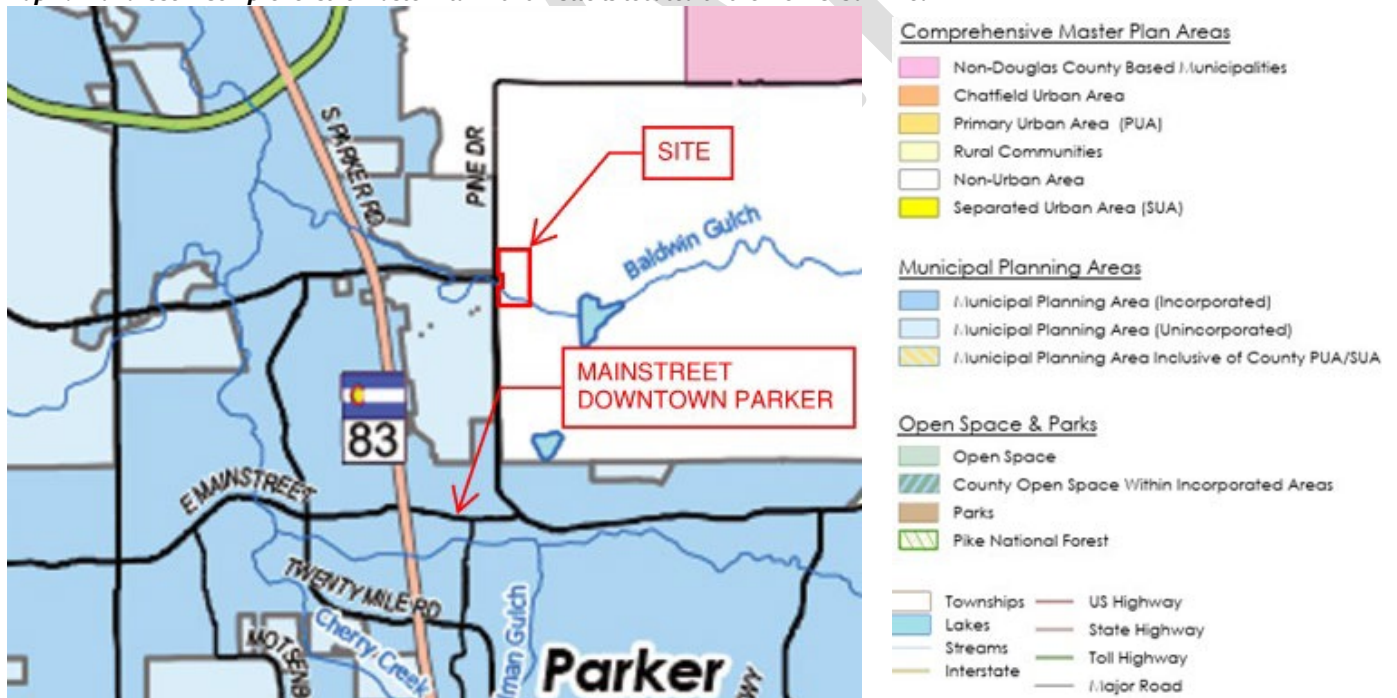
Existing	Proposed
Non-Urban Land Use Area: Northeast Subarea	Urban Land Use: Municipal Planning Area - Unincorporated Parker

The Land Use Map currently designates the subject property within the Nonurban Land Use Area: Northeast Subarea. The Amendment would reclassify the site to the Unincorporated Parker Municipal Planning Area, aligning the designation with its location along the established Urban boundary and reinforcing the County’s growth management framework.

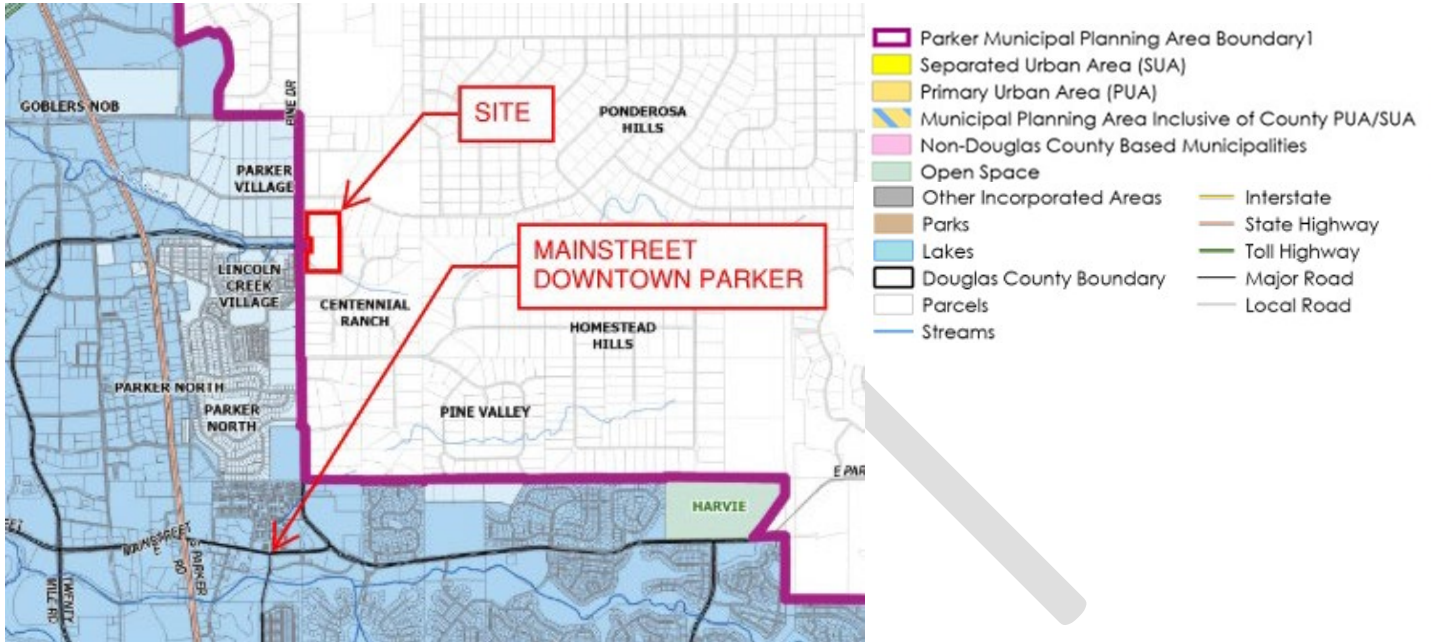
As shown on the Land Use Map and Municipal Planning Area Map, the property directly abuts the existing Urban Land Use boundary west of Pine Drive and lies opposite established urban development, including the Lincoln Creek Village Planned Development. Pine Drive serves as a defined physical and planning boundary supported by roadway capacity, planned improvements, and available utilities. Reclassification affirms Pine Drive as the defensible edge of the Urban Land Use Area and represents a logical refinement of the mapped boundary rather than an expansion into interior Nonurban lands.

The Comprehensive Master Plan allows targeted boundary adjustments at municipal planning area edges where infrastructure and development patterns support urban use. The subject property meets these criteria. Concentrating development along Pine Drive while regulating intensity eastward maintains a deliberate transition and upholds the Plan’s strategy to contain urban growth within clearly defined limits.

**Map 1.1 Land Use – Comprehensive Master Plan 2040 – Site is located in the Non-Urban Area**

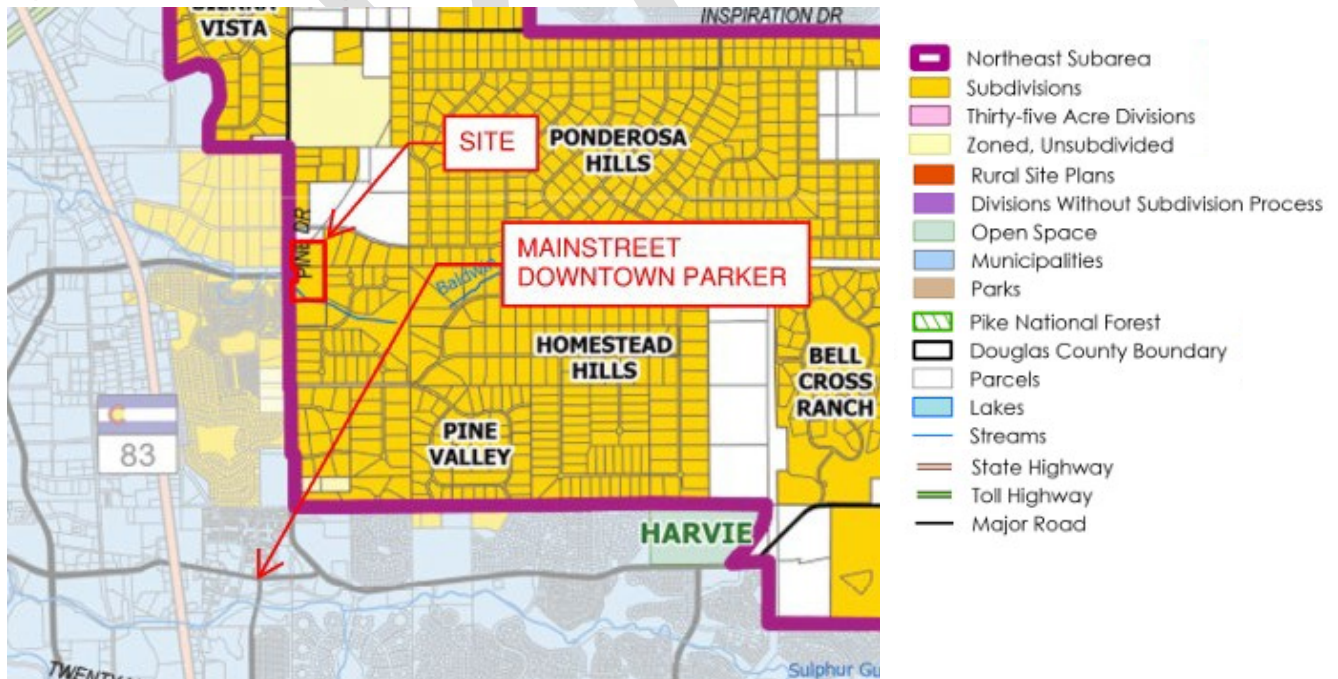


**Map 2.6 Parker Municipal Planning Area – Comprehensive Master Plan 2040 – Site is proposed to be Included**



Northeast Subarea Map 3.6 identifies the property as a “Subdivision,” reflecting its relationship to surrounding development patterns and distinguishing it from the agricultural and resource-based lands that characterize the interior of the Nonurban Area.

**Map 3.6 Northeast Subarea – Comprehensive Master Plan 2040**



Accordingly, the proposed Amendment is consistent with the Comprehensive Master Plan maps because it:

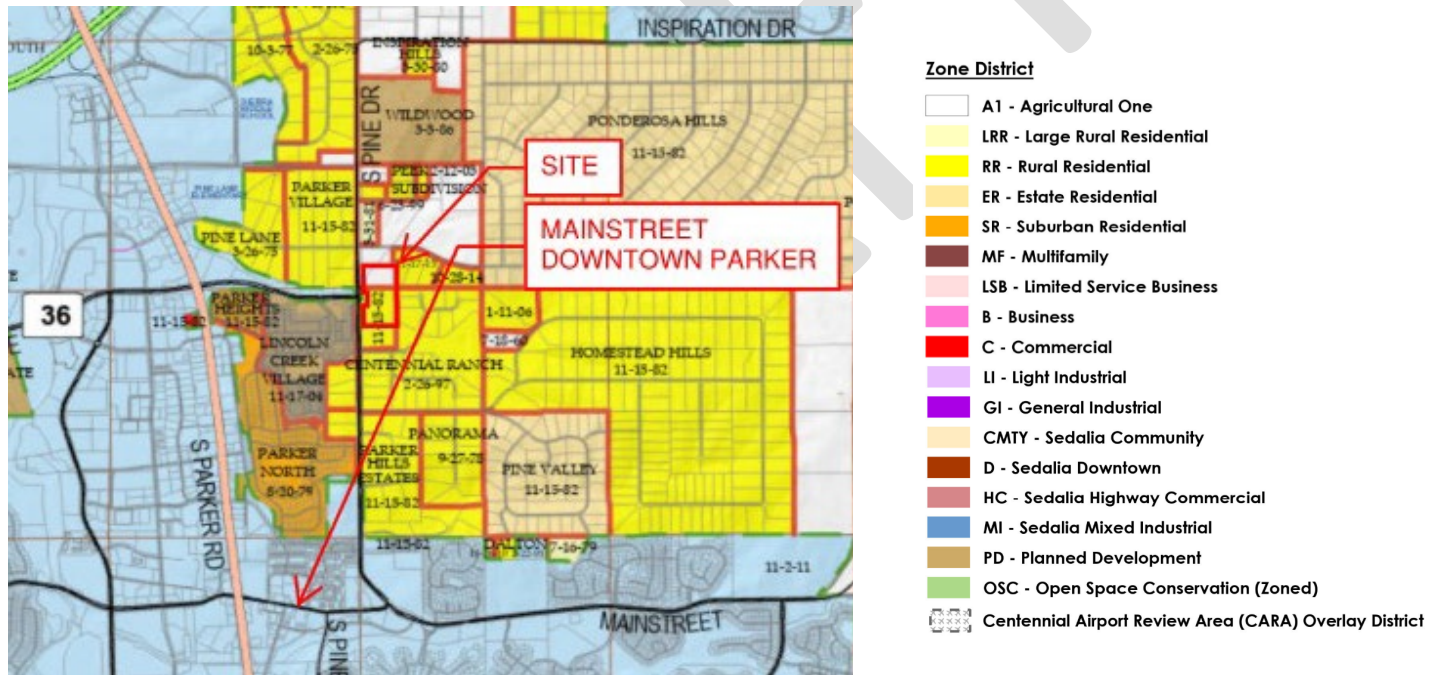
- Reinforces Pine Drive as the defined Urban Land Use boundary;
- Places urban land uses at the mapped edge of the Urban Area rather than within interior Nonurban lands; and
- Establishes a regulated transition between urban and nonurban land uses through open space, natural corridors, and site-specific development standards.

This approach advances orderly growth, preserves the integrity of the Northeast Subarea, and maintains a clear and defensible interface between urban and nonurban land use patterns consistent with the Comprehensive Master Plan’s mapping framework and growth management strategy.

## COMPATIBILITY WITH SURROUNDING LAND USES AND ZONING

The proposed development is compatible with surrounding land uses and zoning and is designed to function as a logical, context-sensitive transition between established urban development and adjacent large-lot residential areas.

**Douglas County Zone District Map**



To the west, across Pine Drive, lies Lincoln Creek Village, a paired-home community zoned Planned Development (PD) within the Unincorporated Parker Municipal Planning Area. The Bellbern residential component proposes a similar housing type and density, reinforcing continuity and a cohesive development pattern along the Pine Drive corridor.

To the north, the Spirit of Hope Lutheran Church represents a compatible institutional use commonly integrated with residential neighborhoods under Douglas County zoning practices. Compatibility will be reinforced through building placement, landscaped setbacks, and internal circulation standards established as enforceable provisions within the Planned Development zoning.

Properties to the south and east are zoned Rural Residential (RR). Compatibility with these areas will be achieved through graduated site design and enforceable transition standards, including increased setbacks, enhanced landscape buffering, moderated building scale near shared boundaries, designated open space tracts, and preservation of natural features. These measures will be incorporated into the PD zoning and subsequent development approvals.

The Baldwin Gulch corridor along the southern portion of the site provides an existing natural buffer and will be preserved as open space. Protection of this corridor through PD zoning will provide separation, visual relief, and ecological continuity between the proposed development and surrounding Rural Residential properties.

Finally, the site's proximity—approximately one mile north of the Main Street and Parker Road commercial corridor—places neighborhood-serving residential development within convenient access to services and employment centers while maintaining separation from more intensive commercial uses.

#### **ENVIRONMENTAL CONDITIONS AND HAZARDS EXISTING ON THE SITE**

Based on available records and preliminary review conducted to date, no known environmental hazards have been identified on the project site. This determination is appropriate to the CMP Amendment stage and reflects the level of evaluation required at this planning phase.

As the project advances through zoning, subdivision, and site plan review, additional environmental assessments will be conducted in accordance with Douglas County regulations and applicable state and federal standards. Any environmental conditions identified during subsequent review will be addressed through site-specific mitigation measures and enforceable development standards, ensuring compliance with all applicable environmental requirements.

#### **IMPORTANT NATURAL FEATURES, SCENIC VIEWSHEDS, RIPARIAN CORRIDORS, AND WILDLIFE HABITAT MOVEMENT CORRIDORS**

Preliminary environmental mapping identifies a mule deer winter concentration area along the western edge of the site. This habitat extends beyond the project boundaries, continuing east across adjacent Nonurban residential properties and west of Pine Drive into portions of the Urban Planning Area. The Baldwin Gulch corridor along the southern portion of the site is also associated with a designated Aquatic Native Species Conservation Waters area, reflecting its ecological significance within the broader landscape.

The Baldwin Gulch corridor will be preserved and integrated into the overall site design as a key natural feature. Minor improvements recommended by the Mile High Flood District may be implemented to maintain floodplain function and long-term drainage performance while supporting wildlife movement and habitat continuity. These measures ensure that important environmental systems are retained and incorporated into the development framework in a manner consistent with County objectives for resource protection and responsible land use.

The Colorado Parks and Wildlife District Wildlife Manager for the Parker/Castle Rock East – Area 5 district indicated no objection to the application moving forward at the time of resubmittal.

## **HISTORIC RESOURCES**

Based on a review of available records and preliminary evaluation appropriate to the CMP Amendment stage, no known historic resources have been identified on the subject property. As the project proceeds through zoning, subdivision, and site plan review, additional historic resource evaluations will be conducted as required by applicable local, state, and federal regulations. Any previously unidentified cultural or historic resources encountered during future phases of development will be addressed in accordance with established review, consultation, and mitigation procedures to ensure compliance with applicable preservation standards.

## **IMPACTS ON THE EXISTING ROAD NETWORK**

The proposed development anticipates completion of the fourth leg of the existing intersection at Pine Drive and Lincoln Avenue, allowing it to function as a full-movement access point serving the site. Intersection improvements will be designed in accordance with applicable agency standards through subsequent transportation and engineering review.

Preliminary transportation coordination indicates that the surrounding roadway network can accommodate projected traffic volumes with targeted intersection and corridor improvements implemented over time. As the project advances through zoning, site plan, and engineering review, traffic operations, access configuration, and safety will be evaluated to confirm appropriate design and identify any required mitigation consistent with adopted standards.

In addition to the primary access at Pine Drive and Lincoln Avenue, secondary right-in/right-out access is anticipated north of the intersection. This access will support internal circulation while aligning with applicable access management standards and minimizing impacts to through traffic along Pine Drive.

## **CAPABILITIES OF, AND IMPACTS ON, EXISTING OR PLANNED SPECIAL DISTRICTS AFFECTED BY THE AMENDMENT**

Based on available information, the proposed Amendment is not anticipated to adversely affect the service capacity of any existing special districts. No new special districts are proposed in association with the Amendment. As the project proceeds through subsequent entitlement and development review processes, coordination with applicable service providers will continue to confirm service availability and ensure compliance with adopted standards.

## **WATER SUPPLY AND PROVISION OF WATER AND SANITARY SEWAGE TREATMENT**

Domestic water and sanitary sewer service for the site are anticipated to be provided by the Parker Water and Sanitation District, as confirmed by a will-serve letter, subject to compliance with all applicable District rules, regulations, standards, and specifications. Service availability, infrastructure requirements, and associated fees will be addressed through continued coordination with the District during subsequent entitlement, engineering, and development review processes.

An Inclusion Agreement with the District is anticipated in conjunction with future County approvals, as required. Water supply will be provided through the District's renewable water system, consistent with County and District policies. Utility sizing and system design will be based on projected demand, including anticipated population and water usage, and will be evaluated and confirmed during detailed engineering review.

## **AVAILABILITY OF PUBLIC FACILITIES SCHOOLS, PARKS, AND TRAILS, LIBRARIES, FIRE STATIONS, ETC.**

### **Schools**

The proposed development is located within the attendance areas of Pine Lane Elementary School, Sierra Middle School, and Chaparral High School, which serve the surrounding community. Based on planning-level projections, the development is anticipated to generate a limited number of students. Student generation estimates and coordination with the Douglas County School District will be addressed through established review processes. The development does not meet the minimum acreage threshold for on-site school land dedication; therefore, a cash-in-lieu contribution is anticipated, with final calculations and agreements to be determined during subsequent entitlement and development phases.

Douglas County School District Planning and Construction staff indicated no objection to the proposed development at the time of resubmittal.

### **Libraries**

Public library services for the proposed development are provided by the existing library facility located south of the site along Pine Drive near Mainstreet. This facility serves the surrounding community and will continue to provide educational, informational, and community resources to future residents of the development.

### **Fire/Police**

The proposed development is located within District 43 and is served by the Douglas County Sheriff's Office for law enforcement services. Fire protection and emergency response are provided by South Metro Fire Rescue, with Fire Station 41 located approximately one mile south of the site along Pine Drive near Main Street.

As part of this Amendment review, the Douglas County Sheriff's Office received the application and provided no comments. South Metro Fire Rescue likewise reviewed the proposal and indicated no objection at this time. Both agencies will continue to have the opportunity to review and comment during subsequent entitlement and development processes to ensure ongoing coordination and compliance with applicable standards.

### **Parks and Trails**

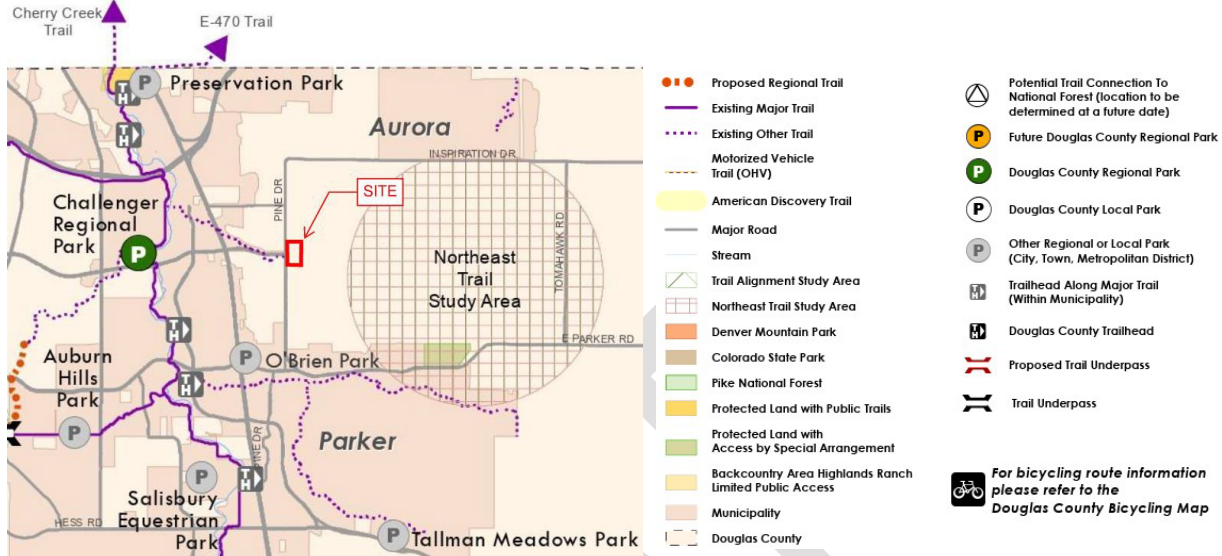
The proposed development will include an internal trail network connecting residential areas to open space corridors and linking to existing and planned County pedestrian and trail systems in accordance with Douglas County standards.

To the west, pedestrian and trail connections across Pine Drive will be evaluated through subsequent transportation and site design review to determine appropriate crossing treatments. These connections are intended to link the site to the Baldwin Gulch Trail and the broader County trail network, including access to the Cherry Creek Trail.

To the east, connectivity is anticipated along the Baldwin Gulch corridor, providing a logical alignment for future connections toward the Northeast Trail Study Area. Opportunities for off-site trail extensions will be evaluated to ensure integration with the regional trail system consistent with County planning objectives.

Final trail alignments and improvements will be determined during subsequent zoning, site plan, and engineering review to ensure coordination with roadway design and long-term open space and trail planning. Collectively, these improvements support multimodal access and long-term community connectivity.

**Douglas County Parks and Trails Plan Map**



**CONDITIONS THAT HAVE CHANGED IN THE COUNTY TO WARRANT THE AMENDMENT**

Evolving growth patterns and infrastructure investment within Douglas County support the proposed Amendment. The site is located along Pine Drive, a corridor identified for roadway capacity improvements, reflecting the County’s response to increasing transportation demands associated with continued population growth. Ongoing housing demand and urban expansion have heightened the need to direct development to areas where infrastructure and public services exist or are planned. The subject property’s proximity to established urban development and available infrastructure supports a land use designation that aligns with current growth trends and reinforces the County’s strategy to accommodate growth in appropriate, serviceable locations.

**IF APPLICABLE, EVIDENCE TO SUPPORT APPROVAL CRITERIA 10-2A (7) AND (8)**

**Approval Criteria 10-2A (6): How social, economic, or land use conditions of the County have changed or are in the process of changing in such a manner to support the proposed Amendment to the CMP**

The proposed Amendment is supported by evolving social, economic, and land use conditions within Douglas County. Urban-level development has continued to expand within and adjacent to the Parker Municipal Planning Area, and the subject property is no longer isolated rural land but is located within an area experiencing planned urban growth. Surrounding development patterns, roadway improvements, and planned service extensions reflect a broader transition from a predominantly rural setting to one influenced by coordinated urban planning and infrastructure investment.

Infrastructure planning and service capacity have also improved. Municipal systems, including water, wastewater, transportation networks, and emergency services have been extended or are planned in proximity to the site,

supporting orderly and serviceable expansion. Continued population growth within Douglas County and the Parker area has increased demand for residential and supporting land uses within designated growth areas, reinforcing the need to align land use boundaries with available infrastructure and long-range planning objectives.

**Approval Criteria 10-2A (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.**

Although this Amendment does not expand the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area, it represents a logical and contiguous refinement of the Unincorporated Parker Municipal Planning Area (MPA). The subject property directly abuts the existing Parker MPA boundary west of Pine Drive, placing it at the established urban edge rather than within interior Nonurban lands.

The site is located along Pine Drive, a corridor identified for roadway widening in Douglas County's Capital Improvements Program. The scale, function, and planned public investment in this corridor reflect urban-adjacent infrastructure capacity and distinguish the property from interior rural areas. Aligning the MPA boundary at this location brings the land use designation into alignment with existing and planned public facilities, consistent with the Comprehensive Master Plan's growth management framework.

The Pine Drive and Lincoln Avenue intersection is further identified in the Town of Parker Comprehensive Master Plan as a Neighborhood Center intended to accommodate neighborhood-serving commercial uses. Inclusion of the subject property within the Parker MPA reinforces coordinated County-municipal planning and aligns County land use decisions with the Town's adopted long-range vision.

The Amendment is geographically limited and directly contiguous to the existing MPA. It does not create leapfrog development or isolated urban enclaves; rather, it reinforces an established planning boundary and concentrates urban-level development at a logical edge while preserving the integrity of the surrounding Northeast Subarea.

**Approval Criteria 10-2A (8): Compelling Public Benefit**

The compelling public benefit of this Amendment lies in the location and planning outcome it enables. By incorporating the site into the Unincorporated Parker Municipal Planning Area, the Amendment directs urban-level development that includes an attainable housing product in proximity to busy commercial districts and adjacent to existing development rather than extending growth pressure into interior Nonurban lands.

Locating development along Pine Drive—a defined urban edge and infrastructure-supported corridor where roadway improvements and centralized utilities exist or are planned—promotes efficient, infrastructure-supported growth, reduces reliance on individual wells, and supports long-term groundwater protection objectives. It also aligns land use designations with planned public investment. The project further proposes to evaluate right-of-way improvements along Pine Drive extending beyond the site frontage to enhance corridor continuity, safety, and overall functionality. These improvements are intended to improve vehicular operations, pedestrian connectivity, and emergency access while contributing proportionally to the ultimate roadway configuration envisioned for the corridor, thereby providing broader infrastructure and quality-of-life benefits to the surrounding community.

The Amendment also advances a neighborhood-serving commercial land use pattern at a location specifically identified in the Town of Parker's adopted plans. Integrating limited commercial uses with residential development at this designated node reinforces coordinated County–municipal planning, provides convenient access to daily services, reduces short vehicle trips, and supports more efficient use of the transportation network.

In addition, the Amendment introduces housing diversity in an area currently characterized by large-lot residential development. The proposed housing type provides attainable, lower-maintenance options for residents at varied life stages.

Collectively, these outcomes—efficient infrastructure utilization, corridor improvements, protection of interior Nonurban lands, coordinated planning alignment, neighborhood-serving services, and expanded housing choice—constitute a compelling public benefit that would not be realized without the proposed Amendment.

### COMPREHENSIVE MASTER PLAN AMENDMENT APPROVAL CRITERIA

*All the following criteria shall be considered by the Planning Commission when approving or disapproving CMP Amendment requests. All applications must demonstrate:*

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

**Response:** The proposed Amendment transitions the subject property from a Nonurban designation to inclusion within the Unincorporated Parker Municipal Planning Area, aligning the land use classification with its location along an established urban edge and infrastructure-supported corridor. This refinement reflects existing development patterns and planned public investment while maintaining the integrity of surrounding Nonurban lands.

The Amendment directs urban-level development to a site contiguous to existing urban development and served by existing and planned infrastructure, reinforcing a compact pattern along a primary roadway rather than extending growth into interior rural areas. Centralized water and wastewater service, planned pedestrian and trail connections, and preservation of the Baldwin Gulch corridor as open space further advance infrastructure efficiency, environmental stewardship, access to services, and overall quality of life. Collectively, these factors demonstrate consistency with the CMP's goals, objectives, and policies.

**(2) Compatibility with surrounding land uses and zoning.**

**Response:** As stated, the proposed Amendment is compatible with surrounding land uses and zoning. The development is designed to function as a logical, context-sensitive transition between existing urban development and adjacent large-lot residential areas.

To the west, across Pine Drive, an urban corridor, Lincoln Creek Village is a paired-home community zoned Planned Development (PD) within the Unincorporated Parker Municipal Planning Area. This establishes an urban pattern and continuity consistent with the proposed residential component. The proposed commercial component is appropriately located at the intersection of two urban roadways and within an area identified by the Town of Parker as a Neighborhood Center, supporting compatibility through planned intensity and coordinated land use.

To the north, the Spirit of Hope Lutheran Church represents a compatible institutional use commonly integrated with residential neighborhoods.

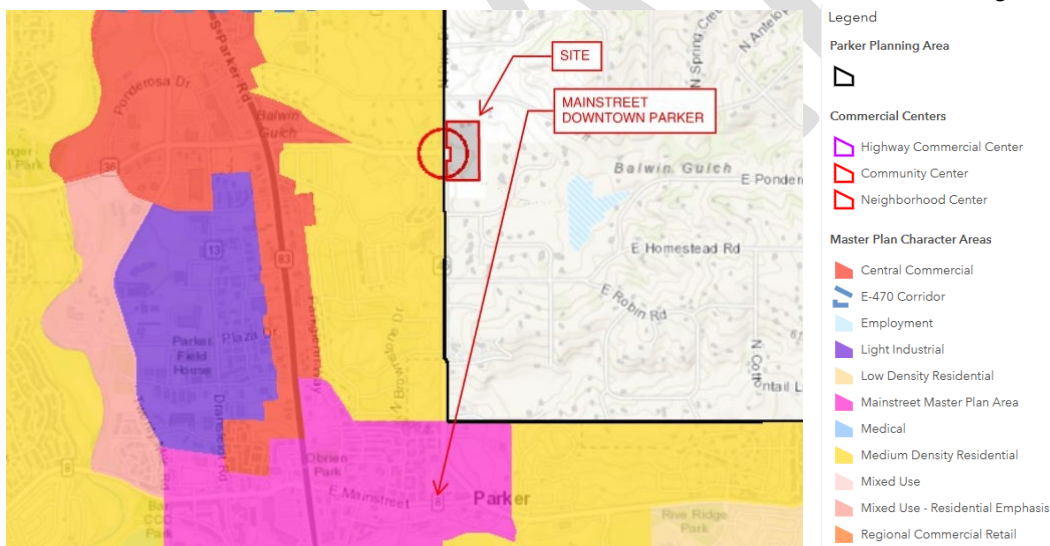
Properties to the south and east are zoned Rural Residential (RR). Compatibility with these areas will be ensured through site design and transition standards incorporated through PD zoning. Increased setbacks, building scale, landscape buffering, designated open space tracts, and preservation of the Baldwin Gulch corridor will provide physical and visual separation.

The site is located less than 1-mile from Parker Road and approximately 1.3 miles from Main Street which functions as established commercial corridors. This proximity positions neighborhood-serving development – retail, restaurants, personal services and event venues within convenient access to established services and employment centers, while preserving the residential character of the area.

Additionally, this location includes the Parker Townhomes development by Parker Townhomes LLC, which consists of 85 new townhomes at a density of 14 dwelling units per acre.

Rather than extending higher-density development into interior rural areas, the Amendment reinforces the established urban edge along Pine Drive and maintains a clear, defensible transition between Urban and Nonurban land use patterns consistent with County growth management objectives.

**Town of Parker – Master Plan – General Land Use Plan (Site is located in a Commercial Center - Neighborhood)**



**(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.**

**Response:** The proposed Amendment is compatible with the site’s natural and environmental conditions and supports preservation of identified natural features. The Amendment establishes a land use framework and does not authorize site disturbance; detailed environmental considerations will be addressed through subsequent zoning and development reviews.

The Baldwin Gulch corridor will be preserved and integrated into future site planning as a primary natural feature. Wildlife habitat and movement areas identified through preliminary mapping extend beyond the site and will be evaluated during future entitlement and development review. Scenic viewsheds and riparian areas will be addressed through site design, open space planning, and compliance with applicable environmental standards.

Based on available information at this stage, no historic resources have been identified on the property. Any additional environmental or cultural resource evaluations required by County, State, or Federal regulations will be completed during subsequent review processes to ensure continued compatibility with existing natural conditions.

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

**Response:** The proposed Amendment is supported by the availability of public facilities and services necessary to accommodate future development within the Unincorporated Parker Municipal Planning Area. Water supply and sanitary sewer service are anticipated to be provided by existing service providers, subject to compliance with applicable standards and capacity requirements.

Transportation access and circulation will be evaluated through subsequent transportation planning and engineering review to ensure roadway, pedestrian, and emergency access is provided consistent with adopted standards. Fire protection and emergency services will continue to be provided by existing agencies, with coordination occurring through future entitlement and development processes.

Schools serving the area will continue to provide educational services, with enrollment impacts and any required mitigation addressed in accordance with District and County requirements. Parks, open space, and trail facilities are incorporated into the development framework and will be refined during future approvals to meet applicable standards.

Collectively, these considerations demonstrate that adequate public facilities and services are available or can be provided to support development consistent with the proposed Amendment.

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

**Response:** Based on available information, the proposed Amendment is not anticipated to adversely impact the service capacity of any existing special districts serving the area. No new special districts are proposed in association with the Amendment. As the project proceeds through subsequent entitlement and development review processes, coordination with applicable service providers will continue to confirm service availability, capacity, and compliance with adopted standards.

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

**Response:** Social, economic, and land use conditions within Douglas County have evolved in a manner that supports the proposed Amendment. Continued population growth and changing household needs have increased demand for a broader range of housing types in locations where infrastructure and public services exist or are planned.

From a land use perspective, County growth patterns increasingly emphasize directing urban-level development to the edges of established planning areas rather than into the interior of Nonurban lands. The subject site represents such an urban edge condition. The Amendment formalizes Pine Drive as a logical boundary by concentrating development along this corridor and maintaining separation from Rural Residential areas through site design and transition standards to be established during future entitlement processes.

The transition is not achieved by extending higher intensity eastward, but by aligning comparable urban-scale development with existing urban uses along Pine Drive while preserving lower-intensity patterns beyond the corridor. This approach reinforces a clear and defensible land use edge and avoids incremental encroachment into the Northeast Subarea.

Economically, the site's proximity to employment centers, transportation corridors, and existing services supports efficient use of infrastructure rather than requiring expansion into undeveloped areas. Collectively, these evolving conditions support an Amendment that directs growth to an appropriate, serviceable location while maintaining the character of surrounding Nonurban lands consistent with long-term growth management objectives.

**(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.**

**Response:** The proposed CMP Amendment does not expand the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area. Instead, it proposes a limited and context-sensitive expansion of the Unincorporated Parker Municipal Planning Area (MPA) at a location that directly abuts the existing MPA boundary and functions as an established urban edge.

The subject site is located along Pine Drive, a primary arterial identified for roadway widening in the County's Capital Improvements Program. Existing roadway capacity, available utilities, and adjacent urban development west of Pine Drive distinguish the property from interior Nonurban areas and support its suitability for urban-level development. Expanding the MPA at this location aligns the land use designation with existing and planned infrastructure, consistent with the County's growth management framework.

The Pine Drive and Lincoln Avenue intersection is identified in the Town of Parker Comprehensive Master Plan as a Neighborhood Center intended to accommodate neighborhood-serving commercial uses at a defined transition point. Inclusion of the site within the Unincorporated Parker MPA supports coordinated long-range planning between Douglas County and the Town of Parker while maintaining County land use authority over the property.

The Amendment is geographically limited, contiguous to the existing MPA, and does not create leapfrog development or isolated urban enclaves. It reinforces an established planning boundary, concentrates development along an infrastructure-supported corridor, and preserves the integrity of surrounding Nonurban lands. As such, the proposed Amendment represents a logical and orderly refinement of the urban planning area consistent with the Comprehensive Master Plan and Approval Criteria 10-2A (7).

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

**Response:** Although this Amendment does not expand the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area, it proposes a limited refinement of the Unincorporated Parker Municipal Planning Area (MPA). The compelling public benefit lies not in the introduction of development alone, but in the deliberate planning outcome achieved by adjusting the MPA boundary at this location.

The Amendment reinforces a clear and defensible urban edge along Pine Drive by aligning land use designation with existing and planned infrastructure. By concentrating urban-level development along this established corridor, it reduces pressure for incremental land use changes within the Northeast Nonurban Subarea and avoids scattered or piecemeal encroachment. This boundary clarification would not occur under the current designation. The Amendment also promotes infrastructure-efficient growth by directing development to an area served by existing or planned roadway capacity, utilities, and public services. This approach minimizes the need for additional infrastructure extensions, supports fiscal responsibility, advances groundwater protection objectives, and reinforces coordinated service delivery.

Further, the Amendment enables a neighborhood-serving land use pattern at a location identified in adopted plans as appropriate for such activity, including limited commercial uses within a designated Neighborhood Center. This supports convenient access to daily services, reduces short vehicle trips, and enhances overall community connectivity. Finally, the Amendment introduces housing diversity at a site suited to accommodate it without altering the prevailing large-lot character of surrounding Nonurban lands. By focusing on compact development at the urban edge, the proposal expands housing choice while preserving rural land use patterns beyond Pine Drive.

Collectively, these outcomes—establishment of a defined urban boundary, infrastructure-efficient growth, alignment with adopted planning frameworks, expanded housing choice, and protection of interior Nonurban lands—constitute a compelling public benefit consistent with Approval Criteria 10-2A (8).











## CONCLUSION

The proposed Comprehensive Master Plan Amendment adjusts the Unincorporated Parker Municipal Planning Area boundary to reflect existing development patterns, available infrastructure, and the established urban edge along Pine Drive. The Amendment directs growth to a contiguous, serviceable location supported by planned roadway improvements and centralized utilities while preserving the integrity of interior Nonurban lands within the Northeast Subarea.





The request is consistent with the goals, objectives, and policies of the Comprehensive Master Plan and satisfies the applicable approval criteria. For these reasons, approval of the Comprehensive Master Plan Amendment is respectfully requested.

# Comprehensive Master Plan Land Use Reference Map



## Comprehensive Master Plan Areas

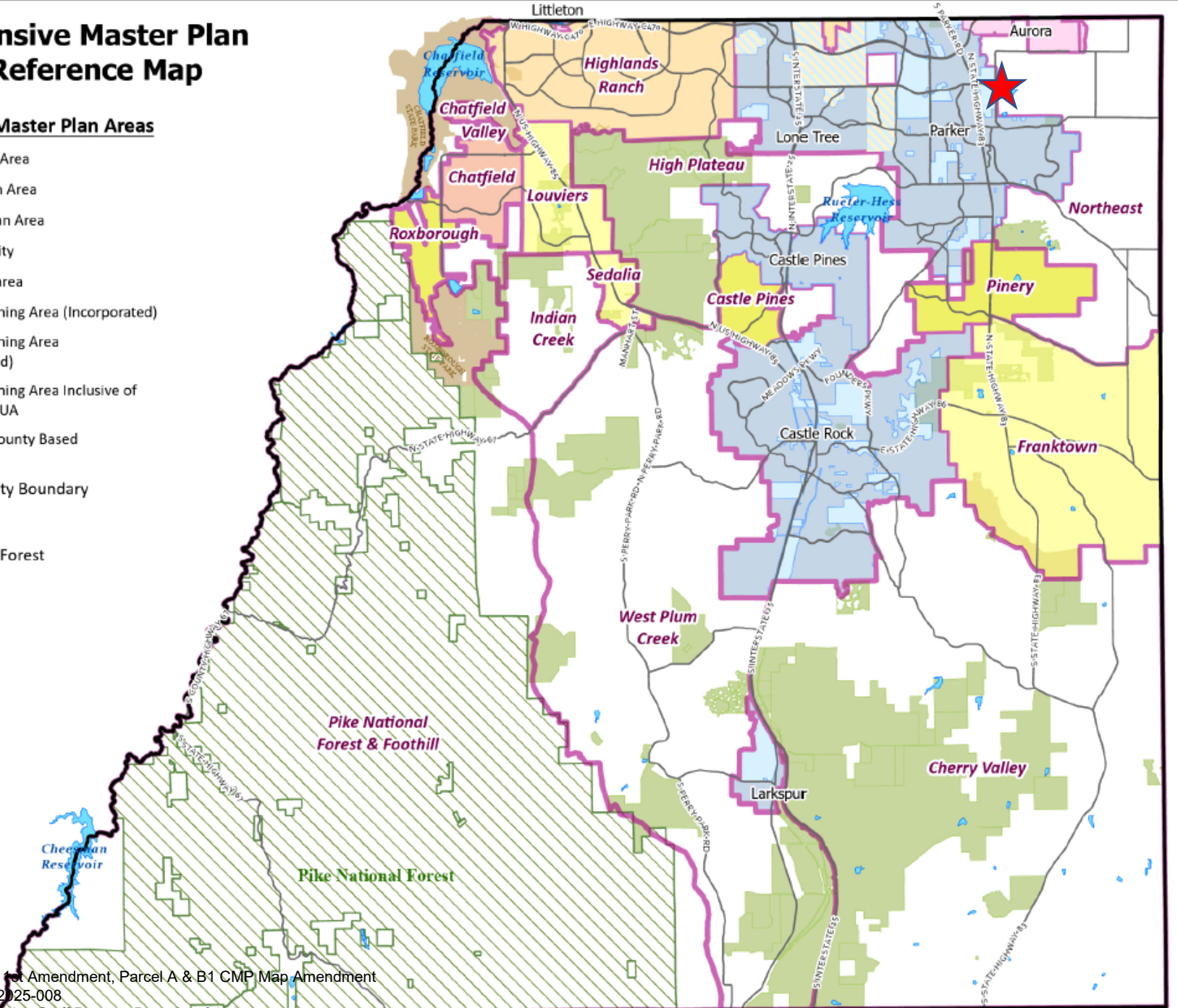
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

## Parks

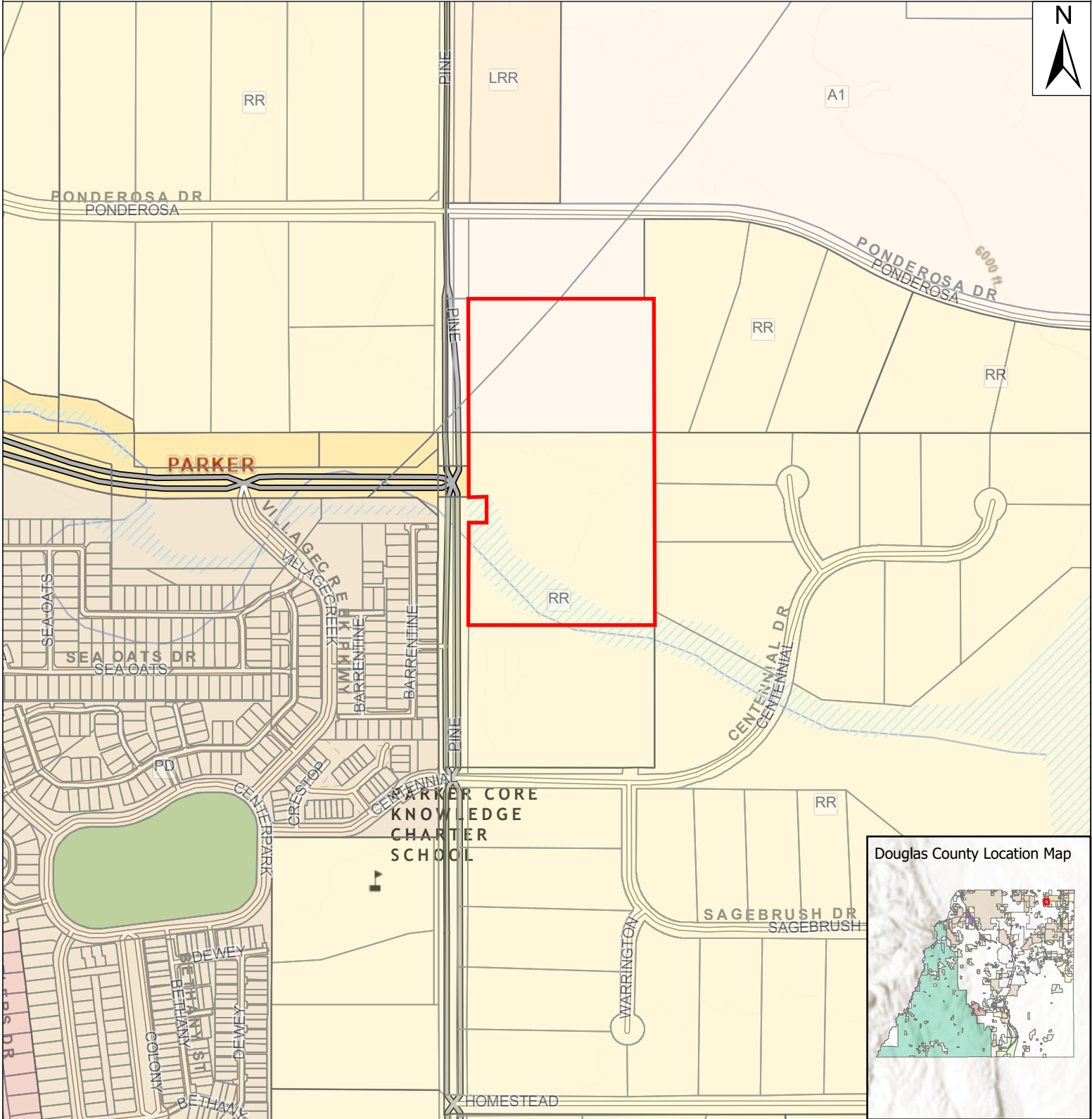
-  Pike National Forest
-  State Parks
-  Open Space
-  Lakes

## Roadways

-  Major Roads
-  Project Site



# Zoning Map - Project No. DR2025-008

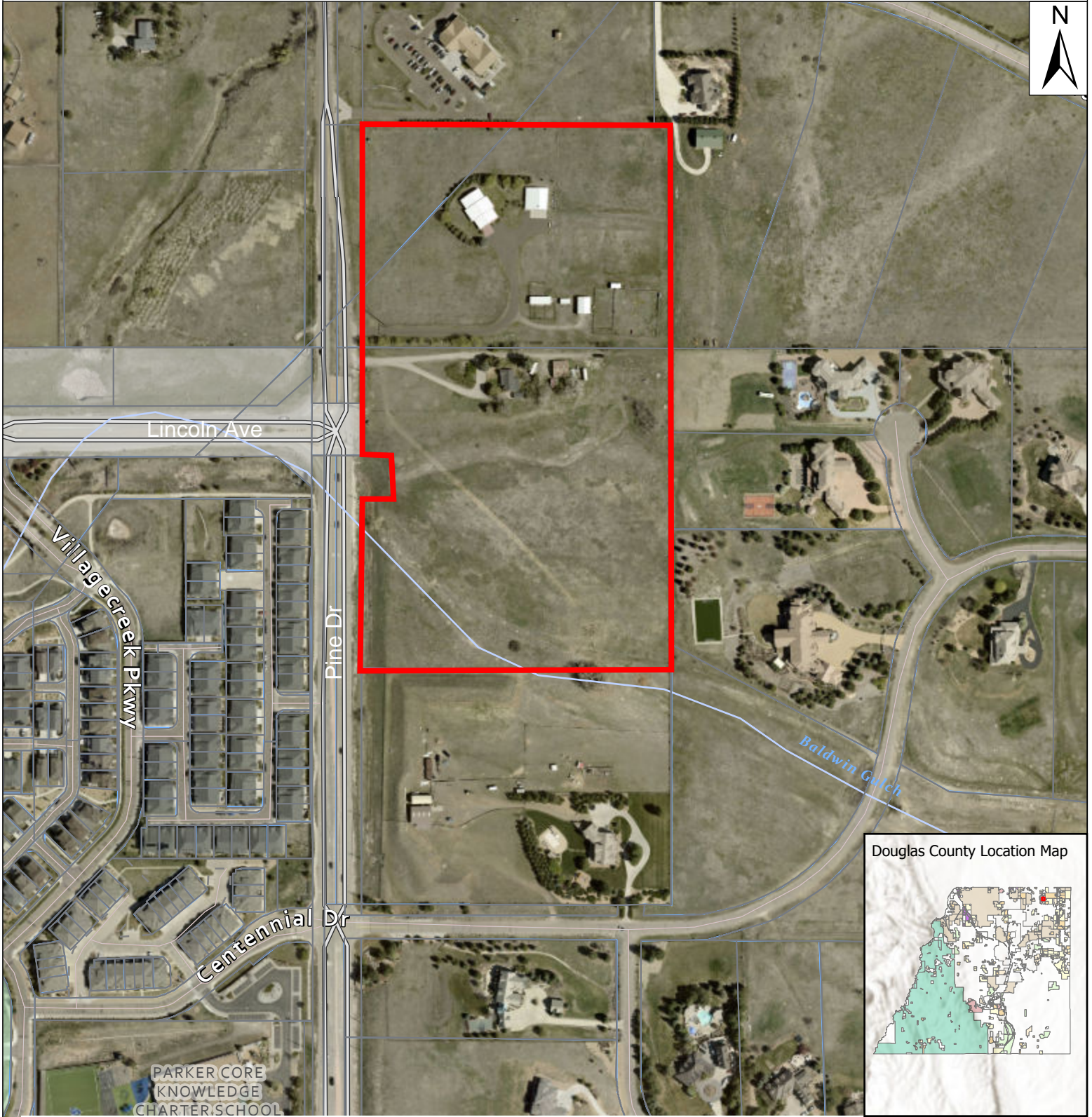


Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 4/7/2026 11:27 AM

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- PD - PLANNED DEVELOPMENT

# Aerial Map - Project No. DR2025-008



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.

Date Saved: 4/7/2026 11:14 AM

**Referral Agency Response Report**

**Project Name:** Stroh Exemption, 1st Amendment, Parcel A & B1

**Project File #:** DR2025-008

**Date Sent:** 11/12/2025

**Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/13/2025	No Comment:	No Response Required.
Arapahoe County Engineering Services Division		No Response Received:	No Response Required.
Arapahoe County PWD/ Planning		No Response Received:	No Response Required.
Assessor	12/12/2025	Received: Please make sure Developers are aware of Tax line on north end of property.	Applicant is aware of the tax line on the north end of the property.
AT&T Long Distance - ROW	11/20/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near Stroh Exemption, Parker, CO 80138 (Project # DR2025-008). The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.	No Response Required.
Bell Cross Ranch HOA		No Response Received:	No Response Required
Building Services	11/20/2025	No Comment:	No Response Required
CDPHE - All Referrals		No Response Received:	No Response Required
Centennial Ranch HOA	12/12/2025	Received: Following is a summary of comments received from the Centennial Ranch HOA. For details please reference their letter dated 12-12-25. -The Centennial Ranch HOA had concerns with traffic, impacts on the water systems of existing neighborhoods, insufficient sewer systems, the non-urban character and rural nature of the adjacent neighborhoods, higher density, and lack of a public benefit.	The applicant has received the response from the Centennial Ranch HOA. The applicant has held meetings with the HOA to receive feedback and discuss their concerns with the proposed CMP map amendment. The HOA will receive future land use applications for review and comment.
CenturyLink		No Response Received:	No Response Required

**Referral Agency Response Report**

**Project Name:** Stroh Exemption, 1st Amendment, Parcel A & B1

**Project File #:** DR2025-008

**Date Sent:** 11/12/2025

**Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	11/13/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for DR2025-008, Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive master plan 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 Aurora		No Response Received:	No Response Required
Colorado Division of Housing		No Response Received:	No Response Required
Colorado Division of Water Resources	12/11/2025	Received: Following is a summary of comments received from the Division of Water Resources (DWR). For details please reference their email dated December 11, 2025. -This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101 (10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral. -We do not have any comments on Parker's ability to provide water service to the two parcels.	No Response Required. DWR will receive future land use applications for this development.
Colorado Geological Survey	12/08/2025	No Comment:	No Response Required

**Referral Agency Response Report**

**Project Name:** Stroh Exemption, 1st Amendment, Parcel A & B1

**Project File #:** DR2025-008

**Date Sent:** 11/12/2025

**Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife (East DC - Dist 549)	12/22/2025	Received: Upon review of the proposed referral request. Colorado Parks and Wildlife (CPW) has no objections to the application moving forward as planned for approval.	No Response Required.
Comcast		No Response Received:	No Response Required
CORE Electric Cooperative	12/16/2025	No Comment:	No Response Required
Department of Human Services		No Response Received:	No Response Required
Douglas County Health Department	12/16/2025	Received: Following is a summary of comments received from the Douglas County Health Department (DCHD). For details please reference their review letter dated December 15, 2025. -A will serve letter from Parker Water and Sanitation District (PWS) was submitted so DCHD is providing a favorable recommendation regarding the proposed method of water and sewer service. -There is an existing OWTS on the project site. DCHD may refuse to issue future OWTS permits where sewage treatment is available within 400 feet of the property line. A letter from PWS. If the properties tie into the sewer system, the OWTS serving the project shall be abandoned.	The applicant will continue to coordinate with DCHD on future connections to sewer services in the area and the need to abandon existing OWTS if a sewer connection is made. Future land use applications will be referred to DCHD for review and comment.
Douglas County Historic Preservation	11/26/2025	Received: Following is a summary of comments received from Douglas County Historic Preservation. For details please review their letter dated November 26, 2025. -At this time the curator has no recommendations, but if there is future development with ground disturbance on the property a cultural survey should be conducted. There have been no previous surveys or studies done on the property.	The applicant is aware that if future development occurs with ground disturbance then a cultural resource survey should be submitted for review by Douglas County Historic Preservation.

**Referral Agency Response Report**

**Project Name:** Stroh Exemption, 1st Amendment, Parcel A & B1

**Project File #:** DR2025-008

**Date Sent:** 11/12/2025

**Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Housing Partnership		No Response Received:	No Response Required
Douglas County Parks and Trails	12/08/2025	Received: This applicant would be responsible for park dedication requirements outlined in Article 10 of the Douglas County Subdivision Resolution	No Response Required
Douglas County School District RE 1		Received: Following is a summary of comments received from the Douglas County School District (DCSD), for details please review their letter dated December 18, 2025. -DCSD would like to reserve the right to estimate student generation and request required School District land dedication or cash-in-lieu at that time. Assuming the applicant nor the County object to this request, DCSD has no objection to the proposed development.	The applicant is aware of comments from the DCSD. Future land use applications will be provided to DCSD for review and comment on land dedication or cash-in-lieu requirements.
DRCOG		No Response Received:	No Response Required
Engineering Services	12/17/2025	No Comment:	No Response Required
Homestead Hills HOA	12/17/2025	Received: Following is a summary of comments received from the Homestead Hills HOA. For details please reference their letter dated 12-17-25. -HHCA had concerns with the development impacting the rural character of the Northeast Subarea, preservation of open space, proposed density that is incompatible with the neighboring rural properties, impacts to wildlife and the Baldwin Gulch area, increase in traffic, and lack of a compelling public benefit	The applicant has received the response from the Homestead Hills HOA. The applicant has held meetings with the HOA to receive feedback and discuss their concerns with the proposed CMP map amendment. The HOA will receive future land use applications for review and comment.

**Referral Agency Response Report**

**Project Name:** Stroh Exemption, 1st Amendment, Parcel A & B1

**Project File #:** DR2025-008

**Date Sent:** 11/12/2025

**Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Mile High Flood District	12/09/2025	<p>Received:                      We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case: - Outfall to Baldwin Gulch MHFD comments 1. We would like to review the stream corridor and design with future submittals                      We have no objections to the referenced project at this time. We appreciate the opportunity to review this application and look forward to reviewing future submittals.</p>	<p>Future land use application submittals will be referred to Mile High Flood District for review.</p>
Office of Emergency Management	11/17/2025	No Comment:	No Response Required
Open Space and Natural Resources	12/15/2025	<p>Received:                      If this property is included the urban area of the master plan, the map in Section 9 - Wildlife of the plan should be updated to reflect the amendment. Most of the property is currently mostly identified as an area with moderate wildlife habitat value. If approved this area should be reduced to low wildlife habitat value.</p>	No Response Required.
Parker Economic Development		No Response Received:	No Response Required
Parker Water & Sanitation District	11/12/2025	<p>Received:                      This property must include into the Parker Water District through inclusion.</p>	<p>The applicant is aware of the requirement to be included in the PWSD service area.</p>
Ponderosa Hills Civic Association		No Response Received.	No Response Required

**Referral Agency Response Report**

**Project Name:** Stroh Exemption, 1st Amendment, Parcel A & B1

**Project File #:** DR2025-008

**Date Sent:** 11/12/2025

**Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
RTD - Planning & Development Dept	12/15/2025	Received: 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.	The applicant is aware of comments from RTD. Future land use applications will be referred to RTD for review and comment.
Sheriff's Office		No Response Received:	No Response Required
Sheriff's Office E911		No Response Received:	No Response Required
Sierra Vista HOA		No Response Received:	No Response Required
South Metro Fire Rescue	11/14/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Douglas County Comprehensive Plan Land Use Map amendment.	No Response Required
Town of Parker Development Review		No Response Received:	No Response Required

**Referral Agency Response Report**

**Project Name:** Stroh Exemption, 1st Amendment, Parcel A & B1

**Project File #:** DR2025-008

**Date Sent:** 11/12/2025

**Date Due:** 12/17/2025

Agency	Date Received	Agency Response	Response Resolution
Town of Parker Public Works	11/17/2025	<p>Received: Thank you for the opportunity to review this application. The Town of Parker Engineering/Public Works Department has the following comments:</p> <p>While this referral is for a master plan amendment rather than a formal development application, the Town has concerns with the potential traffic impacts that this amendment may create. The Town owns and maintains/operates the adjacent intersection of Lincoln Avenue and Pine Drive, and is currently planning additional operational improvements to this intersection. The density and traffic impacts of this proposal should be carefully considered in regards to the adjacent roadways through a Traffic Impact Study. Should this proposal eventually be approved for development, it is the Town's expectation that the developer will be required to construct all improvements necessary to ensure an acceptable LOS at the adjacent intersection.</p>	The applicant will be required to submit a traffic impact analysis with future land use application submittals and should continue to coordinate with the Town of Parker on necessary improvements to the intersection of Lincoln Avenue and Pine Drive. The Town will receive future land use applications for review and comment.
Travois HOA		No Response Received:	No Response Required
Xcel Energy-Right of Way & Permits	12/09/2025	<p>Received: Public Service Company of Colorado's (PSCo) Right of Way &amp; Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict</p>	No Response Required

**From:** [James Peabody](#)  
**To:** [Michael Pesicka](#); [duanew.cwc64.com](#); [jt.cwc64.com](#); [LANA.S.](#); [LENNY.V.](#)  
**Subject:** Re: Douglas County eReferral (Project Number (DR2025-008) Is Ready For Review  
**Date:** Thursday, November 20, 2025 1:38:32 PM

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

Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near **Stroh Exemption, Parker, CO 80138 (Project # DR2025-008)**. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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

**\*\*\* Map disclaimer: 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. \*\*\***

*Thank you,*

**James Peabody**  
**Clearwater Consulting Group, Inc.**  
**120 9th Ave. South, Suite #140**  
**Nampa, ID 83651**  
**C: (951) 201-1279**  
**E: [jamesp@cwc64.com](mailto:jamesp@cwc64.com)**

*\*\*\* This message and any attachments are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately and delete the message from your system. \*\*\**

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**From:** annb.cwc64.com <[annb@cwc64.com](mailto:annb@cwc64.com)>  
**Sent:** Thursday, November 20, 2025 12:49 PM  
**To:** James Peabody <[jamesp@cwc64.com](mailto:jamesp@cwc64.com)>  
**Subject:** FW: Douglas County eReferral (Project Number (DR2025-008) Is Ready For Review

Ann

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

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

Franktown Parker FPB-1 Reservoir

Ponderosa Dr & Pine Dr

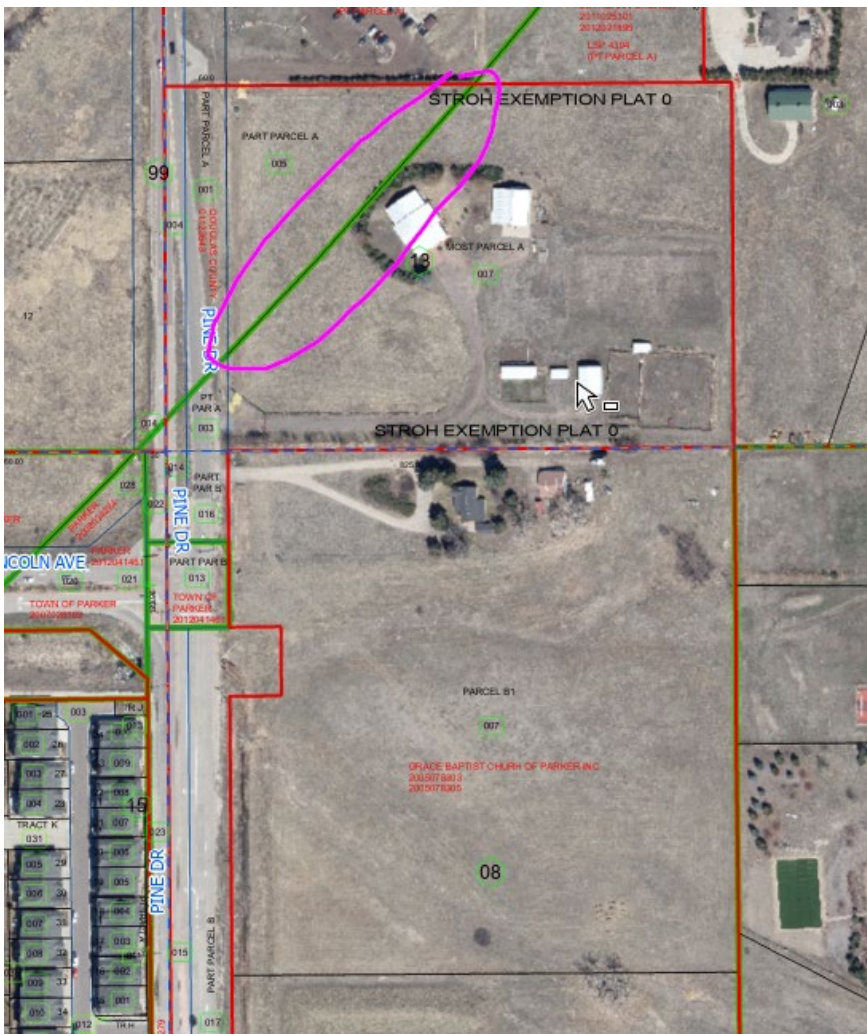


**STROH EXEMPTION**



**From:** [Kyle Vistuba](#)  
**To:** [Michael Pesicka](#)  
**Cc:** [Jeremy Hirsch](#)  
**Subject:** RE: Project No. DR2025-008  
**Date:** Thursday, December 18, 2025 7:17:02 AM  
**Attachments:** [image001.png](#)

Hi Mike, Tax Line is correct as circled below in pink the green line is a tax line in which we must split the parcels along this line because the taxes are different on each side of this line. Just something for everyone to be aware of depending on how the configuration of the parcels is once this parcel is replated in the future.



Kyle Vistuba  
GIS Specialist I | Douglas County Assessor  
301 Wilcox Street | Castle Rock, CO 80104  
303-660-7450 ext. 4260 | 303-479-9751 Fax

**From:** Jeremy Hirsch <JHirsch@douglas.co.us>

**Sent:** Wednesday, December 17, 2025 5:11 PM  
**To:** Kyle Vistuba <kvistuba@douglas.co.us>  
**Subject:** FW: Project No. DR2025-008

Kyle,

Please take a look at this one review.

Jeremy Hirsch  
Assessment Administrator | Douglas County Assessor  
301 Wilcox Street | Castle Rock, CO 80104  
303-660-7450 ext. 4228 | 303-479-9751 Fax

---

**From:** Michael Pesicka <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>  
**Sent:** Wednesday, December 17, 2025 7:37 AM  
**To:** Jeremy Hirsch <[JHirsch@douglas.co.us](mailto:JHirsch@douglas.co.us)>  
**Subject:** Project No. DR2025-008

Hi Jeremy,

The Assessor provided the following referral comment for Project No. DR2025-008: *Please make sure Developers are aware of Tax line on north end of property.* I just want to clarify that the comment is “Tax line” and not Tax lien”.

Thank you,

**Mike Pesicka** | Principal Planner  
**Douglas County Department of Community Development**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303-814-4367 **Main** | 303-660-7460  
**Email** | [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

**NOTICE:** Douglas County Planning does not charge “Approval” fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our Public Outreach and Assistance team at 303-660-7460 or email [planning@douglas.co.us](mailto:planning@douglas.co.us)



Lathrop GPM LLP  
lathropgpm.com

675 15th Street  
Suite 2650  
Denver, CO 80202  
Main: 720.931.3200

Patrick Hickey  
patrick.hickey@lathropgpm.com  
720.931.3229

December 12, 2025

**Via E-Mail**

Douglas County Department of Planning  
Development  
Planning Services Department  
100 Third Street  
Castle Rock, Colorado 80104  
[planning@douglas.co.us](mailto:planning@douglas.co.us)  
Attn: Mike Pesicka, Principal Planner at  
Douglas County

RE: *Objection to Land Use Application Regarding Bellbern Development a/k/a Stroh Exemption (“Bellbern”): Project File # DR2025-008*

Dear Douglas County Planning Services Department:

Our firm represents the Centennial Ranch Homeowners Association (“CRHA”) regarding its objection to the Land Use Application involving the proposed Bellbern development plan. Primarily, CRHA objects to Bellbern development because the proposed development fundamentally changes the nature of the area, dangerously increases the amount of traffic, and overburdens the water systems of existing neighborhoods surrounding the Bellbern development. The proposed Bellbern development is adjacent to the Centennial Ranch neighborhood.

Centennial Ranch is a peaceful and serene community with spacious home lots. Centennial Ranch residents choose to live at Centennial Ranch because it is quiet and has low density. The proposed Bellbern development is incongruent with CRHA residents’ expectations for their community. Moreover, the proposed Bellbern development conflicts with the Douglas County Comprehensive Master Plan for the reasons described below.

As you know, the proposed Bellbern development seeks to amend the Douglas County Comprehensive Mater Plan Use Map to change 21.57 acres to CMP Section 2- Urban Land Use from its current designation as Nonurban land use.<sup>1</sup> Approving this change would be a mistake and even if the change in designation occurs, the proposed Bellbern development is still problematic. As a result, CRHA requests that Douglas County reject the proposed Bellbern development in its entirety.

---

<sup>1</sup>Defined terms not otherwise defined in this letter have the definitions assigned to them in the Douglas County Comprehensive Master Plan (“CMP”).

**1. Existing Douglas County Nonurban Designation.**

Before addressing the various problems with the proposed Bellbern development, we must first consider the purpose of Nonurban Land Use. As Douglas County acknowledges, “[r]esidents of Douglas County value the ‘small town’ feel and the quietness that the nonurban areas provide. Through the Zoning and Subdivision Resolutions, the CMP provides a basis for preservation of the rural landscape, natural habitats, critical viewsheds, and community separators.”<sup>2</sup> Furthermore, “[t]he CMP seeks to establish and preserve, through its policies, the values expressed by citizens for scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes.” *Id.*

Centennial Ranch and the other neighborhoods in the area rightly expect that Douglas County will not change their communities by changing the designation of Bellbern from Nonurban to Urban and the documents submitted by Bellbern do not support such a change for the reasons submitted below. Additionally, even if the area is changed to Urban, Douglas County should still reject the Bellbern plan because of the significant harm it will cause due to increased traffic, water issues, decreased property value and a general overburdening of scarce resources.

**2. The Bellbern Comprehensive Plan Violates the Goals of Nonurban Land Use.**

**a. *Bellbern does not promote Nonurban Land Use Goal 3-1.***

Bellbern’s Comprehensive Plan Amendment Narrative (“Narrative”) submitted in support of the Bellbern development violates Douglas County’s Goals for Nonurban land use. The Narrative claims that Bellbern supports Goal 3-1 which aims to protect and conserve the natural and rural character of the nonurban area. (Narrative p. 5). Bellbern’s only support for this contention is that minor improvements to The Baldwin Gulch as part of the development will “preserve the existing floodplain limits and will preserve existing wildlife corridors and habitat opportunities.” *Id.*

This simple statement ignores that Bellbern is seeking to inject 124 duplex units plus an additional 1.2 acres of commercial development into what is now a Nonurban area. Making minor improvements to The Baldwin Gulch does not mitigate the damage to the existing natural and rural character of the area that 124 duplex units and 1.2 acres of commercial development brings. This is especially true when considering that building 125 duplexes adjacent to neighborhoods with large lots fundamentally changes the character and rural feels of those neighborhoods.

**b. *Bellbern does not promote Nonurban Land Use Goal 3-2.***

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<sup>2</sup> <https://www.douglas.co.us/documents/cmp-section-3.pdf/>

Bellbern contends that the proposed development supports Nonurban Land Use Goal 3-2 which seeks to promote the preservation of natural character and non-urban and rural areas. (Narrative p. 5). However, the narrative ignores the goal entirely and instead notes, “the current character for land uses in this region has changed and now provides urban opportunities.” *Id.* Even if true, just because certain parts of Douglas County have changed does not mean that Douglas County should change a designation from Nonurban to Urban related to Bellbern.

124 duplexes on their face are incongruent with the preservation of natural character and bring increased traffic and density to an area which is intended to be non-urban and rural. In fact, Nonurban Policy 3-3E.2 notes that, “A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where there is adequate public infrastructure to support the proposed development and where the other goals, objectives, and policies of the Plan have been met.” Instead of one dwelling per 2.5 acres, Bellbern seeks nearly six (6) dwellings per acre. This in itself violates 3.3E.2.

*c. Bellbern does not promote Nonurban Land Use Goal 3-3.*

Land use goal 3-3 seeks to “maintain the unique rural character” of Nonurban Subareas like the Northeast where the subject property is located. The Bellbern Narrative addressed this goal by pointing out that the project site is on the edge of the Northeast Subarea and adjacent to the Unincorporated Parker Municipal Planning Area which is designated as Urban. (Narrative p. 6). However, the Narrative does not address why that is relevant to the proposed change from Nonurban to Urban or how the Bellbern development will maintain the area’s unique rural character.

Duplexes are not associated with rural character, nor is a population density many times higher than the maximum of one (1) dwelling per 2.5 acres. There is no basis to conclude that because a project site is near an Urban area that the project site should become an Urban area.

As a result, Bellbern’s Narrative does not support the Nonurban land use goals, and the Narrative does not support changing the project site’s designation from Nonurban to Urban. The Narrative, and other documentation submitted in support of the Bellbern development, illustrates how proposed Bellbern development will destroy the rural and natural character of the surrounding neighborhoods.

**3. The Bellbern Comprehensive Plan Amendment Fails Even as an Urban Area.**

Even if the subject area is amended as an Urban area, Douglas County should still not approve the development plan for Bellbern. This first reason is because the traffic plan for Bellbern and the additional traffic from Bellbern will create a significant safety hazard. The intersection of Pine Drive and Lincoln Avenue is already one of Parker’s most dangerous choke points with frequent crashes, backups, and congestion. The proposed traffic impact analysis cannot add more space to an area where traffic is already past capacity.

Additionally, Bellbern's plan to generate impact fees and create affordable housing for teachers, public servants, and young families is a speculative and unsupported. Further, Douglas County School District is already overcrowded and adding 124 duplexes will immediately worsen the problem. Thus, the purported impact fees do not justify approved the Bellbern plan.

Moreover, there is not adequate water available for the Bellbern development. The Bellbern plan asserts that it has "received a will-serve letter from Parker Water and Sanitation District (PWSD)" and will enter into an inclusion agreement. However, a letter is not an agreement and as a result, the water plan is speculative. Further, Colorado faces long-term drought and declining aquifers. PWSD has no new, sustainable source to guarantee service at this density. Douglas County code requires a dependable, long-term water supply and this requirement cannot be satisfied by speculative paperwork.

A lack of a dependable water supply is not the only water related problem. Specifically, the proposed Bellbern development lies within a regulatory floodway, and Bellbern's proposed detention ponds and other proposed improvements are insufficient. The proposed plan only shifts the water runoff but does not negate that Bellbern is within a floodway and building 125 duplexes in a floodplain is inherently dangerous.

Further, there are insufficient sewer resources available to support the proposed Bellbern development. The Narrative claims that the Parker Water and Sanitation District will provide adequate sanitation sewer service. (Narrative p. 10). However, the neighborhoods surrounding the proposed development rely on septic systems and CRHA has yet to see evidence that the Parker Water and Sanitation District can meet the requirements of 125 duplexes.

The proposed Bellbern plan is also detrimental to existing home values. Homes in the Centennial Ranch neighborhood paid a premium for the rural character of the area. Building 125 duplexes adjacent to Centennial Ranch will drive down home values in Centennial Ranch.

Finally, Bellbern's claim that the proposed development will provide a public benefit is a false promise. Any expected tax revenue does not outweigh the proposed development's negative impacts of broken planning rules, unsafe traffic, water scarcity, or flood risk. Further, attainable housing is not a public benefit if the proposed housing is built in a floodway.

As a result, CRHA objects to the Bellbern development plan and urges Douglas County to reject the plan in its entirety. CRHA anticipates providing additional information in support of its position and should you wish to discuss this letter or CRHA's overall position regarding the proposed Bellbern development, please feel free to contact me at your convenience.

Sincerely,

LATHROP GPM, LLP



Patrick J. Hickey

PJH/cls

December 15, 2025

Mike Pesicka  
Planning Services  
100 Third Street  
Castle Rock, CO 80104

RE: DR2025-008

Dear Mike Pesicka,

Thank you for the opportunity to review and comment on the referenced Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive Master Plan Amendment application. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s):

**Water and Sewer Service**

A will-serve letter has been provided by Parker Water and Sanitation. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal.

**On-Site Wastewater Treatment System (OWTS) – Abandonment**

DCHD's records indicate the presence of an OWTS on parcel numbers 223314208007 and 223311013007. In accordance with Regulation No. 22-01, Section 3.6, DCHD may refuse to issue future permits for the construction of an OWTS where a sewage treatment works is available within 400 feet of the nearest property line and connection can be made thereto. In order for DCHD to issue a permit, the applicant shall provide a letter from the sewer district, municipality, or county having jurisdiction, stating whether it is permissible for DCHD to issue a permit for installation, alteration, or repair of an OWTS.

If the existing properties choose to tie-in to the proposed sewer system in the future, the OWTS serving these parcels shall be abandoned in accordance with Regulation No. 22-01, Section 6.8. DCHD must be notified in writing once the system has been properly abandoned. For more information, or to obtain/submit the required OWTS Abandonment Form, the applicants may contact [EH@douglas.co.us](mailto:EH@douglas.co.us).

Please feel free to contact me at 720-907-4887 or [KHochstetler@douglas.co.us](mailto:KHochstetler@douglas.co.us) if you have any questions about our comments.

Sincerely,



Kristin Hochstetler, Environmental Health Specialist I

November 26, 2025

Mike Pesicka, Principle Planner  
100 Third Street  
Castle Rock, CO 80104

Re: DR2025-008, Stroh Exemption

Dear Mr. Pesicka:

The letter provides comments regarding the applicants request to amend the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acres, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area.

At this time the Curator has no recommendations, but if there is future development with ground disturbance on the property a cultural survey should be conducted. There have been no previous surveys or studies done on the property. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these resources will be necessary at future phases of development, including a Class II cultural resource survey of the property, will need to be addressed if development occurs in the future.

Should buried artifacts and features be discovered, we recommend 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

**From:** [Comaniciu - DNR, Ioana](#)  
**To:** [Michael Pesicka](#)  
**Subject:** Re: Douglas County eReferral (Project Number (DR2025-008) Is Ready For Review  
**Date:** Thursday, December 11, 2025 9:25:19 AM

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

Good Morning,

We have received your November 12, 2025 referral for proposed amendments to the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acres, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area.

This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101 (10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

We do not have any comments on Parker's ability to provide water service to the two parcels.

Thank you for the opportunity to review.

Best Regards,

**Ioana Comaniciu, P. E.**

**Water Resource Engineer**

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

[ioana.comaniciu@state.co.us](mailto:ioana.comaniciu@state.co.us) | <https://dwr.colorado.gov>

On Wed, Nov 12, 2025 at 9:57 AM <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)> wrote:

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!b-aUofu\\_eg9gtlmz746zNIRjklx3efZBNgcKccc1JRuYYtlhd42KUXkFGKEtXbf7-H5pFmzpxEU5ktaoMeT2n0lj\\$](https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx;!!PUG2raq7KiCZwBk!b-aUofu_eg9gtlmz746zNIRjklx3efZBNgcKccc1JRuYYtlhd42KUXkFGKEtXbf7-H5pFmzpxEU5ktaoMeT2n0lj$)

Project number DR2025-008, Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive Master Plan Amendment. The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acres, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area. If approved by the Planning Commission, the parcels would be subject to the polices of CMP Section 2 – Urban Land Use..

This referral will close on Wednesday, December 17, 2025.

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)

DR 25-545

## REFERRAL RESPONSE REQUEST

Date sent: November 12, 2025

Comments due by **December 17, 2025**

**Project Name:** Stroh Exemption, 1<sup>st</sup> Amendment, Parcels A & B1 (Bellbern)

**Project File #:** DR2025-008

**Project Summary:** The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acre, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area. If approved by the Planning Commission, the parcels would be subject to the polices of CMP Section 2 – Urban Land Use.

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

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____ _____	
<input type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> <u>ENGINEERING</u>	<b>Phone #:</b> <u>4318</u>
<b>Your Name:</b> <u>AL PETERSON</u> <i>(please print)</i>	<b>Your Signature:</b> <u><i>Al Peterson</i></u>
	<b>Date:</b> <u>12/17/25</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](mailto:mpesicka@douglas.co.us)

Thank you for the opportunity to review this application for a CMP Amendment (DR2025-008). The Homestead Hills Civic Association (HHCA) has the following comments:

The proposed Major Amendment to enable a dense Suburban Residential development (named "Bellbern" by the applicant) violates the spirit and the letter of the 2040 Comprehensive Master Plan (CMP) and should not be approved. Specifically, the application fails to meet any of the following eight criteria defined in Section 10-2A of the CMP.

(1) Placing 124 duplex residences plus a commercial property on less than 20 acres within the existing Northeast Subarea is inconsistent with the spirit, intent, goals, objectives, and policies of the CMP, which among other things direct the County to prioritize "providing areas for urban development to preserve the open spaces and nonurban areas", "increasing open space preservation activities", and "direct[ing] urban-level development to designated urban areas" (CMP Objective 2-1A, as supported by Policies 2-1A.1 and 2-1A.2). More specifically, the proposed development is inconsistent with the rural character of the Northeast Subarea (including the abutting parcels), for which the CMP stipulates a maximum gross density of one dwelling unit per 2.5 acres (CMP Policies 3-3E.1 and 3-3E.2).

(2) A carve-out of Suburban Residential plus commercial is incompatible with land use on the east side of Pine Drive from the Town of Parker boundary north to Inspiration Drive, all of which is zoned Estate Residential, Rural Residential, or Agricultural One. Furthermore, this dense development would directly abut rural properties and thus remove the existing transition (in the form of Pine Drive) between the Parker Municipal Planning Area (MPA) and the Northeast Subarea, which is inconsistent with Policy 2-6D.3 of the CMP.

(3) The proposed development would disturb existing wildlife populations in the Baldwin Gulch watershed / floodplain, including deer, coyotes, mountain lions, foxes, bobcats, pheasants, wild turkeys, and other native species through high-density housing and commercial activities, associated noise and light pollution, and the like. More specifically, according to the County's Wildlife Resources Map most of the Northeast Subarea, including almost all of the proposed Bellbern project and the abutting Baldwin Gulch area, qualifies as a moderate-value wildlife habitat area. Section 9 of the CMP stipulates that the County should strive to "locate development outside of important wildlife habitat and movement corridors" (Policy 9-1B.4), that "stricter review and mitigation of development and other land uses is required of applications in, or adjacent to, important wildlife resources, including moderate or high-value wildlife habitat areas...", and that "new development located in proximity to moderate to high value wildlife habitat should include a study and inventory of habitats, movement corridors, and habitat linkages" (Policy 2-2A.1). These standards have not been met by the applicant.

(4) The proposed development would inject nearly a thousand daily vehicle trips into an already busy and hazardous intersection just north of Parker Core Knowledge School. In addition, placing a dense development so close to rural lands with heavy tree cover in Baldwin Gulch and the surrounding neighborhoods could significantly increase the risk of wildfires in the Northeast Subarea.

(5) Although the applicant has asserted or strongly implied that it will receive service from the Parker Water and Sanitation District, a decision on inclusion has not been made.

(6) Social, economic, and land use conditions have not changed so drastically within Douglas County as to justify amending the CMP to modify land use within the Northeast Subarea, rather than siting Suburban Residential and commercial development in areas that are already slated for such density, consistent with CMP Objective 2-1A supported by Policies 2-1A.1 and 2-1A.2.

(7) The proposed Bellbern development is not a "logical expansion" of the Parker MPA, and in fact will set a dangerous precedent for creeping, unplanned urbanization of the Pine Drive corridor. If Douglas County wishes to revisit the density of parcels along Pine Drive within the Northeast Subarea (effectively from Summerset Drive in the Town of Parker north to Inspiration Drive), that should happen in a planned manner during the next revision of Douglas County's Comprehensive Master Plan, not in the form of one-off applications to place dense, nonurban development on particular parcels.

(8) The proposed Bellbern development would provide no compelling public benefit to Douglas County as a whole. In fact, it would actively harm the County through its impacts on traffic, wildlife populations, wildfire risk, water resources, existing alluvial wells, etc. Approving this Major Amendment would also violate citizen trust in the County's planning process as exemplified by the 2040 Comprehensive Master Plan.

For all of these reasons, the Homestead Hills Civic Association urges the Planning Commission to reject this amendment application.

December 9, 2025

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10013879

**To:** Douglas County  
*Via email*

**Subject:** MHFD Review Comments

**Re:** Stroh Exemption, 1<sup>st</sup> Amendment, PARCEL A AND B1 COMPREHENSIVE MASTER PLAN  
AMENDMENT : (DR2025-008)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Outfall to Baldwin Gulch

MHFD comments

1. We would like to review the stream corridor and design with future submittals

We have no objections to the referenced project at this time. We appreciate the opportunity to review this application and look forward to reviewing future submittals.

Please feel free to contact me with any questions.

Sincerely,

**Laura Hinds, P.E.**  
Senior Project Manager, Mile High Flood District  
[lhinds@mhfd.org](mailto:lhinds@mhfd.org)

**From:** [Matthews, Bryce](#)  
**To:** [Michael Pesicka](#)  
**Subject:** DR2025-008 - Stroh Exemption CMP AMD  
**Date:** Friday, February 20, 2026 9:00:43 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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

Good morning Mike,

I am responding regarding the above project. I realize that this is out of the review process and apologize for the delay.

The Town of Parker Planning Division is concerned about the developer proposal for what would turn into a piece meal approach (project by project) expansion of the Douglas County urban area east of Pine Drive. Concerns include how the urban area transitions to non-urban areas, community buffers, integrated development and community character. The Town is in the process of updating our Master Plan, the Town is not proposing to expand our Planning Area east of Pine Drive.

Thanks,

Bryce



Bryce Matthews, Assistant Director - Planning  
20120 E. Mainstreet, Parker, CO 80138-7335  
303.805.3174 [www.parkerco.gov](http://www.parkerco.gov)



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**Right of Way & Permits**

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

December 9, 2025

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

Attn: Mike Pesicka

**Re: Stroh Exemption, 1st Amendment, Parcel A and B1, Case # DR2025-008**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has **no apparent conflict**.

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

January 27, 2026

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

**Reference: Bellbern Comprehensive Plan Amendment 3<sup>rd</sup> Submittal  
Response to Referral Comments**

The following Referral Comments have been reviewed and acknowledged.

Agency Name	Response Received	Response
AT&T Long Distance - ROW	11/20/2025 Reference Cycle 1	This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near Stroh Exemption, Parker, CO 80138 (Project # DR2025-008). The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. <b>RE: Acknowledged</b>
Addressing Analyst	11/13/2025 Reference Cycle 1	None
Arapahoe County Engineering Services Division	- Reference Cycle 1	None
Arapahoe County PWD/Planning	- Reference Cycle 1	None
Assessor	12/12/2025 Reference Cycle 1	Please make sure Developers are aware of Tax line on north end of property. <b>RE: Acknowledged</b>
Bell Cross Ranch HOA	- Reference Cycle 1	None
Building Services	11/20/2025 Reference Cycle 1	None
CDPHE – All Referrals	- Reference Cycle 1	None
CORE Electric Cooperative	12/16/2025 Reference Cycle 1	None
Centennial Ranch HOA	12/12/2025	See Letter Dated 12-12-25 <b>RE: Acknowledged</b>
CenturyLink	- Reference Cycle 1	None

Cherry Creek Basin Water Quality Authority	11/13/2025 Reference Cycle 1	<p>The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for DR2025-008, Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive master plan Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. <u>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.</u></p> <p>If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.</p> <p><b>RE: Acknowledged</b></p>
City of Aurora	- Reference Cycle 1	None
Colorado Division of Housing	- Reference Cycle 1	None
Colorado Division of Water Resources	12/11/2025 Reference Cycle 1	<p>-We have received your November 12, 2025 referral for proposed amendments to the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acres, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area.</p> <p>-This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101 (10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.</p>

		-We do not have any comments on Parker's ability to provide water service to the two parcels. <b>RE: Acknowledged</b>
Colorado Geological Survey	12/08/2025 Reference Cycle 1	None
Colorado Parks and Wildlife (East DC-Dist 549)	12/22/2025 Reference Cycle 1	Mr. Pesicka, Thank you for reaching out to check on our comment on Stroh Exemption, First Amendment project located at under Project #DR2025-008. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority. Upon review of the proposed referral request, Colorado Parks and Wildlife (CPW) has no objections to the application moving forward as planned for approval <b>RE: Acknowledged</b>
Comcast	- Reference Cycle 1	None
DRCOG	- Reference Cycle 1	None
Department of Human Resources	- Reference Cycle 1	None
Douglas County Health Department	12/16/2025 Reference Cycle 1	December 15, 2025 Mike Pesicka Planning Services 100 Third Street Castle Rock, CO 80104 RE: DR2025-008 Dear Mike Pesicka, Thank you for the opportunity to review and comment on the referenced Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive Master Plan Amendment application. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s): Water and Sewer Service A will-serve letter has been provided by Parker Water and Sanitation. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal.

		<p>On-Site Wastewater Treatment System (OWTS) – Abandonment DCHD’s records indicate the presence of an OWTS on parcel numbers 223314208007 and 223311013007. In accordance with Regulation No. 22-01, Section 3.6, DCHD may refuse to issue future permits for the construction of an OWTS where a sewage treatment works is available within 400 feet of the nearest property line and connection can be made thereto. In order for DCHD to issue a permit, the applicant shall provide a letter from the sewer district, municipality, or county having jurisdiction, stating whether it is permissible for DCHD to issue a permit for installation, alteration, or repair of an OWTS. If the existing properties choose to tie-in to the proposed sewer system in the future, the OWTS serving these parcels shall be abandoned in accordance with Regulation No. 22-01, Section 6.8. DCHD must be notified in writing once the system has been properly abandoned. For more information, or to obtain/submit the required OWTS Abandonment Form, the applicants may contact EH@douglas.co.us. Please feel free to contact me at 720-907-4887 or KHochstetler@douglas.co.us if you have any questions about our comments.</p> <p>Sincerely,          Kristin Hochstetler, Environmental Health Specialist  <b>RE: Acknowledged</b></p>
<p>Douglas County Historic Preservation</p>	<p>11/26/2025          Reference Cycle 1</p>	<p>November 26, 2025          Mike Pesicka, Principle Planner          100 Third Street          Castle Rock, CO 80104          Re: DR2025-008, Stroh Exemption</p> <p>Dear Mr. Pesicka:</p> <p>The letter provides comments regarding the applicants request to amend the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acres, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area. At this time the Curator has no recommendations, but if there is future development with ground disturbance on the property a cultural survey should be conducted. There have been no previous surveys or studies done on the property. There is potential for buried archaeological resources related to prehistoric activities in the project</p>

		<p>area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these resources will be necessary at future phases of development, including a Class II cultural resource survey of the property, will need to be addressed if development occurs in the future. Should buried artifacts and features be discovered, we recommend 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.</p> <p>Sincerely,  Brittany Cassell  Brittany Cassell, Curato  <b>RE: Acknowledged</b></p>
Douglas County Housing Partnership	- Reference Cycle 1	None
Douglas County Parks and Trails	12/08/2025 Reference Cycle 1	This applicant would be responsible for park dedication requirements outlined in Article 10 of the Douglas County Subdivision Resolution <b>RE: Acknowledged</b>
Douglas County School District RE 1	12/18/2025 Reference Cycle 1	See attached letter dated December 18, 2025. <b>RE: Acknowledged</b>
Engineering Services	12/17/2025 Reference Cycle 1	None
Homestead Hills HOA	12/17/2025 Reference Cycle 1	See letter dated 12-17-25 <b>RE: Acknowledged</b>
Mile High Flood District	12/09/2025 Reference Cycle 1	We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case: - Outfall to Baldwin Gulch MHFD comments 1. We would like to review the stream corridor and design with future submittals We have no objections to the referenced project at this time. We appreciate the opportunity to

		review this application and look forward to reviewing future submittals. <b>RE: Acknowledged</b>
Office of Emergency Management	11/17/2025 Reference Cycle 1	None
Open Space and Natural Resources	12/15/2025 Reference Cycle 1	If this property is included the urban area of the master plan, the map in Section 9 - Wildlife of the plan should be updated to reflect the amendment. Most of the property is currently mostly identified as an area with moderate wildlife habitat value. If approved this area should be reduced to low wildlife habitat value. <b>RE: Acknowledged</b>
Parker Economic Development	- Reference Cycle 1	None
Parker Water & Sanitation District	11/12/2025 Reference Cycle 1	This property must be included into the Parker Water District through inclusion. <b>RE: Acknowledged</b> <b>*LJA had a call with PWSD on January 20, 2026</b> <b>*LJA had a call with PWSD – Inclusion On Jan. 27, 2026</b>
Ponderosa Hills Civil Association	- Reference Cycle 1	None
RTD – Planning & Development Dept	12/15/2025 Reference Cycle 1	Project Name: Stroh Exemption, 1st Amendment, Parcel A & B1 - DR2025-008 - 1st Submittal Department Comments <ul style="list-style-type: none"> <li>• Bus Operations No exceptions</li> <li>• Bus Stop Program No exceptions</li> <li>• Commuter Rail No exceptions</li> <li>• Construction Management No exceptions</li> <li>• Engineering No exceptions</li> <li>• Light Rail No exceptions</li> <li>• Real Property No exceptions</li> <li>• Service Development No exceptions</li> <li>• Transit Oriented Development No exceptions</li> <li>• Utilities No exceptions</li> </ul> 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. <b>RE: Acknowledged</b>

Sheriff's Office	- Reference Cycle 1	None
Sheriff's Office E911	- Reference Cycle 1	None
Sierra Vista HOA	- Reference Cycle 1	None
South Metro Fire Rescue	11/14/2025 Reference Cycle 1	<p>South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Douglas County Comprehensive Plan Land Use Map amendment.</p> <p>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: Stroh Exemption, 1st Amendment, Parcels A &amp; B1 (Bellbern) Project File #: DR2025-008 S Metro Review # REFOTH25-00277 Review date: November 14, 2025 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 21.57 acre, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area. If approved by the Planning Commission, the parcels would be subject to the policies of CMP Section 2 – Urban Land Use. 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 Douglas County Comprehensive Plan Land Use Map amendment. <b>RE: Acknowledged</b></p>
Town of Parker Development Review	- Reference Cycle 1	None
Town of Parker Public Works	11/17/2025 Reference Cycle 1	<p>Thank you for the opportunity to review this application. The Town of Parker Engineering/Public Works Department has the following comments:</p> <p>While this referral is for a master plan amendment rather than a formal development application, the Town has concerns with the potential traffic impacts that this</p>

		<p>amendment may create. The Town owns and maintains/operates the adjacent intersection of Lincoln Avenue and Pine Drive, and is currently planning additional operational improvements to this intersection. The density and traffic impacts of this proposal should be carefully considered in regards to the adjacent roadways through a Traffic Impact Study. Should this proposal eventually be approved for development, it is the Town's expectation that the developer will be required to construct all improvements necessary to ensure an acceptable LOS at the adjacent intersection.</p> <p><b>RE: Acknowledged</b></p>
Travois HOA	- Reference Cycle 1	None
XCEL Energy-ROW & Permits	12/09/2025 Reference Cycle 1	<p>Public Service Company of Colorado's (PSCo) Right of Way &amp; Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict</p> <p><b>RE: Acknowledged</b></p>

December 15, 2025

Mike Pesicka  
Planning Services  
100 Third Street  
Castle Rock, CO 80104

LJA: ACKNOWLEDGED RECEIPT

RE: DR2025-008

Dear Mike Pesicka,

Thank you for the opportunity to review and comment on the referenced Stroh Exemption, 1st Amendment, Parcel A and B1 Comprehensive Master Plan Amendment application. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s):

**Water and Sewer Service**

A will-serve letter has been provided by Parker Water and Sanitation. Based on this letter, DCHD is providing a favorable recommendation regarding the proposed method of water service and sewage disposal.

**On-Site Wastewater Treatment System (OWTS) – Abandonment**

DCHD's records indicate the presence of an OWTS on parcel numbers 223314208007 and 223311013007. In accordance with Regulation No. 22-01, Section 3.6, DCHD may refuse to issue future permits for the construction of an OWTS where a sewage treatment works is available within 400 feet of the nearest property line and connection can be made thereto. In order for DCHD to issue a permit, the applicant shall provide a letter from the sewer district, municipality, or county having jurisdiction, stating whether it is permissible for DCHD to issue a permit for installation, alteration, or repair of an OWTS.

If the existing properties choose to tie-in to the proposed sewer system in the future, the OWTS serving these parcels shall be abandoned in accordance with Regulation No. 22-01, Section 6.8. DCHD must be notified in writing once the system has been properly abandoned. For more information, or to obtain/submit the required OWTS Abandonment Form, the applicants may contact [EH@douglas.co.us](mailto:EH@douglas.co.us).

Please feel free to contact me at 720-907-4887 or [KHochstetler@douglas.co.us](mailto:KHochstetler@douglas.co.us) if you have any questions about our comments.

Sincerely,



Kristin Hochstetler, Environmental Health Specialist I

**From:** [Doyle - DNR, Katie](#)  
**To:** [Michael Pesicka](#)  
**Subject:** Re: Project No. DR2025-008  
**Date:** Monday, December 22, 2025 3:07:30 PM

LJA: ACKNOWLEDGED RECEIPT

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

**Mr. Pesicka,**

Thank you for reaching out to check on our comment on Stroh Exemption, First Amendment project located at under Project #DR2025-008. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

Upon review of the proposed referral request, Colorado Parks and Wildlife (CPW) has no objections to the application moving forward as planned for approval. If you have any further questions do not hesitate to contact me.

**Katie Doyle**  
**District Wildlife Manager**  
Parker/Castle Rock East- Area 5



620 Wilcox Street  
Castle Rock, Colorado 80104

December 18, 2025

**Mike Pesicka** | Principal Planner  
**Douglas County Department of Community Development**  
**Address** | 100 Third St., Castle Rock, CO 80104  
**Direct** | 303-814-4367 **Main** | 303-660-7460  
**Email** | [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

LJA: ACKNOWLEDGED RECEIPT

RE: Stroh Exemption, 1st Amendment, Parcel A & B1-Comprehensive Master Plan Amendment (DR2025-008)

Mr. Pesicka,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is proposing to amend the Douglas County Comprehensive Master Plan (CMP) Land Use Map to change the designation of an ~22 acres of land from its current NonUrban Land Use designation (Northeast NonUrban Subarea) to an Urban Land Use (Parker Municipal Planning Area). If approved, the project area would be subject to the policies of CMP Section 2 – Urban Land Use, and specifically the Parker Municipal Planning Area subsection. This property is located directly east of the intersection of East Lincoln Avenue and Pine Drive.

The applicant’s narrative states that the Comprehensive Plan Amendment will enable a mixed-use development which will include a mix of commercial, residential and open space uses. Although this will be determined in subsequent zoning and subdivision applications, an earlier draft of the narrative from the applicant demonstrates that they’re conceptualizing residential land use as one of the primary land uses in this development. However, there are no proposed or approved residential layouts, densities, etc. associated with this application so DCSD is unable to estimate this development’s anticipated student generation and impact to the School District at this time.

With this in mind, DCSD would like to reserve the right to estimate student generation and request required School District obligations (land dedication or cash-in-lieu of land dedication) at that time. to mitigate

Assuming neither the applicant nor Douglas County object to this request, DCSD has no objection to the proposed development. Thank-you for the support of our mutual constituents.

Shavon Caldwell, Planning Manager  
DCSD Planning & Construction  
[scaldwell2l@dcsdk12.org](mailto:scaldwell2l@dcsdk12.org)  
303.387.0417

# 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

LJA: ACKNOWLEDGED RECEIPT

Project Name: Stroh Exemption, 1st Amendment, Parcels A & B1 (Bellbern)  
Project File #: **DR2025-008**  
S Metro Review # REFOTH25-00277

Review date: November 14, 2025

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

**Project Summary:** The applicant proposes to amend the Douglas County Comprehensive Master Plan Land Use Map to change 21.57 acre, consisting of two parcels, from the Nonurban Northeast Subarea to the Parker Municipal Planning Area. If approved by the Planning Commission, the parcels would be subject to the polices of CMP Section 2 – Urban Land Use.

**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 Douglas County Comprehensive Plan Land Use Map amendment.

**From:** [Kim Darnall](#)  
**To:** [Planning Commission](#); [Terence T. Quinn](#); [Michael Pesicka](#); [Abe Laydon](#)  
**Subject:** STOP BELLBERN  
**Date:** Friday, November 21, 2025 11:23:32 AM

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

November 21, 2025

Douglas county Planning Commission

We are writing to express our strong opposition to the proposed Bellbern Community development at the corner of Lincoln Avenue and Pine Street. While I recognize the need for thoughtful growth within our community, this proposal directly conflicts with responsible planning principles, roadway safety considerations, and the long-term livability of our neighborhood.

### **1. Roadway Safety & Traffic Concerns**

Lincoln and Pine already function as heavily trafficked corridors, especially during school drop-off and pick-up hours. With three schools located within a mile, the area routinely experiences congestion, and speeding issues. Adding higher-density housing—particularly duplexes and additional units—at this already overburdened intersection would significantly increase accident risk for drivers, pedestrians, and cyclists. Introducing hundreds of new vehicles into a rural area not designed for expanded load is not just inconvenient—it is unsafe.

### **2. Planning Standards & Zoning Intent**

This project appears to conflict with the established planning rules for this corridor. Currently commercial zoning, not high density. The intersection is not suited for dense residential development; historically, zoning in this area has favored rural or large estate homes precisely because of the traffic volume, the proximity to schools, and the lack of infrastructure to support additional strain. Allowing a high-density project here undermines the integrity of the planning process and sets a concerning precedent for future developments on similarly constrained corners. In addition, the project developers are asking for annexation by the City of Parker.

### **3. Impact on Neighborhood Character & Quality of Life**

Our neighborhoods surrounding this intersection were designed around single-family rural homes and large estates with safe, predictable traffic flow. The traffic flow from Auroras neighborhood of Inspiration has already completely altered normal traffic flow to cha in our neighborhood of Ponderosa Hills. The proposed Bellbern Community would introduce dense duplex construction that is inconsistent with the existing character of the area and would further stress already.

#### **4. Incompatibility with Surrounding Rural Homesteads**

The proposed development would directly interfere with the long-established rural homesteads surrounding the property. This area has maintained a spacious, low-density character for decades, with open land, agricultural activity, and large-lot homes that define its identity. Introducing dense duplexes and additional housing units in this location would disrupt the rural environment, strain the existing land use pattern, and diminish the character and value of the surrounding homesteads.

For these reasons, we respectfully request that the Bellbern Community proposal be denied or significantly redesigned to comply with existing safety standards, zoning intent, and community-scale expectations. Growth should be safe, well-planned, and in harmony with current infrastructure—not in conflict with it.

Thank you for your time and consideration.

Sincerely,

Kimberly and Sean Darnall  
12020 Antelope Trail  
Parker, CO 80138

**From:** [Paula F](#)  
**To:** [Terence T. Quinn](#); [Michael Pesicka](#); [alayton@douglas.co.us](mailto:alayton@douglas.co.us)  
**Subject:** bellbern  
**Date:** Thursday, December 4, 2025 9:40:11 PM

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

Please stop building - it's completely out of control. Parker's infrastructure is already ridiculously overloaded. DC was never meant for this many people.

DC won't be happy until every inch of ground is covered with concrete. All those murals with fox, deer, birds, flowers - what a joke. They are all dead. There's not nearly enough police officers to do anything. People speed, not just 10 mph over the limit, but 20. Run red lights? Sure. Zoom through school zones? Go ahead. Let someone merge? Hahaha! No way. Every road is a fucking train wreck.

We are so disappointed in our elected officials. Whatever kickbacks you all get, I'm sure it's worth it. DC schools are horrid. Our son is special needs, and Sierra middle school is so bad a family took them all the way to the Supreme Court. We had to buy a place in Aurora to get him into Cherry Creek schools, which are amazing. To think they are right next door to DC should be embarrassing to you all.

These emails aren't going to make any difference, I know that. If any of you gave a shit about the citizens you already have, this wouldn't be an issue. As it is, I can barely get out of my neighborhood. There's too many cars, going to fast. Expanding roads is NOT the answer. More lanes just makes more cars go faster.

You can argue my house is worth more than it was when I bought it, and that is true, but that's also true everywhere. Is it worth the decline of what was once a nice place to live? No. Not at all.

We can vote you out, but we all know that's all we can do, and you've made your money, so you won't care.

Paula & Bruce Fischer

**From:** [MICHAEL FERRARO Owner](#)  
**To:** [Michael Pesicka](#)  
**Subject:** Bellbern a KB Homes Community  
**Date:** Friday, December 5, 2025 9:31:46 AM

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

Dear Planning Department:

I am writing to express my concerns about the Bellbern Community proposed by KB Homes at Lincoln Ave and Pine Drive.

My concerns are that the project plan violates a long standing 1 home per 2.5 acres for this area.

Pine Drive is narrow and it would increase traffic to the point of putting costly and time delaying traffic lights on Pine Drive making impossible to use that road to get to areas east of Parker or any businesses throughout Parker proper.

Schools, fire and parks would need immediate expansion. Parker is crowded and this is a congested area at the current time. During busy times the stop four way stops (signs) are backed up ten cars or so.

There is plenty of land in and around Parker to the south-east, south-west. This would pile up the population and traffic, as well as bring area congestion during high traffic times. There are numerous restaurants in the area and getting to these businesses during dining hours is getting difficult and the area cannot service the current residents at the current time. Bringing more businesses (restaurants) to this vicinity is not the answer as these businesses would bring additional congestion to the area.

In conclusion, building residences more than 1 home per 2.5 acres in this particular area would be catastrophic to vehicle mobility in the area.

I frequent restaurants in the area during dining hours and there is a waiting line at all the restaurants at Pine Lane and Parker Road.

Please consider rejecting KB Homes initial proposal for the Bellbern Community in it's current location.

The community looks well planned outside of the density issue for the area and the ability for the narrow roads to handle additional traffic at that location, along with businesses being able to support a comfortable number of customers without making this area an area that local residents would avoid coming to in the future. It could keep Parker residents living in North East Parker from coming South to Parker to shop and eat.

The realistically, this would bring Denver Metro congestion to Douglas County which up until

now has been a well planned area with great open spaces.

Don't let a builder make you think that 124 duplexes (500 people, average approx. 8 per duplex) need to be put on Pine Drive or the world is going to end. Life will on and Douglas County if KB Homes has put this community in a less congested area in Douglas County.

Thank you for your attention,

Mike Ferraro - Homeowner  
13790 Emerald Lake Street  
Parker, CO 80138  
P: 303 3509-4748

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Please Reject the Bellbern Proposal  
**Date:** Friday, December 5, 2025 11:22:49 AM

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**From:** Bob Drean <rjdrean@comcast.net>  
**Sent:** Friday, December 5, 2025 10:27 AM  
**To:** Planning Commission <PlanningCommission@douglas.co.us>  
**Cc:** Mary-jo <mjdrean@gmail.com>  
**Subject:** Please Reject the Bellbern Proposal

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

Douglas County Planning Commission,  
We are greatly concerned about the KB homes proposal to construct 124 units at Pine Drive and Lincoln Avenue in Parker. We drive through that intersection daily and already find the traffic to be excessive, especially when schools let out and during rush hour. Moreover this area of Parker provides a rural environment that is becoming unique in the Denver area and this development would be a step towards changing that desirable environment. We are also concerned about the increased drain on our water which is a precious resource that can not be replaced. Please reject this proposal and reserve our wonderful environment.  
Thank you,  
Bob and Mary-jo Drean  
7948 E Warbonnet Trail  
Parker CO 80138

**From:** [Julie Palumbo Greco](#)  
**To:** [planningcommission@douglas.co.us](mailto:planningcommission@douglas.co.us)  
**Cc:** [Terence T. Quinn](#); [Michael Pesicka](#); [alayton@douglas.co.us](mailto:alayton@douglas.co.us); [George Teal](#); [Kevin VanWinkle](#); [JULIE PALUMBO GRECO](#)  
**Subject:** Bellbern - KB Homes  
**Date:** Friday, December 5, 2025 6:01:33 PM

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

Hi,

I am writing to express concern over the proposed rezoning of the land at Pine and Lincoln for a new KB Home housing community.

As a nearby homeowner, I have seen traffic increase dramatically on Lincoln between Parker and Pine in the last two years. Having another community at that intersection will increase it further. We don't have the infrastructure to support this type of growth and rezoning. It will impact safety as it relates to traffic and water/flood. It impacts the community services including schools, public safety, wildlife, etc. It will also negatively impact home values for surrounding neighbors. When I purchased my home, it was my understanding that the land was zoned as non urban and that was part of the attraction. I like having some open space and wildlife nearby.

While I understand that Parker is growing, I believe you need to protect that growth and to seriously consider the negative implications this proposed rezoning will have on the infrastructure and quality of living for nearby residents.

I went on the Douglas County planning website and found some information (see below)but I didn't find any information on public hearings. When is a hearing scheduled? How can concerned community members have the opportunity to express their concerns?

Please advise and thanks in advance,

Best Regards,

Julie Greco

The land is zoned for non urban and I Document and Regulation - CMP Amendment (DR2025-008)[FAQ](#) - [Help](#)

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**Job Title:**

Stroh Exemption, 1st Amendment, Parcel A & B1

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**Description:**

Request for a Comprehensive Master Plan Amendment to expand the Urban Area of the County to provide residential and commercial development.

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**From:** [Laurie Nelson](#)  
**To:** [Planning Commission](#); [Terence T. Quinn](#); [Michael Pesicka](#); [alaydon@douglas.co.os](mailto:alaydon@douglas.co.os)  
**Subject:** Opposition for Bellbern  
**Date:** Saturday, December 6, 2025 2:19:46 PM

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

To our county planners,

The proposed "Bellbern" development at the corner of Lincoln and Pine Rd is wholly inappropriate for one of the last rural areas near the town of Parker. We have not yet proven that our town can absorb the infrastructure impact of the recent high density housing just added further down Pine, the behemoth apartments in the town itself, the Kime Ranch project on Mainstreet, and the planned additions on Pine opposite the library.

The intersection of Pine and Lincoln is already busy and dangerous when the PCK school is letting out, and this new Bellbern development is simply too much population density on top of the hundreds of new housing units already committed to the Pine/Mainstreet corridor, primarily in terms of traffic load, but also potentially stressing other infrastructure such as water supply and emergency services.

As my property taxes have ratcheted up each year, my one consolation is that I love the openness of the land on which I reside. Now it seems the county is pursuing a revenue stream which will ultimately diminish the character and value of our community. I ask you to reject the Bellbern proposal and return to the principles laid out in the county's comprehensive master plan which limits housing density on nonurban land.

Sincerely,

Laurie Nelson

Resident in Homestead Hills

**From:** [beth.crawford2@gmail.com](mailto:beth.crawford2@gmail.com)  
**To:** [Michael Pesicka](#)  
**Subject:** Stop Bellbern  
**Date:** Saturday, December 6, 2025 2:25:34 PM

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

Hello,

I recently became aware that KB Homes is attempting to build duplexes and commercial space right near where I live at Pine Drive and Lincoln Ave in Parker.

I am very much opposed to this development. Pine Drive can barely handle the traffic it has already and this development would significantly increase the traffic near my home. My development had to install a traffic light last summer because it was difficult to enter and leave the development due to increased traffic. The traffic generated from the Bellbern development would be a nightmare.

I also understand there are other reasons for stopping this development such as it will be built in a floodway, it will overburden schools, it violates the Douglas County Comprehensive Master Plan, and I am worried about my property value decreasing.

Thank you.

Beth Crawford

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: STOP: Bellbern – KB Homes – Pine Drive & Lincoln Ave.  
**Date:** Monday, December 8, 2025 7:44:59 AM

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**From:** Patrick Colcernian <pcmgr@gmail.com>  
**Sent:** Friday, December 5, 2025 5:04 PM  
**To:** Planning Commission <PlanningCommission@douglas.co.us>  
**Subject:** STOP: Bellbern – KB Homes – Pine Drive & Lincoln Ave.

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

I live near this Bellbern – KB Homes – Pine Drive & Lincoln Ave., 124 Duplex Proposal. I attended their proposal meeting a while ago at the Parker Library so I am familiar with their proposal. This development is a bad idea for the following reasons:

1. Heavy traffic, more signal delays, more opportunity for accidents.
2. Pedestrian and bike traffic dangers and more auto traffic delays.
3. There are limited sidewalks to exit this area and to walk & bike to school.
4. These homes will attract starter families with many kids walking to school.
5. Schools, Parks, Fire, Police, Water, Sewer, Electric and other resources will be strained.
6. This is right next to a floodway.
7. Area home values will drop.
8. This high density design will provide little private open space and limited room for vehicles and snow removal within its footprint.
9. This high density property will be an albatross to the open area surrounding this Duplex.
10. Violates the Douglas County Comprehensive Master Plan (ie. 1 home per 2.5 acres), rural residential.
11. We move here counting on the county's Master Plan to protect us from this type of encroachment. Just think, would you approve this proposal if you lived next door to this?
12. We don't know what kind of commercial enterprise will be built in their designated area. Will it be a business that will be attracting hundreds of vehicle and pedestrian visits daily adding to more congestion and foot traffic?

13. This will affect many other less considered facts such as: wildlife, light and sound pollution, water runoff, crime, medical services, area ambiance and fire risk.

After considering all these facts PLEASE disapprove the Bellbern – KB Homes – Pine Drive & Lincoln Ave., 124 Duplex Proposal.

Thank you,

Patrick Colcernian

11455 Antelope Ln., Parker, CO 80138

**From:** [Suzi J](#)  
**To:** [Michael Pesicka](#)  
**Subject:** Bellburn Development  
**Date:** Tuesday, December 9, 2025 6:35:33 PM

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

Dear Mr. Pesicka,

I am writing to express my opposition to the proposed Bellburn development and the related request for a Comprehensive Master Plan amendment for the parcels at Pine Drive and Lincoln Avenue.

One of the primary reasons I chose to live in Parker is because the current Master Plan preserves the rural character, wildlife, and open landscapes that make this part of Douglas County unique. The Nonurban designations in this area were put in place deliberately—to maintain lower density, protect viewsheds and habitat, and make sure that Parker does not become another dense metro corridor. These values matter deeply to residents like me.

The proposed development would significantly increase density in an area that the Master Plan clearly designates as rural. More importantly, it requires changing the Master Plan itself to make that density possible. I am particularly concerned by how frequently amendments are granted to accommodate projects that conflict with the very planning principles the County has adopted. Each amendment may seem small in isolation, but cumulatively they erode the rural character and quality of life that draw people to Douglas County in the first place.

I also feel for the homeowners who purchased small rural properties near this site with the expectation—based on the Master Plan—that the surrounding area would remain rural in nature. Allowing this level of up-zoning and urbanization next to them not only disrupts their daily lives but undermines the trust residents place in long-term county planning documents.

Please respect the existing Master Plan, the Nonurban designation of this area, and the residents who rely on it. I urge the County to deny the requested amendment and preserve the rural character that makes Parker such a special community.

Thank you for your consideration.

Susan J. Ballard

**From:** [Dell Howard](#)  
**To:** [Michael Pesicka](#)  
**Subject:** Bellbern Development  
**Date:** Wednesday, December 10, 2025 10:37:15 AM

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

Good day:

I'm writing to express my deep concern and opposition to this development for several reasons.

- There is a serious lack of infrastructure North, South and East of this proposed development. Despite "plans" to improve the infrastructure over the last 5 years, nothing has happened. Adding more high density population will make the situation worse than it already is.
- Traffic patterns already create unchecked safety issues. Somebody is going to get hurt because of a lack of planning, leadership and accountability to existing residents
- Values for existing residents will be diminished. Not a good thing for your resident.
- Existing residents utilize Wells for water service. The tables that provide us water are being depleted by these types of developments. Why are you not giving consideration to these existing residents, and threatening diminished values for their properties while at the same time increasing the chance that our wells will run dry and/or have to be drilled deeper (at our cost).
- Who is going to be held accountable for these decisions when they negatively impact value and cost to existing residents?

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Bellbern housing development  
**Date:** Thursday, December 11, 2025 9:18:21 AM  
**Attachments:** [image001.png](#)

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**From:** Wilson, Douglas (SDM) <DOUGLAS.WILSON@CUANSCHUTZ.EDU>  
**Sent:** Thursday, December 11, 2025 7:38 AM  
**To:** Planning Commission <PlanningCommission@douglas.co.us>  
**Subject:** Bellbern housing development

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

Planning commission

I live in the Homestead Hill area of unincorporated Douglas County. We built a house on 3 acres 10 years ago and moved to this specific location to live in a rural area and be away from the encroach of high density housing developments. We had other choices, but chose this one.

Now, a developer bought some land is trying to change the zoning to facilitate a big pay day. There are lots of reasons to say no, traffic, crime, water property values and protecting the rural live me moved here for. I can only think of one reason to say yes; that is money.

Keep your promises, protect our rural lifestyle and say NO.

Doug

**Douglas C. Wilson, DMD, MS**  
**Associate Professor**  
**CU School of Dental Medicine**  
**University of Colorado Anschutz Medical Campus**  
**Mail Stop F-845 | 13065 E. 17th Ave. Room 201-A | Aurora, CO 80045-0508**  
**E: [douglas.wilson@cuanschutz.edu](mailto:douglas.wilson@cuanschutz.edu) P 303-724-7046**



DENTAL. INTEGRATED FOR HEALTH.

**From:** [mick simon](#)  
**To:** [Planning Commission](#); [Terence T. Quinn](#); [Michael Pesicka](#); [Abe Laydon](#); [George Teal](#); [Kevin VanWinkle](#)  
**Subject:** Against Bellbern Project  
**Date:** Thursday, December 11, 2025 10:36:04 AM

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

Dear Planning Commission,

I am writing to express my opposition to the Bellbern project at Pine & Lincoln in Parker, and to ask you to vote against proceeding with the project.

The concerns are many: inadequate infrastructure, increased traffic in an area already dense with surrounding high density housing, safety issues, flood plain issues, etc. This area should remain with the non-urban zoning it currently has @ 2.5 acre density. Enough is enough!

Thank you for your consideration!

Respectfully,  
Mick Simon  
12868 N Lost Canyon Trl  
Parker, CO 80138

**From:** [Connie Hernandez](#)  
**To:** [Michael Pesicka](#)  
**Subject:** STOP BELLBERN  
**Date:** Thursday, December 11, 2025 2:21:48 PM

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

Mr. Mike Pesicka

Stop this project. It's a zoning violation in Douglas County. Traffic is already unsafe and congested in this area. My kids school is already a zoo. Local wildlife are killed by cars regularly.  
I don't want my property value driven down by this proposed development at Pine Dr and Lincoln Avenue.

Thank you,  
Connie Hobart  
Sent from my iPhone

**From:** [michael hobart](#)  
**To:** [Michael Pesicka](#)  
**Subject:** Stop Bellbern  
**Date:** Thursday, December 11, 2025 3:04:15 PM

---

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

For Mike Pesicka:

Stop this project. Its a zoning violation in Douglas County. Traffic is already unsafe and congested in this area. More cars and people are the wrong answer. My kids school is already a zoo. Local wildlife are killed by cars regularly.

I don't want my property value driven down by this proposed development at Pine Drive and Lincoln Avenue. You cannot engineer away a floodway! Leave it alone. Do not allow this to happen. It will only make our community worse!

Mike Hobart



Lathrop GPM LLP  
lathropgpm.com

675 15th Street  
Suite 2650  
Denver, CO 80202  
Main: 720.931.3200

Patrick Hickey  
patrick.hickey@lathropgpm.com  
720.931.3229

December 12, 2025

**Via E-Mail**

Douglas County Department of Planning  
Development  
Planning Services Department  
100 Third Street  
Castle Rock, Colorado 80104  
[planning@douglas.co.us](mailto:planning@douglas.co.us)  
Attn: Mike Pesicka, Principal Planner at  
Douglas County

RE: *Objection to Land Use Application Regarding Bellbern Development a/k/a Stroh Exemption (“Bellbern”): Project File # DR2025-008*

Dear Douglas County Planning Services Department:

Our firm represents the Centennial Ranch Homeowners Association (“CRHA”) regarding its objection to the Land Use Application involving the proposed Bellbern development plan. Primarily, CRHA objects to Bellbern development because the proposed development fundamentally changes the nature of the area, dangerously increases the amount of traffic, and overburdens the water systems of existing neighborhoods surrounding the Bellbern development. The proposed Bellbern development is adjacent to the Centennial Ranch neighborhood.

Centennial Ranch is a peaceful and serene community with spacious home lots. Centennial Ranch residents choose to live at Centennial Ranch because it is quiet and has low density. The proposed Bellbern development is incongruent with CRHA residents’ expectations for their community. Moreover, the proposed Bellbern development conflicts with the Douglas County Comprehensive Master Plan for the reasons described below.

As you know, the proposed Bellbern development seeks to amend the Douglas County Comprehensive Mater Plan Use Map to change 21.57 acres to CMP Section 2- Urban Land Use from its current designation as Nonurban land use.<sup>1</sup> Approving this change would be a mistake and even if the change in designation occurs, the proposed Bellbern development is still problematic. As a result, CRHA requests that Douglas County reject the proposed Bellbern development in its entirety.

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<sup>1</sup>Defined terms not otherwise defined in this letter have the definitions assigned to them in the Douglas County Comprehensive Master Plan (“CMP”).

**1. Existing Douglas County Nonurban Designation.**

Before addressing the various problems with the proposed Bellbern development, we must first consider the purpose of Nonurban Land Use. As Douglas County acknowledges, “[r]esidents of Douglas County value the ‘small town’ feel and the quietness that the nonurban areas provide. Through the Zoning and Subdivision Resolutions, the CMP provides a basis for preservation of the rural landscape, natural habitats, critical viewsheds, and community separators.”<sup>2</sup>

Furthermore, “[t]he CMP seeks to establish and preserve, through its policies, the values expressed by citizens for scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes.” *Id.*

Centennial Ranch and the other neighborhoods in the area rightly expect that Douglas County will not change their communities by changing the designation of Bellbern from Nonurban to Urban and the documents submitted by Bellbern do not support such a change for the reasons submitted below. Additionally, even if the area is changed to Urban, Douglas County should still reject the Bellbern plan because of the significant harm it will cause due to increased traffic, water issues, decreased property value and a general overburdening of scarce resources.

**2. The Bellbern Comprehensive Plan Violates the Goals of Nonurban Land Use.**

**a. *Bellbern does not promote Nonurban Land Use Goal 3-1.***

Bellbern’s Comprehensive Plan Amendment Narrative (“Narrative”) submitted in support of the Bellbern development violates Douglas County’s Goals for Nonurban land use. The Narrative claims that Bellbern supports Goal 3-1 which aims to protect and conserve the natural and rural character of the nonurban area. (Narrative p. 5). Bellbern’s only support for this contention is that minor improvements to The Baldwin Gulch as part of the development will “preserve the existing floodplain limits and will preserve existing wildlife corridors and habitat opportunities.” *Id.*

This simple statement ignores that Bellbern is seeking to inject 124 duplex units plus an additional 1.2 acres of commercial development into what is now a Nonurban area. Making minor improvements to The Baldwin Gulch does not mitigate the damage to the existing natural and rural character of the area that 124 duplex units and 1.2 acres of commercial development brings. This is especially true when considering that building 125 duplexes adjacent to neighborhoods with large lots fundamentally changes the character and rural feels of those neighborhoods.

**b. *Bellbern does not promote Nonurban Land Use Goal 3-2.***

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<sup>2</sup> <https://www.douglas.co.us/documents/cmp-section-3.pdf/>

Bellbern contends that the proposed development supports Nonurban Land Use Goal 3-2 which seeks to promote the preservation of natural character and non-urban and rural areas. (Narrative p. 5). However, the narrative ignores the goal entirely and instead notes, “the current character for land uses in this region has changed and now provides urban opportunities.” *Id.* Even if true, just because certain parts of Douglas County have changed does not mean that Douglas County should change a designation from Nonurban to Urban related to Bellbern.

124 duplexes on their face are incongruent with the preservation of natural character and bring increased traffic and density to an area which is intended to be non-urban and rural. In fact, Nonurban Policy 3-3E.2 notes that, “A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where there is adequate public infrastructure to support the proposed development and where the other goals, objectives, and policies of the Plan have been met.” Instead of one dwelling per 2.5 acres, Bellbern seeks nearly six (6) dwellings per acre. This in itself violates 3.3E.2.

*c. Bellbern does not promote Nonurban Land Use Goal 3-3.*

Land use goal 3-3 seeks to “maintain the unique rural character” of Nonurban Subareas like the Northeast where the subject property is located. The Bellbern Narrative addressed this goal by pointing out that the project site is on the edge of the Northeast Subarea and adjacent to the Unincorporated Parker Municipal Planning Area which is designated as Urban. (Narrative p. 6). However, the Narrative does not address why that is relevant to the proposed change from Nonurban to Urban or how the Bellbern development will maintain the area’s unique rural character.

Duplexes are not associated with rural character, nor is a population density many times higher than the maximum of one (1) dwelling per 2.5 acres. There is no basis to conclude that because a project site is near an Urban area that the project site should become an Urban area.

As a result, Bellbern’s Narrative does not support the Nonurban land use goals, and the Narrative does not support changing the project site’s designation from Nonurban to Urban. The Narrative, and other documentation submitted in support of the Bellbern development, illustrates how proposed Bellbern development will destroy the rural and natural character of the surrounding neighborhoods.

**3. The Bellbern Comprehensive Plan Amendment Fails Even as an Urban Area.**

Even if the subject area is amended as an Urban area, Douglas County should still not approve the development plan for Bellbern. This first reason is because the traffic plan for Bellbern and the additional traffic from Bellbern will create a significant safety hazard. The intersection of Pine Drive and Lincoln Avenue is already one of Parker’s most dangerous choke points with frequent crashes, backups, and congestion. The proposed traffic impact analysis cannot add more space to an area where traffic is already past capacity.

Additionally, Bellbern's plan to generate impact fees and create affordable housing for teachers, public servants, and young families is a speculative and unsupported. Further, Douglas County School District is already overcrowded and adding 124 duplexes will immediately worsen the problem. Thus, the purported impact fees do not justify approved the Bellbern plan.

Moreover, there is not adequate water available for the Bellbern development. The Bellbern plan asserts that it has "received a will-serve letter from Parker Water and Sanitation District (PWSD)" and will enter into an inclusion agreement. However, a letter is not an agreement and as a result, the water plan is speculative. Further, Colorado faces long-term drought and declining aquifers. PWSD has no new, sustainable source to guarantee service at this density. Douglas County code requires a dependable, long-term water supply and this requirement cannot be satisfied by speculative paperwork.

A lack of a dependable water supply is not the only water related problem. Specifically, the proposed Bellbern development lies within a regulatory floodway, and Bellbern's proposed detention ponds and other proposed improvements are insufficient. The proposed plan only shifts the water runoff but does not negate that Bellbern is within a floodway and building 125 duplexes in a floodplain is inherently dangerous.

Further, there are insufficient sewer resources available to support the proposed Bellbern development. The Narrative claims that the Parker Water and Sanitation District will provide adequate sanitation sewer service. (Narrative p. 10). However, the neighborhoods surrounding the proposed development rely on septic systems and CRHA has yet to see evidence that the Parker Water and Sanitation District can meet the requirements of 125 duplexes.

The proposed Bellbern plan is also detrimental to existing home values. Homes in the Centennial Ranch neighborhood paid a premium for the rural character of the area. Building 125 duplexes adjacent to Centennial Ranch will drive down home values in Centennial Ranch.

Finally, Bellbern's claim that the proposed development will provide a public benefit is a false promise. Any expected tax revenue does not outweigh the proposed development's negative impacts of broken planning rules, unsafe traffic, water scarcity, or flood risk. Further, attainable housing is not a public benefit if the proposed housing is built in a floodway.

As a result, CRHA objects to the Bellbern development plan and urges Douglas County to reject the plan in its entirety. CRHA anticipates providing additional information in support of its position and should you wish to discuss this letter or CRHA's overall position regarding the proposed Bellbern development, please feel free to contact me at your convenience.

Douglas County Department of Planning  
December 12, 2025  
Page 5

Sincerely,

LATHROP GPM, LLP



Patrick J. Hickey

PJH/cls

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: No Bellbern community  
**Date:** Friday, December 12, 2025 7:44:32 AM

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

From: Evan Hickey <[e.hickey87@yahoo.com](mailto:e.hickey87@yahoo.com)>  
Sent: Thursday, December 11, 2025 4:07 PM  
To: Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
Subject: No Bellbern community

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

For the love of God, please stop building in Parker. We're beyond full. Think beyond the dollars. Don't pass the Bellbern community

Go to Strasburg; they have plenty of flat areas to build and would welcome the additions.

Evan Hickey

Sent from my iPhone

**From:** [darlene brunelli](mailto:darlene_brunelli)  
**To:** [Planning Commission](mailto:tjinn@douglas.co.us); [tjinn@douglas.co.us](mailto:tjinn@douglas.co.us); [Michael Pesicka](mailto:Michael.Pesicka); [Abe Laydon](mailto:Abe.Laydon); [George Teal](mailto:George.Teal); [Kevin VanWinkle](mailto:Kevin.VanWinkle); [letter@coloradocommunitymedia.com](mailto:letter@coloradocommunitymedia.com)  
**Subject:** STOP BUILDING IN PARKER, STOP BELLBER  
**Date:** Friday, December 12, 2025 11:19:04 AM

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

Planning Commission of Douglas County

It is time to stop the building in Parker.

1. Traffic is out of control. If KB is allowed to build at Lincoln and Pine it will send more traffic through Ponderosa Dr.  
Pine Lane School is on Ponderosa Dr. . The street is already being the main through street for cars driving like it's a speed way. Large construction trucks use it instead of Lincoln.
2. This building would also devalue our property.
3. Water is also an issue in our area.
4. Wild life is being slaughtered along the streets.
5. Your prairie dogs are being sent to the only horse property left. You have not taken the responsibility to relocate them.
6. Main Street in Parker is UGLY with the new building going in. Impossible to drive through down town.
7. People no longer respect Stop Signs and Red Lights.
8. There is more crime and theft in our city now.
9. Please stop all of the building, starting with KB Lincoln and Pine

Thank you,  
Mary D. Brunelli

**From:** [Mary Jane Drummond](#)  
**To:** [Michael Pesicka](#)  
**Subject:** Bellbern development  
**Date:** Friday, December 12, 2025 1:46:07 PM

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

As a long time citizen of Douglas County I am appalled and disappointed at the irresponsible development by your planning commission. The master plan for our county has been violated over and over again. The Bellbern development is one of the worst examples of this. The Master plan was developed to protect our beautiful community and you are destroying it. Angry and appalled,  
Mary Jane Drummond

**From:** [kimberly.anderson](#)  
**To:** [Michael.Pesicka](#)  
**Subject:** NO BELLBERN Development!  
**Date:** Tuesday, December 16, 2025 6:15:06 PM

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

Dear Mr. Pesicka

As a concerned Parker resident, I know my email will have no impact on the Douglas County Planning Commission. However, as a concerned citizen of Douglas county I wanted to voice my opposition.

I recently learned about a proposed building development BellBern, located at Pine & Lincoln and I absolutely opposed this development in this area! This neighborhood planning of 124 duplexes will not only increased congestion, traffic and accidents, in an already busy intersection and along Pine. Not to mention, this will lower property values in the area. I do not think this is a responsible building or planning for Parker.

Sincerely,  
Kimberly Anderson

**From:** [gahart@ix.netcom.com](mailto:gahart@ix.netcom.com)  
**To:** [Planning Commission](#); [Terence T. Quinn](#); [Michael Pesicka](#); [Abe Laydon](#); [George Teal](#); [Kevin VanWinkle](#)  
**Cc:** [Gaylord Hart](#)  
**Subject:** Stop the Bellbern development DC master plan amendment approval--CMP Amendment (DR2025-008)  
**Date:** Wednesday, December 17, 2025 12:54:23 AM

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

Sirs:

I am a resident of Ponderosa Hills in unincorporated Douglas County and have been so for over 35 years. I recently became aware of a request for a Comprehensive Master Plan Amendment to expand the Urban Area of the County to provide residential and commercial development for the Bellbern project (CMP Amendment (DR2025-008)), and after reviewing the proposed amendment I am fully opposed to it.

Douglas County developed a master plan some years ago that is well thought out, informed, and which addressed the needs of a growing Douglas County in a responsible and fair manner. This proposed amendment to that plan is just the opposite. If approved, this development will increase traffic, water usage, and the demand on county resources beyond what was anticipated in the DC master plan. Moreover, such an approval would contribute to the further erosion of quality of life in the few remaining semi-rural areas where we live and set a precedent for future developers to pack dense housing in land now planned for homes on acreage sites. Additionally, the Bellbern development will result in reduced property values for those who live nearby since the boundary between homes on acreage and the proposed densely located duplexes will be abrupt and without any transitional acreage sites. This is just a bad idea with no consideration for those who already live nearby and with even less respect for the DC Master Plan. Please do not approve this amendment.

Sincerely,

Gaylord Hart  
12281 N Woody Creek Rd  
Parker, CO 80138

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: No Bellbern Housing Project  
**Date:** Wednesday, December 17, 2025 10:50:13 AM

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**From:** J MOHNACSKY <jmohnacsky@msn.com>  
**Sent:** Wednesday, December 17, 2025 9:13 AM  
**To:** Planning Commission <PlanningCommission@douglas.co.us>  
**Subject:** No Bellbern Housing Project

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

Thank you for the notification of this housing development. We are strongly opposed to more houses, overcrowding, negative impact on infrastructure and water, crime, and definitely do not agree to changing the existing zoning for our area. Thanks for your attention to this matter.

Dale and Janeen Mohnacsky  
Ponderosa Ln  
Parker CO 80138

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Bellbern Project  
**Date:** Thursday, February 5, 2026 1:01:45 PM

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**From:** Rodger Glick <rodgerco@msn.com>  
**Sent:** Thursday, February 5, 2026 10:23 AM  
**To:** Planning Commission <PlanningCommission@douglas.co.us>  
**Subject:** Bellbern Project

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

To all concerned,

I am a resident of the Lincoln Creek Metro District. I'm extremely concerned about the proposed housing project by KB Homes as referenced above. The area is already experiencing the effects of traffic in the area. With the addition of traffic control lights, apartment buildings, new demands on water supplies, etc., this area is already feeling the overcrowding, and congestion pains. With other projects already approved and currently being constructed, our area will be feeling even greater congestion and associated problems as soon as those projects are completed and occupancy is established. The infrastructure cannot handle the future plans that are being constructed.

I do not think that the overcrowding that is bound to occur is the type of perception that we currently have or want. I foresee Parker and the surrounding area where all the new construction and housing is occurring to someday (should the overbuilding continue), mirror tight housing districts such as one would find in old downtown Denver or in Europe. If this is the look you want to be remembered by, continue building and you will be the recipient of that want.

Rodger Glick

**From:** [cory jackson](#)  
**To:** [Planning Commission](#); [Terence T. Quinn](#); [Michael Pesicka](#); [Abe Laydon](#); [George Teal](#); [Kevin VanWinkle](#)  
**Subject:** Stop Bellbern  
**Date:** Thursday, December 18, 2025 8:44:51 AM

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

Dear Douglas County Planning Officials & Commissioners,

Recently I learned about the potential plan to allow a development to be built just up the street from my house that includes 124 duplexes on a very small lot. This is very concerning, and in my opinion, should not be allowed to move forward.

My family and I live on Pine Dr. roughly a half mile south of the proposed Bellbern development. Due to rural growth east of Parker in both Douglas and Elbert Counties, exacerbated by downtown Parker development and a push to make Mainstreet less of a vehicle route, traffic on Pine Drive is nearly unmanageable. It takes considerable time to get out of my driveway most times of day even on the weekends. Adding these duplexes would elevate this from a challenging traffic situation into an unsafe traffic condition.

The homes in the area are almost all on 5 acre lots. In fact, when I was considering the financial opportunities of my property given its close proximity to Parker, I looked into subdividing. At that time, my idea to put custom homes on ½ acre lots was immediately shot down by Douglas County. I was told that I could split my property into two 2.5 acre lots per the master plan and no more. I have settled into that reality and have enjoyed the more rural feel of the area. To hear that the county is considering much higher density this close to my property in violation of the master plan is beyond frustrating. Not only does this fly in the face of what I was told, but it also has the potential to gravely impact the property values for myself and the surrounding area.

Additionally, there is potential flood risk given the proximity to the gulch, added strain on services, and a loss of character for the area. With all of these factors, I again ask that you all stop the Bellbern development from moving forward for the sake of my family and the many others in the area that would be negatively impacted.

Thank you,

Cory Jackson  
303.435.2217

**From:** [STEWART Susan](#)  
**To:** [Michael Pesicka](#)  
**Subject:** Stop Bellbern  
**Date:** Friday, December 19, 2025 10:12:01 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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

I am writing to your department to stock the development of the Bellbern Project. This land is zoned and so are all the surrounding properties. We must stop re-zoning our lands and keep Parker Colorado from becoming an Aurora!

We have NO water. Due to poor regulations and planning, the growth in Parker occurred way to quickly and now we have suffered the loss of our great city we once called a town. This is not what the residence of Parker wants or needs. Stop this madness of accelerated growth ! We must time growth more carefully.

## STOP BELLBERN

**Susan Stewart**  
Sr. Account Manager  
Outside Sales and Contracts



1661 West 3<sup>rd</sup> Avenue Denver, CO 80223  
(303) 435-5966

[Sstewart@qedelectric.com](mailto:Sstewart@qedelectric.com)

[www.qedelectric.com](http://www.qedelectric.com)



**From:** [DANIEL JORDAN](#)  
**To:** [Planning Commission](#)  
**Cc:** [Terence T. Quinn](#); [Michael Pesicka](#); [Abe Laydon](#)  
**Subject:** Bellbern Project  
**Date:** Sunday, December 21, 2025 10:15:08 AM

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

To the Douglas County Planners and Planning Commission:

Parker and Douglas County are in desperate need of additional affordable housing ownership opportunities. Bellbern will supply many of these opportunities. Please protect these opportunities. The multi-millionaire neighbors (along with their home valuations) surrounding this planned development will all survive just fine.

Please approve Bellbern along with the required infrastructure to support it.

Thank you.

Dan Jordan  
Parker resident for over 30 years.

**From:** [Rebecca](#)  
**To:** [Planning Commission](#)  
**Subject:** Opposition to Bellbern Project  
**Date:** Sunday, December 21, 2025 4:38:13 PM

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

Dear Commissioners and Planning Officials,

I am writing to oppose the proposed Bellbern development and the related Comprehensive Plan Amendment.

The 124-unit paired home project is inconsistent with the Non-Urban Land Use designation of the Northeast Subarea. Increased traffic on Pine Drive and reduced safety at the Lincoln and Pine intersection are serious concerns for residents. The project also threatens local water resources, existing wells, wildlife habitat, and introduces light and noise impacts that are incompatible with the rural character of this area.

Approving an amendment to allow urban-level density in a non-urban area sets a dangerous precedent and undermines the purpose of the Comprehensive Plan.

For these reasons, I urge you to deny the Bellbern project and reject the proposed Comprehensive Plan Amendment.

Thank you for your consideration.

Sincerely,  
Rebecca Ewing

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Bellburn  
**Date:** Monday, December 22, 2025 12:43:16 PM

---

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

From: Willena Knutson <[wiknutson@icloud.com](mailto:wiknutson@icloud.com)>  
Sent: Monday, December 22, 2025 9:52 AM  
To: Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
Subject: Bellburn

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

Please stop the Bellburn duplex development.

Willena Hugh  
12155 Boothill Drive  
Parker CI 80138

Sent from my iPhone

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Bellbern  
**Date:** Monday, December 22, 2025 12:43:42 PM

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**From:** Adolf Mueller <midge4271midge@gmail.com>  
**Sent:** Monday, December 22, 2025 9:57 AM  
**To:** Planning Commission <PlanningCommission@douglas.co.us>  
**Subject:** Bellbern

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

Please stop the duplex development called bellburn. Our roads will not handle the extra traffic that the development will bring period I completely oppose this development

Adolf Mueller  
12155 Boothill Dr  
Parker CO 8138

**From:** [Michele Lillie](#)  
**To:** [Planning Commission](#); [Terence T. Quinn](#); [Michael Pesicka](#); [Abe Laydon](#)  
**Subject:** Proposed Development - File number DR2025-008  
**Date:** Monday, December 22, 2025 3:58:30 PM

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

I am writing to express my strong opposition to the proposed Bellbern development, file number DR2025-008.

We moved to a nearby neighborhood, bought land and built our “dream” house. We came here specifically for the open spaces and the semi-rural lifestyle. The things we didn’t want are just what this development will bring – high-density housing and the accompanying traffic, noise, traffic accidents, and crime. Plus, in an area that is already stressed for water, 124 new homes and additional commercial buildings is exactly what we do not need.

As I understand it, the comprehensive master plan and zoning restrictions would need to be changed to allow this development. Rather than caring about some developer’s desire for more money, you should be caring about protecting our home spaces and the neighborhood character that brought most of us here. Please do not change the existing master plan and zoning restrictions.

Sincerely,  
Michele Lillie  
Homestead Hills

**From:** [Laura Jordan](#)  
**To:** [Planning Commission](#)  
**Cc:** [Terence T. Quinn](#); [Michael Pesicka](#); [Abe Laydon](#)  
**Subject:** Bellbern Project  
**Date:** Friday, December 26, 2025 5:24:36 PM

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

To the Douglas County Planners and Planning Commission:

Parker and Douglas County are in desperate need of additional affordable housing ownership opportunities. Bellbern will supply many of these opportunities. Please protect these opportunities. The multi-millionaire neighbors (along with their home valuations) surrounding this planned development will all survive just fine.

Please approve Bellbern along with the required infrastructure to support it.

Thank you.

Laura Jordan  
Parker resident for over 30 years.

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: KB Homes duplexes  
**Date:** Monday, December 29, 2025 8:50:14 AM

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**From:** Richard Thomson <[rich@thomsonclan.net](mailto:rich@thomsonclan.net)>  
**Sent:** Friday, December 26, 2025 9:36 AM  
**To:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Subject:** Fwd: KB Homes duplexes

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

Begin forwarded message:

**From:** Richard Thomson <[rich@thomsonclan.net](mailto:rich@thomsonclan.net)>  
**Subject:** **KB Homes duplexes**  
**Date:** December 24, 2025 at 11:44:46 AM MST  
**To:** Rich Thomson <[rich@thomsonclan.net](mailto:rich@thomsonclan.net)>  
**Cc:** Nate Thomson <[njthomso@hotmail.com](mailto:njthomso@hotmail.com)>

Dear Planning Commissioners,

My wife Bonnie and I strongly object to the KB Homes plan to build duplexes on land zoned Rural Residential at Pine Drive and Lincoln Avenue.

If approved, this would not only unbearably overload traffic in this area and increase unsafe conditions at one of Parker's most dangerous intersections, it would threaten water supply and increase unsafe flooding conditions.

Please disallow this violation of the Douglas County Comprehensive Master Plan and encourage KB Homes to look elsewhere to build.

Thank you.

Sincerely, Rich and Bonnie Thomson

7687 Ponderosa Lane, Parker 80138

**From:** [Christine Reisinger](#)  
**To:** [Terence T. Quinn](#); [Michael Pesicka](#); [Abe Laydon](#); [George Teal](#); [kvanwinkle@douglas.co.uk](mailto:kvanwinkle@douglas.co.uk); [Planning Commission](#)  
**Subject:** Stop Bellbern Community  
**Date:** Monday, December 29, 2025 3:12:43 PM

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

Hello Mr. Quinn, Mr. Pesicka, Mr. Laydon, Mr. Teal, and Mr. Van Winkle,

It is deeply troubling that KB Homes, with Douglas County's support, is attempting to construct 124 duplexes and commercial development on land zoned Rural Residential at Pine Drive and Lincoln Avenue. This proposal ignores zoning protections and places the burden of risk squarely on existing residents.

The Douglas County Comprehensive Master Plan explicitly limits development to one home per 2.5 acres, yet this proposal directly contradicts that standard. Ignoring the master plan raises serious questions about consistency and accountability in county decision-making. High-density duplexes are incompatible with this area and will negatively impact property values, traffic safety, schools, and essential services.

This plan will significantly worsen traffic and safety conditions at an intersection that is already dangerous for residents and drivers. The development's location in a floodway puts neighboring properties at risk of increased flooding, while the county's reliance on speculative water supply is alarming given ongoing drought conditions. These risks fall directly on existing residents, not on those approving the project.

I have lived in Ponderosa Hills both as a child and as an adult, first moving here in 1976 and returning in 2013 specifically because of its beauty, wildlife, and rural character. This proposal threatens to permanently alter that character. It would damage the environment, disrupt wildlife habitats, and reduce home values, undermining the very reasons people choose to live here. I strongly oppose this plan.

I urge the county to say no to unsafe, incompatible development and yes to protecting the future of Parker.

Christine Reisinger and Marty Zaffaroni

**From:** [Dana](#)  
**To:** [Planning Commission](#); [Terence T. Quinn](#); [Michael Pesicka](#); [Abe Laydon](#); [George Teal](#); [Kevin VanWinkle](#)  
**Cc:** [Chris](#)  
**Subject:** Opposed to Bellbern development  
**Date:** Monday, January 5, 2026 7:05:52 PM

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

RE: File number [DR2025-008](#)

Hello,

I would like to state my objection to the bellbern development near Parker. I live in a neighboring community (Ponderosa Hills) This area is zoned as non-urban and there are plenty of other urban opportunities for development. I disagree with the rampant development in Douglas County in general (especially due to our water situation), but please do not approve an odd urban exception to this semi rural area and gut our planning rules. A huge cluster of duplexes would be an eyesore and out of alignment with the area, it would increase traffic vastly in the already congested corridors, and it would be in a floodway risk area - I'm not sure why this would even be considered. The Pine lane elementary school, Sierra Middle school, and the surrounding high schools are so overcrowded already. Please stop the rampant development already present in Parker/Douglas county by not allowing an expansion of urban zoning to one of the remaining beautiful semi rural areas.

Thank you for your consideration.

Dana Durrant  
Ponderosa Hills  
Parker, CO 80138

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: No to the bell bern project  
**Date:** Thursday, January 8, 2026 7:43:35 AM

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

From: Melinda Jensen <mjensen624@gmail.com>  
Sent: Wednesday, January 7, 2026 11:23 PM  
To: Planning Commission <PlanningCommission@douglas.co.us>  
Subject: No to the bell bern project

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

I am writing you as a concerned citizen, I live in Pine Valley which is a small subsection of Homestead hills. On a daily basis we are unable to get in and out of our subdivision due to traffic on Pine drive (we have a one way in and out subdivision) partly due to core knowledge traffic and mostly due to overall traffic. How will adding over 100 houses onto this road help with the already horrible traffic? How will this be addressed and fixed?

We also have already be reached out to by the town of Parker to purchase our water which we declined. How will this be addressed since this will require lots of water and we already don't have enough to water outside and keep plants alive?

Our schools are already overflowing adding this many extra kids into a struggling system will further overwhelm it. How will this be addressed and fixed?

We are not interested in having all of these homes smashed into a very small area that is zoned rural and would then turn it into commercial and high residential housing.

Your concerned resident,

Melinda Jensen

Sent from my iPhone

Sent from my iPhone

**From:** [Planning](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Do Not Build KB Homes on Pine!!!  
**Date:** Thursday, January 8, 2026 1:48:34 PM

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Shanna Austin | Public Outreach & Assistance Manager  
Douglas County Department of Community Development  
Planning Resources Division  
Address | 100 Third St., Castle Rock, CO 80104  
Direct | 303-814-4349 Main | 303-660-7460  
Email | [saustin@douglas.co.us](mailto:saustin@douglas.co.us) | [planning@douglas.co.us](mailto:planning@douglas.co.us)

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

From: Jaimee Barbuto <[jmacdougall0717@yahoo.com](mailto:jmacdougall0717@yahoo.com)>  
Sent: Thursday, January 8, 2026 12:59 PM  
To: Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>  
Subject: Do Not Build KB Homes on Pine!!!

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

Jaimee Barbuto  
11772 cordgrass way  
Parker, CO 80138

January 8, 2026

Dear Douglas County Board of County Commissioners:

I write to inform you of my objection to the land use application regarding Bellbern Development a/k/ a Stroh Exemption (“Bellbern”): Project File # DR2025-008. I live in the Lincoln Creek subdivision which is adjacent to the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for a variety of reasons that are addressed in detail in an objection letter sent by the Centennial Ranch HOA’s counsel dated December 12, 2025 to the Douglas County Planning Commission. In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that Douglas County designated as Nonurban. Nonurban land use areas are intended to have, “scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes.”<sup>1</sup> The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many traffic accidents. The proposed development will also overburden Douglas County’s limited water and sewer resources. Homeowners like me moved to Centennial Ranch because of its Nonurban designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high density housing can

exist in an area surrounded by low density housing. This defeats the purpose of a Nonurban designation and harms all of the surrounding citizens who call this area home.

As a result, I write this letter to voice my concerns about the proposed Bellbern development. Should you wish to discuss my concerns with the proposed Bellbern development, I am available for a call or meeting at your convenience.

Sincerely,

Jaimee

Sent from my iPhone

Dear Douglas County Board of County Commissioners:

I write to inform you of my objection to the land use application regarding Bellbern Development a/k/ a Stroh Exemption (“Bellbern”): Project File # DR2025-008. I live in the Aspen Creek Townhomes which is across Pine to the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for a variety of reasons that are addressed in detail in an objection letter sent by the Centennial Ranch HOA’s counsel dated December 12, 2025 to the Douglas County Planning Commission. In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that Douglas County designated as Nonurban. Nonurban land use areas are intended to have, “scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes.”<sup>1</sup> The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many traffic accidents. The proposed development will also overburden Douglas County’s limited water and sewer resources. Homeowners like me moved to Centennial Ranch because of its Nonurban designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high density housing can exist in an area surrounded by low density housing. This defeats the purpose of a Nonurban designation and harms all the surrounding citizens who call this area home. As a native of this area and a long time Parker resident, it is imperative that we carefully develop what is left of this beautiful town.

As a result, I write this letter to voice my concerns about the proposed Bellbern development. Should you wish to discuss my concerns, please contact me at the email below.

Sincerely,

Denise De Leo

Aspen Brook Townhomes

[denisedeleo@comcast.net](mailto:denisedeleo@comcast.net)

cc: Douglas County Planning Services Division (via email): [planning@douglas.co.us](mailto:planning@douglas.co.us)

**From:** [Planning](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Do not support KB Homes building on Pine  
**Date:** Thursday, January 8, 2026 4:55:44 PM

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**Shanna Austin** | Public Outreach & Assistance Manager  
**Douglas County Department of Community Development**  
**Planning Resources Division**

**Address** | 100 Third St., Castle Rock, CO 80104

**Direct** | 303-814-4349 **Main** | 303-660-7460

**Email** | [saustin@douglas.co.us](mailto:saustin@douglas.co.us) | [planning@douglas.co.us](mailto:planning@douglas.co.us)

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**From:** Patsy Fawaz <[patsyfawaz@gmail.com](mailto:patsyfawaz@gmail.com)>  
**Sent:** Thursday, January 8, 2026 4:04 PM  
**To:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Cc:** Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>; Marwan Fawaz <[marwanfawaz@gmail.com](mailto:marwanfawaz@gmail.com)>; Patsy Fawaz <[patsyfawaz@gmail.com](mailto:patsyfawaz@gmail.com)>  
**Subject:** Do not support KB Homes building on Pine

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

Patsy Fawaz and Marwan Fawaz  
7315 Sagebrush drive,  
Parker, CO 80138

Dear Douglas County Board of County Commissioners:

We write to inform you of my objection to the land use application regarding Bellbern Development a/k/  
a Stroh Exemption ("Bellbern"): Project File # DR2025-008.

We live in the Centennial Ranch subdivision which is adjacent to the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for

a variety of reasons that are addressed in detail in an objection letter sent by the

Centennial

Ranch HOA's counsel dated December 12, 2025 to the Douglas County Planning Commission.

In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch

and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that

Douglas County designated as Nonurban. Nonurban land use areas are intended to have, "scenic

views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and

agricultural landscapes."1 The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many

traffic accidents. The proposed development will also overburden Douglas County's limited water

and sewer resources. Homeowners like me moved to Centennial Ranch because of its Nonurban

designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high

density housing can exist in an area surrounded by low density housing. This defeats the purpose

of a Nonurban designation and harms all of the surrounding citizens who call this area home.

Therefore, we are writing this letter to voice our concerns about the proposed Bellbern development.

Should you wish to discuss our concerns regarding the proposed Bellbern development, we are available

for a call or meeting at your convenience.

Sincerely,

Patsy Fawaz

[patsyfawaz@gmail.com](mailto:patsyfawaz@gmail.com)

720-891-3891

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: KB homes  
**Date:** Friday, January 9, 2026 8:50:18 AM

---

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

From: Barbara Greenley <barbgreenley@icloud.com>  
Sent: Friday, January 9, 2026 8:02 AM  
To: Planning Commission <PlanningCommission@douglas.co.us>  
Subject: KB homes

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

Good morning. I am sending this email in the hope that it will be read with compassion for the changes that will occur if KB homes is allowed to change the zoning and build duplexes on Pine Dr/Lincoln. We have lived in Centennial Ranch since 2001, leaving a suburban community and our family and friends for a breath of fresh air in Douglas County. We love the wildlife, the room to breathe, the quietness and the rural community close to the amenities Parker has to offer. We moved here because it was zoned Rural, and believing Douglas County would honor those restrictions. There are many other choices for KB homes to build, and obviously they have inundated Parker and the surrounding areas with an abundance of affordable housing. By simply not allowing them to change the zoning, you are preserving the integrity of what rural truly means. The truth is, if you allow them to change the zoning on that small piece of land, it sets a precedence that they will coerce owners of additional properties along Pine Dr to sell to them and we'll all lose what we love about our homes because it will become a wall of duplexes all along the East side of Pine Dr. I know you're already aware of the traffic issues, the safety issues, the noise issues, the wildlife issues but please take a moment to think about the people who have lived here, have paid taxes, have put faith in your Planning Commission to preserve what we came here for. This is a small piece of land, not properly zoned, will only bring traffic and safety issues, harm our wildlife, and be a catalyst for future unwanted and unneeded growth along an already overused road. Please, from a homeowner that loves and respects our rural land, do not allow KB Homes to build on that site.

With Respect  
Barb Greenley

Terry and Monique Durham  
7743 E Summit Road  
Parker, CO 80138

January 12, 2026

Dear Douglas County Board of County Commissioners:

We have lived in Ponderosa Hills for 33 years and have seen a lot of change around us. We understand that growth happens and land gets developed.. We adjust as things change. But what we do not want or expect to adjust to is changing the zoning to allow for tighter, unlike properties to surround what the acreage properties are currently.

I am referring to the Bellbern Development a/k/ a Stroh Exemption (“Bellbern”): Project File # DR2025-008. We strongly object to the land use application regarding this lot called the Bellbern Development.

The regulations exist for a reason, to protect the area, home owners, and citizens of Douglas County. This change does not go with what the surrounding properties have and expected to continue to have. We have cherished our home here and feel very blessed and do not want a townhome development being adjacent to our beautiful acreage properties. This development would need to be something similar and we ask you to please consider what we expected and deserve while being a long time resident of Douglas County.

This development would bring so many other concerns besides changing the landscape of the surrounding area, water, and traffic! Again in the last 33 years of living here we have seen this area change and we cannot even imagine the safety issues with this addition in this area. Imagine you living here and you bought what you thought would be rural acreage and the surrounding acreage properties would remain the same or similar. Then townhomes are built right next door because the zoning which you thought was your protection, changed. This is a rural area NOT for townhomes/patio homes.. We have seen changes creep to the edges, please keep what was intended and protect our homes and home values! I am a Realtor as well and do not want my property values to be affected by this change and hope the County Commissioners I depend upon will protect us. Again make the right decision for your citizens who live here and make this our home.

Sincerely,

Monique Durham-303-884-9223

**From:** [Planning](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Bellbern Development  
**Date:** Tuesday, January 13, 2026 10:34:31 AM

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

From: Debbie Stone <motherdebbz@gmail.com>  
Sent: Tuesday, January 13, 2026 9:37 AM  
To: Planning Commission <PlanningCommission@douglas.co.us>  
Cc: Planning <Planning@douglas.co.us>  
Subject: Bellbern Development

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

January 13, 2026

Dear Douglas County Board of Commissioners,

We write to inform you of our objection to the land use application regarding Bellbern Development aka a Stroh Exemption (“Bellbern”) Project File # DR2025-008.

I live in the Lincoln Creek subdivision which is across from the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for a variety of reasons that are addressed in detail in an objection letter sent by the Centennial Ranch HOA’s counsel dated December 12, 2025 to the Douglas County Planning Commission. In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch, Lincoln Creek, and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that Douglas County designated as Nonurban. Nonurban land use areas are intended to have, “scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes.”<sup>1</sup> The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many traffic accidents. The proposed development will also overburden Douglas County’s limited water and sewer resources. Homeowners like me moved to Centennial Ranch because of its Nonurban designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high density housing can exist in an area surrounded by low density housing. This defeats the purpose of a Nonurban designation and harms all of the surrounding citizens who call this area home.

As a result, we write this letter to voice our concerns about the proposed Bellbern development.

Thank you

Sincerely,

Robert and Debbie Stone  
6848 Bethany Drive  
Parker CO 80138

Sent from my iPhone

**From:** [Dana](#)  
**To:** [Planning Commission](#); [Terence T. Quinn](#); [Michael Pesicka](#); [Abe Laydon](#); [George Teal](#); [Kevin VanWinkle](#)  
**Cc:** [Chris](#)  
**Subject:** Opposed to Bellbern development  
**Date:** Monday, January 5, 2026 7:05:52 PM

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

RE: File number [DR2025-008](#)

Hello,

I would like to state my objection to the bellbern development near Parker. I live in a neighboring community (Ponderosa Hills) This area is zoned as non-urban and there are plenty of other urban opportunities for development. I disagree with the rampant development in Douglas County in general (especially due to our water situation), but please do not approve an odd urban exception to this semi rural area and gut our planning rules. A huge cluster of duplexes would be an eyesore and out of alignment with the area, it would increase traffic vastly in the already congested corridors, and it would be in a floodway risk area - I'm not sure why this would even be considered. The Pine lane elementary school, Sierra Middle school, and the surrounding high schools are so overcrowded already. Please stop the rampant development already present in Parker/Douglas county by not allowing an expansion of urban zoning to one of the remaining beautiful semi rural areas.

Thank you for your consideration.

Dana Durrant  
Ponderosa Hills  
Parker, CO 80138

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: No to the bell bern project  
**Date:** Thursday, January 8, 2026 7:43:35 AM

---

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

From: Melinda Jensen <mjensen624@gmail.com>  
Sent: Wednesday, January 7, 2026 11:23 PM  
To: Planning Commission <PlanningCommission@douglas.co.us>  
Subject: No to the bell bern project

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

I am writing you as a concerned citizen, I live in Pine Valley which is a small subsection of Homestead hills. On a daily basis we are unable to get in and out of our subdivision due to traffic on Pine drive (we have a one way in and out subdivision) partly due to core knowledge traffic and mostly due to overall traffic. How will adding over 100 houses onto this road help with the already horrible traffic? How will this be addressed and fixed?

We also have already be reached out to by the town of Parker to purchase our water which we declined. How will this be addressed since this will require lots of water and we already don't have enough to water outside and keep plants alive?

Our schools are already overflowing adding this many extra kids into a struggling system will further overwhelm it. How will this be addressed and fixed?

We are not interested in having all of these homes smashed into a very small area that is zoned rural and would then turn it into commercial and high residential housing.

Your concerned resident,  
Melinda Jensen  
Sent from my iPhone  
Sent from my iPhone

**From:** [Planning](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Do Not Build KB Homes on Pine!!!  
**Date:** Thursday, January 8, 2026 1:48:34 PM

---

Shanna Austin | Public Outreach & Assistance Manager  
Douglas County Department of Community Development  
Planning Resources Division  
Address | 100 Third St., Castle Rock, CO 80104  
Direct | 303-814-4349 Main | 303-660-7460  
Email | [saustin@douglas.co.us](mailto:saustin@douglas.co.us) | [planning@douglas.co.us](mailto:planning@douglas.co.us)

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

From: Jaimee Barbuto <[jmacdougall0717@yahoo.com](mailto:jmacdougall0717@yahoo.com)>  
Sent: Thursday, January 8, 2026 12:59 PM  
To: Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>  
Subject: Do Not Build KB Homes on Pine!!!

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

Jaimee Barbuto  
11772 cordgrass way  
Parker, CO 80138

January 8, 2026

Dear Douglas County Board of County Commissioners:

I write to inform you of my objection to the land use application regarding Bellbern Development a/k/ a Stroh Exemption (“Bellbern”): Project File # DR2025-008. I live in the Lincoln Creek subdivision which is adjacent to the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for a variety of reasons that are addressed in detail in an objection letter sent by the Centennial Ranch HOA’s counsel dated December 12, 2025 to the Douglas County Planning Commission. In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that Douglas County designated as Nonurban. Nonurban land use areas are intended to have, “scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes.”<sup>1</sup> The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many traffic accidents. The proposed development will also overburden Douglas County’s limited water and sewer resources. Homeowners like me moved to Centennial Ranch because of its Nonurban designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high density housing can

exist in an area surrounded by low density housing. This defeats the purpose of a Nonurban designation and harms all of the surrounding citizens who call this area home.

As a result, I write this letter to voice my concerns about the proposed Bellbern development. Should you wish to discuss my concerns with the proposed Bellbern development, I am available for a call or meeting at your convenience.

Sincerely,

Jaimee

Sent from my iPhone

Dear Douglas County Board of County Commissioners:

I write to inform you of my objection to the land use application regarding Bellbern Development a/k/ a Stroh Exemption (“Bellbern”): Project File # DR2025-008. I live in the Aspen Creek Townhomes which is across Pine to the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for a variety of reasons that are addressed in detail in an objection letter sent by the Centennial Ranch HOA’s counsel dated December 12, 2025 to the Douglas County Planning Commission. In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that Douglas County designated as Nonurban. Nonurban land use areas are intended to have, “scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes.”<sup>1</sup> The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many traffic accidents. The proposed development will also overburden Douglas County’s limited water and sewer resources. Homeowners like me moved to Centennial Ranch because of its Nonurban designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high density housing can exist in an area surrounded by low density housing. This defeats the purpose of a Nonurban designation and harms all the surrounding citizens who call this area home. As a native of this area and a long time Parker resident, it is imperative that we carefully develop what is left of this beautiful town.

As a result, I write this letter to voice my concerns about the proposed Bellbern development. Should you wish to discuss my concerns, please contact me at the email below.

Sincerely,

Denise De Leo

Aspen Brook Townhomes

[denisedeleo@comcast.net](mailto:denisedeleo@comcast.net)

cc: Douglas County Planning Services Division (via email): [planning@douglas.co.us](mailto:planning@douglas.co.us)

**From:** [Planning](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Do not support KB Homes building on Pine  
**Date:** Thursday, January 8, 2026 4:55:44 PM

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**Shanna Austin** | Public Outreach & Assistance Manager  
**Douglas County Department of Community Development**  
**Planning Resources Division**

**Address** | 100 Third St., Castle Rock, CO 80104

**Direct** | 303-814-4349 **Main** | 303-660-7460

**Email** | [saustin@douglas.co.us](mailto:saustin@douglas.co.us) | [planning@douglas.co.us](mailto:planning@douglas.co.us)

**NOTICE:** Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in [@douglas.co.us](mailto:@douglas.co.us); beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our Public Outreach and Assistance team at 303-660-7460 or email [planning@douglas.co.us](mailto:planning@douglas.co.us).

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**From:** Patsy Fawaz <[patsyfawaz@gmail.com](mailto:patsyfawaz@gmail.com)>  
**Sent:** Thursday, January 8, 2026 4:04 PM  
**To:** Planning Commission <[PlanningCommission@douglas.co.us](mailto:PlanningCommission@douglas.co.us)>  
**Cc:** Planning <[Planning@douglas.co.us](mailto:Planning@douglas.co.us)>; Marwan Fawaz <[marwanfawaz@gmail.com](mailto:marwanfawaz@gmail.com)>; Patsy Fawaz <[patsyfawaz@gmail.com](mailto:patsyfawaz@gmail.com)>  
**Subject:** Do not support KB Homes building on Pine

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

Patsy Fawaz and Marwan Fawaz  
7315 Sagebrush drive,  
Parker, CO 80138

Dear Douglas County Board of County Commissioners:

We write to inform you of my objection to the land use application regarding Bellbern Development a/k/  
a Stroh Exemption ("Bellbern"): Project File # DR2025-008.

We live in the Centennial Ranch subdivision which is adjacent to the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for

a variety of reasons that are addressed in detail in an objection letter sent by the

Centennial

Ranch HOA's counsel dated December 12, 2025 to the Douglas County Planning Commission.

In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch

and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that

Douglas County designated as Nonurban. Nonurban land use areas are intended to have, "scenic

views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and

agricultural landscapes."1 The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many

traffic accidents. The proposed development will also overburden Douglas County's limited water

and sewer resources. Homeowners like me moved to Centennial Ranch because of its Nonurban

designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high

density housing can exist in an area surrounded by low density housing. This defeats the purpose

of a Nonurban designation and harms all of the surrounding citizens who call this area home.

Therefore, we are writing this letter to voice our concerns about the proposed Bellbern development.

Should you wish to discuss our concerns regarding the proposed Bellbern development, we are available

for a call or meeting at your convenience.

Sincerely,

Patsy Fawaz

[patsyfawaz@gmail.com](mailto:patsyfawaz@gmail.com)

720-891-3891

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: KB homes  
**Date:** Friday, January 9, 2026 8:50:18 AM

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

From: Barbara Greenley <barbgreenley@icloud.com>  
Sent: Friday, January 9, 2026 8:02 AM  
To: Planning Commission <PlanningCommission@douglas.co.us>  
Subject: KB homes

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

Good morning. I am sending this email in the hope that it will be read with compassion for the changes that will occur if KB homes is allowed to change the zoning and build duplexes on Pine Dr/Lincoln. We have lived in Centennial Ranch since 2001, leaving a suburban community and our family and friends for a breath of fresh air in Douglas County. We love the wildlife, the room to breathe, the quietness and the rural community close to the amenities Parker has to offer. We moved here because it was zoned Rural, and believing Douglas County would honor those restrictions. There are many other choices for KB homes to build, and obviously they have inundated Parker and the surrounding areas with an abundance of affordable housing. By simply not allowing them to change the zoning, you are preserving the integrity of what rural truly means. The truth is, if you allow them to change the zoning on that small piece of land, it sets a precedence that they will coerce owners of additional properties along Pine Dr to sell to them and we'll all lose what we love about our homes because it will become a wall of duplexes all along the East side of Pine Dr. I know you're already aware of the traffic issues, the safety issues, the noise issues, the wildlife issues but please take a moment to think about the people who have lived here, have paid taxes, have put faith in your Planning Commission to preserve what we came we came here for. This is a small piece of land, not properly zoned, will only bring traffic and safety issues, harm our wildlife, and be a catalyst for future unwanted and unneeded growth along an already overused road. Please, from a homeowner that loves and respects our rural land, do not allow KB Homes to build on that site.

With Respect  
Barb Greenley

Terry and Monique Durham  
7743 E Summit Road  
Parker, CO 80138

January 12, 2026

Dear Douglas County Board of County Commissioners:

We have lived in Ponderosa Hills for 33 years and have seen a lot of change around us. We understand that growth happens and land gets developed.. We adjust as things change. But what we do not want or expect to adjust to is changing the zoning to allow for tighter, unlike properties to surround what the acreage properties are currently.

I am referring to the Bellbern Development a/k/ a Stroh Exemption (“Bellbern”): Project File # DR2025-008. We strongly object to the land use application regarding this lot called the Bellbern Development.

The regulations exist for a reason, to protect the area, home owners, and citizens of Douglas County. This change does not go with what the surrounding properties have and expected to continue to have. We have cherished our home here and feel very blessed and do not want a townhome development being adjacent to our beautiful acreage properties. This development would need to be something similar and we ask you to please consider what we expected and deserve while being a long time resident of Douglas County.

This development would bring so many other concerns besides changing the landscape of the surrounding area, water, and traffic! Again in the last 33 years of living here we have seen this area change and we cannot even imagine the safety issues with this addition in this area. Imagine you living here and you bought what you thought would be rural acreage and the surrounding acreage properties would remain the same or similar. Then townhomes are built right next door because the zoning which you thought was your protection, changed. This is a rural area NOT for townhomes/patio homes.. We have seen changes creep to the edges, please keep what was intended and protect our homes and home values! I am a Realtor as well and do not want my property values to be affected by this change and hope the County Commissioners I depend upon will protect us. Again make the right decision for your citizens who live here and make this our home.

Sincerely,

Monique Durham-303-884-9223

**From:** [Planning](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Bellbern Development  
**Date:** Tuesday, January 13, 2026 10:34:31 AM

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

From: Debbie Stone <motherdebbz@gmail.com>  
Sent: Tuesday, January 13, 2026 9:37 AM  
To: Planning Commission <PlanningCommission@douglas.co.us>  
Cc: Planning <Planning@douglas.co.us>  
Subject: Bellbern Development

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

January 13, 2026

Dear Douglas County Board of Commissioners,

We write to inform you of our objection to the land use application regarding Bellbern Development aka a Stroh Exemption (“Bellbern”) Project File # DR2025-008.

I live in the Lincoln Creek subdivision which is across from the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for a variety of reasons that are addressed in detail in an objection letter sent by the Centennial Ranch HOA’s counsel dated December 12, 2025 to the Douglas County Planning Commission. In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch, Lincoln Creek, and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that Douglas County designated as Nonurban. Nonurban land use areas are intended to have, “scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes.”<sup>1</sup> The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many traffic accidents. The proposed development will also overburden Douglas County’s limited water and sewer resources. Homeowners like me moved to Centennial Ranch because of its Nonurban designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high density housing can exist in an area surrounded by low density housing. This defeats the purpose of a Nonurban designation and harms all of the surrounding citizens who call this area home.

As a result, we write this letter to voice our concerns about the proposed Bellbern development.

Thank you

Sincerely,

Robert and Debbie Stone  
6848 Bethany Drive  
Parker CO 80138

Sent from my iPhone

Pamela Rae Erwin  
11268 Canary Lane  
Parker, CO 80138

January 27, 2026

Dear Douglas County Board of County Commissioners:

I write to inform you of my objection to the land use application regarding Bellbern Development a/k/a Stroh Exemption (“Bellbern”): Project File # DR2025-008. I live in the Homestead Hills subdivision which is near the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for a variety of reasons that are addressed in detail in an objection letter sent by the Centennial Ranch HOA’s counsel dated December 12, 2025 to the Douglas County Planning Commission. In summary, the proposed Bellbern development will fundamentally damage Centennial Ranch and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that Douglas County designated as Nonurban. Nonurban land use areas are intended to have, “scenic views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes.”<sup>1</sup> The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too many traffic accidents. The proposed development will also overburden Douglas County’s limited water and sewer resources. Homeowners like me moved to Homestead Hills in the 1980’s because of its Nonurban designation and because we want to live in a quiet, rural, and low-density area.

The proposed Bellbern development seeks to change the Nonurban designation, so that high density housing can exist in an area surrounded by low density housing. This defeats the purpose of a Nonurban designation and harms all of the surrounding citizens who call this area home. And it would set a precedent for the east side development all along Pine Drive, from Main Street to Inspiration...that would be so destructive!

I was involved in the fight to make sure Centennial Ranches became what it is today, instead of the high density proposed by that developer across all those acres, 22 years ago! I am thankful that the Commissioners at that time listened to our concerns and allowed a plan to develop that could be amenable to both sides! The current Bellbern plan would destroy all that we have stood for all these years to keep our rural area beautiful, spacious feeling, and safe!

As a result, I write this letter to voice my concerns about the proposed Bellbern development. Should you wish to discuss my concerns with the proposed Bellbern development, I am available for a call or meeting at your convenience.

Sincerely,  
Pamela Rae Erwin  
303.841.8343

cc: Douglas County Planning Services Division (via email): [planning@douglas.co.us](mailto:planning@douglas.co.us)

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Bellbern Project  
**Date:** Thursday, February 5, 2026 1:01:45 PM

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**From:** Rodger Glick <rodgerco@msn.com>  
**Sent:** Thursday, February 5, 2026 10:23 AM  
**To:** Planning Commission <PlanningCommission@douglas.co.us>  
**Subject:** Bellbern Project

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

To all concerned,

I am a resident of the Lincoln Creek Metro District. I'm extremely concerned about the proposed housing project by KB Homes as referenced above. The area is already experiencing the effects of traffic in the area. With the addition of traffic control lights, apartment buildings, new demands on water supplies, etc., this area is already feeling the overcrowding, and congestion pains. With other projects already approved and currently being constructed, our area will be feeling even greater congestion and associated problems as soon as those projects are completed and occupancy is established. The infrastructure cannot handle the future plans that are being constructed.

I do not think that the overcrowding that is bound to occur is the type of perception that we currently have or want. I foresee Parker and the surrounding area where all the new construction and housing is occurring to someday (should the overbuilding continue), mirror tight housing districts such as one would find in old downtown Denver or in Europe. If this is the look you want to be remembered by, continue building and you will be the recipient of that want.

Rodger Glick

**From:** [Planning Commission](#)  
**To:** [Michael Pesicka](#)  
**Subject:** FW: Bellbern Opposition  
**Date:** Thursday, February 12, 2026 7:38:13 AM

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**From:** Mark Luedke <thisoldloft@gmail.com>  
**Sent:** Wednesday, February 11, 2026 10:59 AM  
**To:** Planning Commission <PlanningCommission@douglas.co.us>  
**Subject:** Bellbern Opposition

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

Dear Douglas County Board of County Commissioners:

I write to inform you of my objection to the land use application regarding Bellbern Development a/k/a Stroh Exemption (“Bellbern”): Project File # DR2025-008. I live in the Ponderosa Hills neighborhood, which is very close to the proposed Bellbern development.

The Douglas County Planning Commission should reject the proposed Bellbern development for

a variety of reasons that are addressed in detail in an objection letter sent by the Centennial

Ranch HOA’s counsel dated December 12, 2025 to the Douglas County Planning Commission.

In summary, the proposed Bellbern development will fundamentally damage Ponderosa Hills, Homestead Hills, Centennial Ranch and the other neighborhoods near the proposed development.

This is because the proposed Bellbern development seeks to add 124 duplexes to an area that

Douglas County designated as Nonurban. Nonurban land use areas are intended to have, “scenic

views, dark skies at night, wide open spaces, undeveloped ridgelines, protected riparian areas, and agricultural landscapes.” We moved away from the hustle and bustle of Denver for a slice of farm life and to enjoy rural living in Parker. The proposed Bellbern development is the antithesis of these goals.

Even worse, the proposed development will increase traffic in an area that already has far too much congestion and many

traffic accidents. This development would greatly impact access in and out of Ponderosa Hills and adjacent neighborhoods. The proposed development will also

overburden Douglas County's limited water and sewer resources. Homeowners like me moved to Ponderosa Hills because of its Nonurban designation and because we want to live in a quiet, rural, and low-density area. The proposed Bellbern development seeks to change the Nonurban designation, so that high density housing can exist in an area surrounded by low density housing. This defeats the purpose of a Nonurban designation and harms all of the surrounding citizens who call this area home. As a result, I write this letter to voice my concerns about the proposed Bellbern development. Should you wish to discuss my concerns with the proposed Bellbern development, I am available for a call or meeting at your convenience.

Sincerely,

cc: Douglas County Planning Services Division (via email): [planning@douglas.co.us](mailto:planning@douglas.co.us)

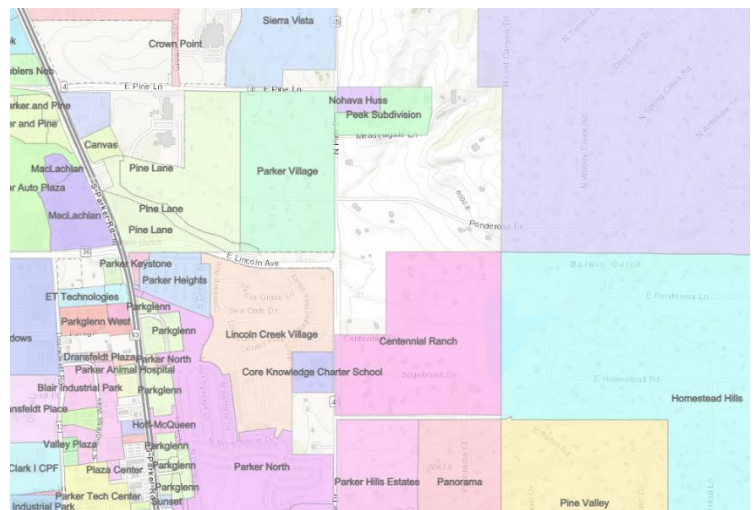
## MEMO

**Date:** 09/11/2025

<b>Job Name:</b> KB – Bellbern	<b>Job Number:</b> 1027-0019
<b>Client:</b> KB Homes	<b>Subject:</b> Neighborhood Meeting (1) Outline and Attendees Commentary
<b>Attendee:</b> Site Dynamics, Inc: Rick Holpp KB Homes: Andrew Trietley, Mark Armstrong, Megan Hawks LJA Engineering: Jennifer Carpenter, Ben Carlson, Alaina Marler	

### LJA Presentation

- 1) LJA: Meeting Kick Off
- 2) All: Team Introductions
- 3) LJA: Project Overview & Intent of Comp Plan
- 4) LJA: Concept Plan Overview
- 5) LJA: Regional Recreation Board
- 6) KB: Conceptual Elevations
  - a. 1400-1900 SF, 2-Stories, Green Courts, 29' anticipated height, 2-car garage, Low \$500K
  - b. Like Trails at Crowfoot
- 7) OPEN THE FLOOR to QUESTIONS & COMMENTS



### Questions & Comments

- What is the buffer? What is enhanced?
- What about the landscape? Deciduous vs Evergreen – Evergreen to aid in blocking elevations and vehicular headlights crossing boundaries
- How are you going to cross Pine? Crosswalk (not an acceptable answer)
- Does KB own the property? No
- Is it contingent?
- Debate on improvements to the Baldwin Gulch and the pond area – amount of disturbance
- Neighbors upset about the County’s work on a prior project with the floodplain and dam
- Centennial Ranch Resident of 22 yrs – Googled KBHomes and was concerned about the negative short falls, concerned about traffic and safety, thought development should follow the “law”, the project is not in the best interest of the community, already a very dangerous intersection, doesn’t want what developed west, “giant turd”, going to fight this as a conservative neighbor
- KB is just about making money
- Peter – President of Homestead Hills: Objected the project and started a sign in sheet of his own
- Question asked to presenters: who lives here?
- Audience was encouraged / directed to go straight to the County (LJA, KBHomes not the decision makers)
- Concerns about the water (how much, from where, will serve received is a “lie”)
- Traffic concern – their neighborhoods only have one way in and one way out

- Floodplain – what is being proposed?
- Another question about the viability of the will serve from Parker Water
- Jordan – questioning the honesty of the presentation
- Homeowner of Lincoln Creek – Concerned with Traffic
- Question to the specific dimensions of the concept plan: buffer/landscape, is the scale of the presentation correct, this is low end architecture, don't get me started on the commercial, and adding commercial to the entrance is another blow to traffic safety
- Homeowner who lives at the NE corner (adjacent the proposed park): concerned with dogs at the park crossing over to her land Re: perhaps a fence or leashed dog signs, landscape – up for discussion at the time of site planning / Concerned about school student counts & mobility
- Homeowner of Centennial Ranch – Wants the whole thing to stop
- Brian – Homestead Hills: Everyone here go flood the County with our concerns
- “we are going to make this so difficult” / “we have resources”
- What does it take for KB Homes to withdrawal
- What will this do to our appraisal values Re: residential typically has always had a positive result
- Homeowner Homestead Hills concerned about crime, safety, schools, just not smart – why change the master plan
- Water – water rights and stealing of adjacent water rights
- Lincoln Creek was suppose to be a park before Douglas County sold it
- How many Sheriffs are there for this area = 2 (not enough)
- Douglas County already stole land along Ponderosa Lane for Flood Control and they just keep taking
- Concerned about precedent and the ripple effect of this if it was to pass
- Disappointment with the County and the intersection and ROW Dedications
- Centennial Ranch Homeowner of 22 yrs – this is going to create more crime response was not true the demographic is empty nesters, first time homeowners, single parents... / bring down home values
- Lincoln Creek Homeowner concerned with the other adjacent developments of 85 and perhaps 177 homes with commercial and the impact on traffic

August 13, 2025

Alaina Kneebone Marler, PE  
LJA Land Development  
1765 West 121<sup>st</sup> Avenue, Suite #300  
Westminster, Co 80234

RE: Will-Serve Letter – Lincoln Creek Village-Belburn, Filing 1, Lot 1  
Future Residential/Commercial Site at Lincoln and Pine  
Town of Parker, County of Douglas, State of Colorado.

Dear Ms. Kneebone Marler,

The Parker Water and Sanitation District will provide domestic water & sanitation sewer service to the above-referenced location for a development known as Lincoln Creek Village - Belburn.

Service will be provided and conditioned upon compliance with all District Rules and Regulations, Standards and Specifications, tap fees paid, and/or conditions specific to the property.

If you have any further questions in this regard, please call.

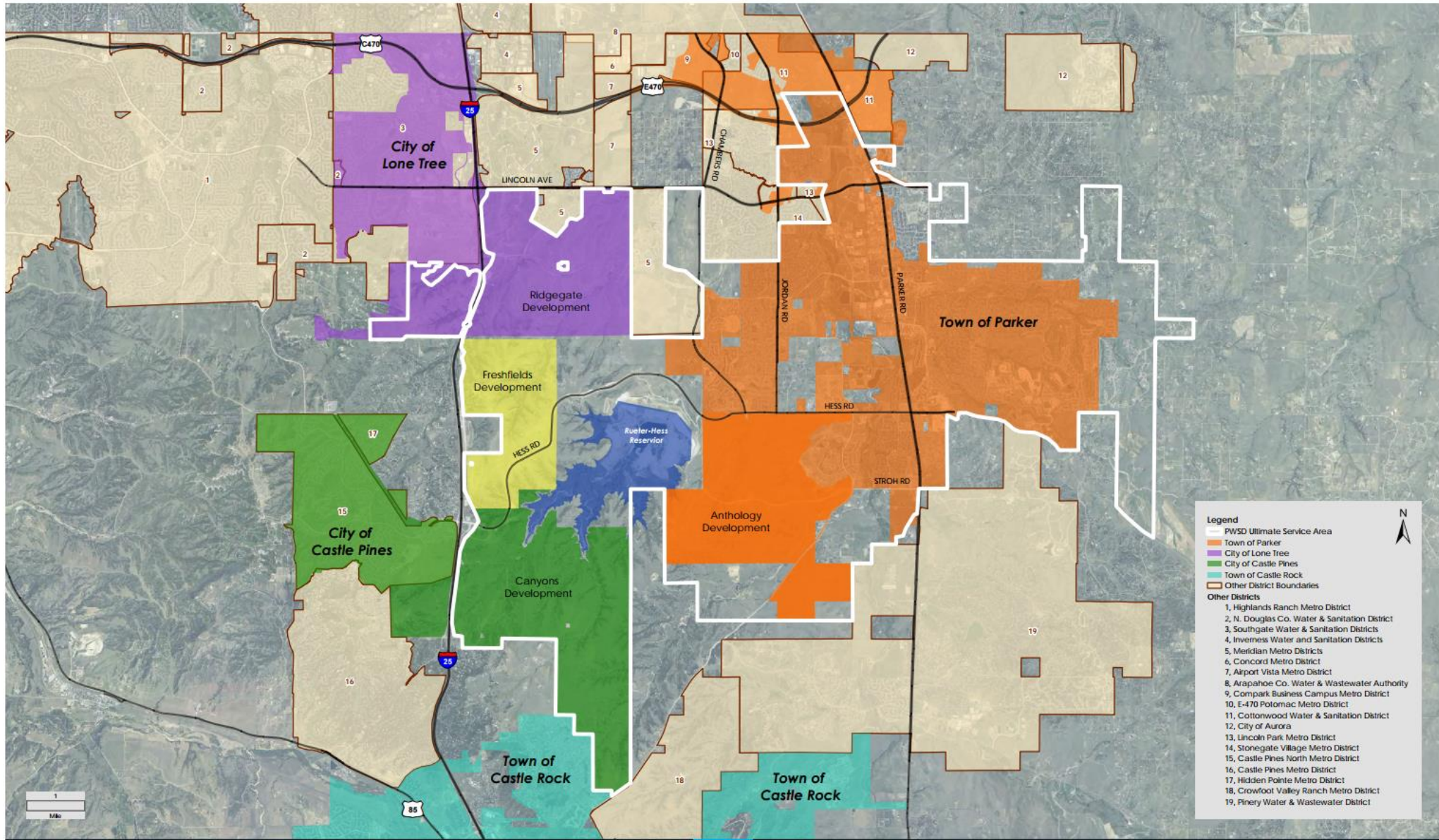
Sincerely,  
Parker Water and Sanitation District



Heather Justus, P.G.  
Water Resource Manager  
Engineering Division

Attachments and Links:

- Exhibit Plan
- Table 1 Summary of PWSD Water Rights
- Map of the existing PWSD's service area (Section 1805A.01.2(2)f. of the DCZR)
- 2022 Evidence of potability of PWSD's water supply for the subdivision (Section 1805A.01.2(3) of the DCZR). [2022 Consumer Confidence Report](https://www.pwsd.org/DocumentCenter/View/3584/2022-Consumer-Confidence-Report-PDF?bidId=)
- [2023 Consumer Confidence Report](https://www.pwsd.org/DocumentCenter/View/3763/2023-PWSD-Consumer-Confidence-Report-PDF)



**TABLE 1  
SUMMARY OF PWSO WATER RIGHTS**



**DECEDED WATER AVAILABLE FOR PWSO USE**

SOURCE	Volume (ac-ft/yr) Deeded in Case No.												TOTAL
	83CW348(A)	95CW039	87CW104(A) <sup>2)</sup>	87CW104(B) <sup>2)</sup>	95CW089 <sup>2)</sup>	99CW006 <sup>2)</sup>	06CW179 <sup>2)</sup>	02CW227 <sup>2)</sup>	94CW042 <sup>4)</sup>	03CW258, et al <sup>5)</sup>	82CW434 <sup>6)</sup>	85CW448, 04CW348 <sup>7)</sup>	
Cherry Creek alluvium <sup>1)</sup>	726.7	132.3										24,130	859.0
Lower Dawson-NT			742.6	631.8	391.8	430.2	868.6	30.6	178.3	821.0	364.0		4,458.9
Lower Dawson-NNT			219.4	0.0	79.5	380.8	807.6						1,487.3
Denver-NT			430.1	908.6	272.6	611.9	235.6	94.4	104.0	1258.0	422.0		4,337.2
Denver-NNT			1016.2	9.0	377.9	616.1	1980.6						3,999.8
Arapahoe-NT			1161.7	627.0	698.3	1945.7	2447.1	64.5	547.3	2954.0	487.0		10,932.6
Laramie-Fox Hills-NT			1044.1	625.3	419.2	700.8	1350.0	49.4	16.0	980.0	310.0		5,494.8
												<b>TOTAL<sup>9)</sup> =</b>	<b>31,569.6</b>

**DENVER BASIN WATER DEEDED AS PART OF INCLUSION (NOT CURRENTLY PART OF PWSO WELL FIELDS)**

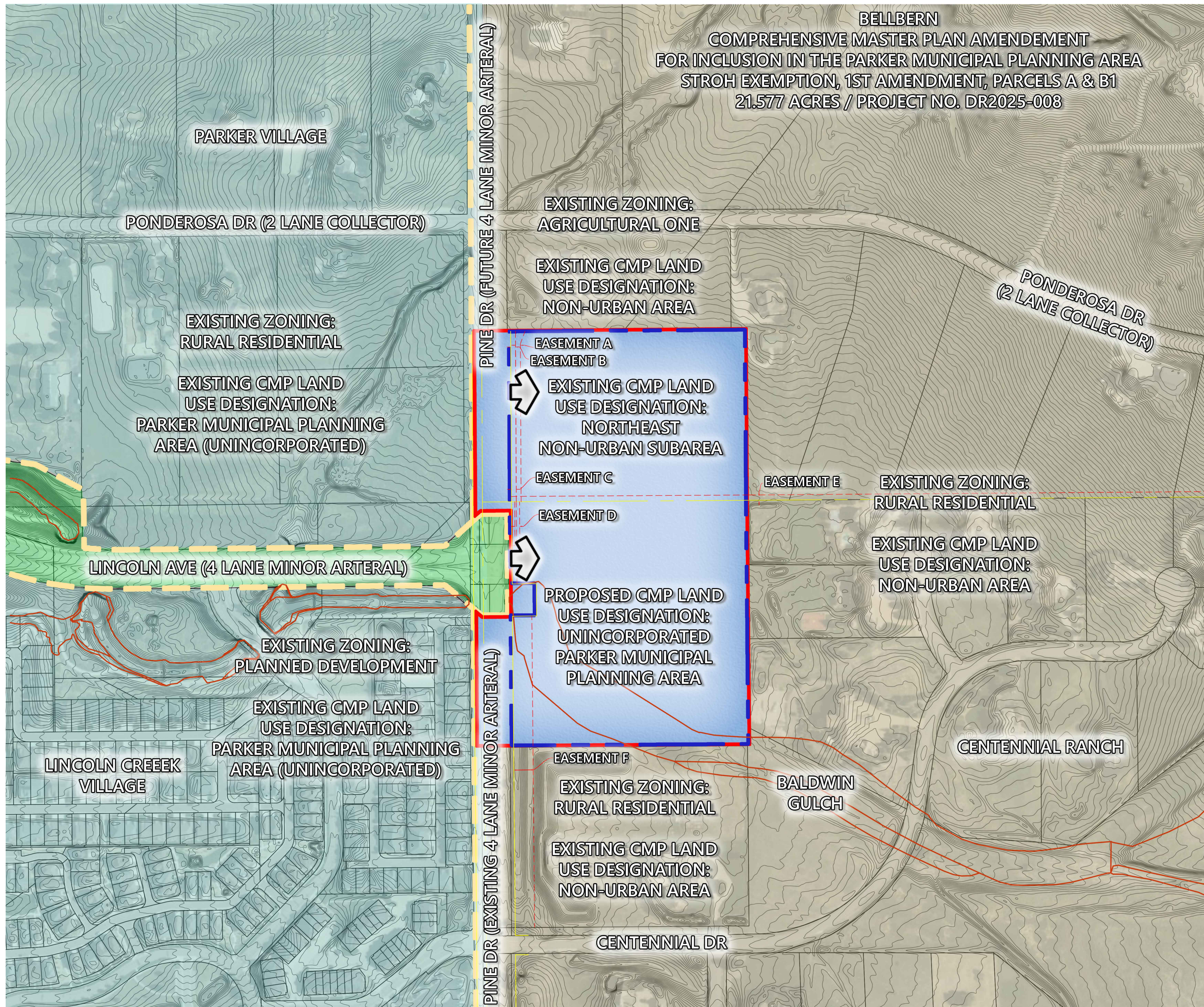
SOURCE	Annual Volume (ac-ft) Dedicated as Part of PWSO Inclusion <sup>9)</sup>												TOTAL
	Carousel Farms	Cielo	Developmental Pathways	Dransfeldt Place	Gregg East	Harvie Park	Hess Ranch	Hess Road Gailen Buck	Hess Road Town of Parker	Meadowlark	Miller Creek	Parker Parcel	
Upper Dawson - NNT		13.8				4.1	38.4						
Lower Dawson-NT		41.8	0.4	1.7	1.7	20.0	457.6	6.0	4.7	19.4	5.7	14.5	
Lower Dawson-NNT	11.2												51.0
Denver-NT		73.4			3.1	24.6	655.0	7.5	6.1	89.1	7.9	20.4	
Denver-NNT	18.1		0.5	9.1			164.6						71.0
Arapahoe-NT	17.6	75.2	0.5	8.1	3.1	0.0	780.7	8.3	6.6	108.4	7.0	21.4	75.3
Laramie-Fox Hills-NT	11.3	47.4	0.3	6.3	2.3	22.6	474.7	5.1	4.0	65.0	5.7	14.2	45.9

SOURCE	Annual Volume (ac-ft) Dedicated as Part of PWSO Inclusion <sup>9)</sup>										TOTAL
	Parker Point	Public Service CO Sec 20	Public Service CO Sec 21	Public Service CO Sec 22	Reata Ridge Parcel	Salisbury Heights	Sierra Ridge	Steven's Ranch	Stroh Ranch Parcel	Twenty Mile Town Center II	
Upper Dawson - NNT							43.8				100.1
Lower Dawson-NT	4.2		3.7		15.4	4.1	442.8	595.9	0.9		1640.5
Lower Dawson-NNT		4.4		6.4			77.9				150.9
Denver-NT	5.8			10.4	21.4	5.1	318.4	855.7	1.3		2105.1
Denver-NNT		6.6	4.8				132.5	387.2			794.4
Arapahoe-NT	7.4	6.6	4.9	9.4	26.4	5.4	143.1	724.0	920.3	1.2	2960.8
Laramie-Fox Hills-NT	4.6	4.0	3.2	7.3	16.5	3.5	89.6	431.5	546.7	0.9	1812.6
										<b>TOTAL =</b>	<b>9,564.4</b>

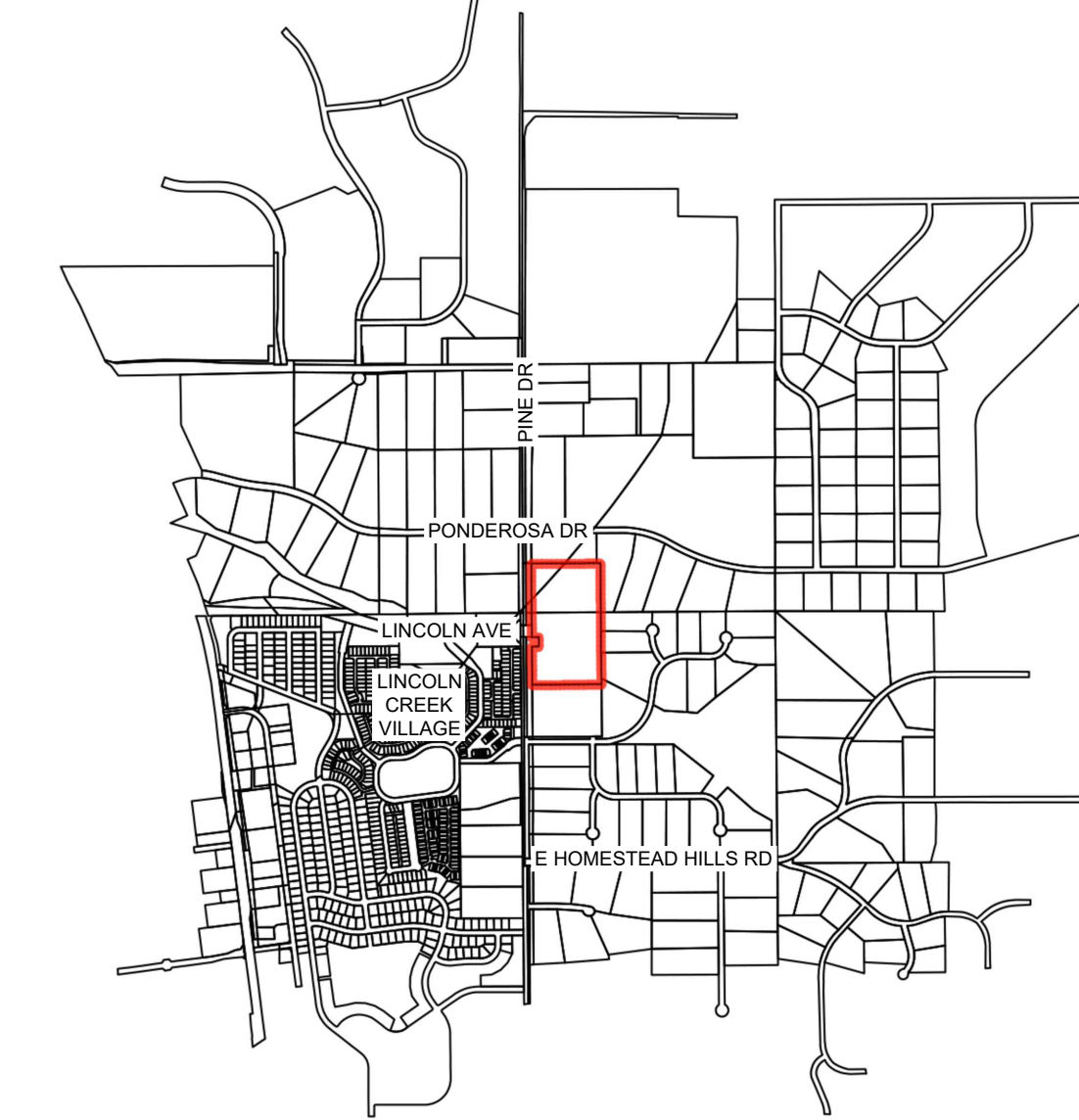
**GRAND TOTAL (DENVER BASIN AND CHERRY CREEK WATER RIGHTS)<sup>10)</sup> = 41,134.0**

- 1) Water rights changed to municipal use. All of this water is fully consumable and reusable.
- 2) PWSO well field decree.
- 3) Hover parcel.
- 4) Well field established between PWSO and Stroh Ranch for full Stroh Ranch water supply, but water availability limited to volume of water deeded to PWSO from Stroh Ranch.
- 5) Rights also include water deeded in 82CW116, W-8033, 81CW403, 83CW333, and 98CW459. Water deeded to PWSO from RidgeGate property but not part of the PWSO well fields.
- 6) Water deeded to PWSO from Freshfields property but not part of the PWSO well fields.
- 7) Combined RHR and Lake Gulch storage rights - RHR as alternate place of storage, not included in totals
- 8) Total potential yield of these rights
- 9) All wellfield inclusion volumes are preliminary and subject to change
- 10) Updated March, 2019

**BELLBERN  
COMPREHENSIVE MASTER PLAN AMENDMENT  
FOR INCLUSION IN THE PARKER MUNICIPAL PLANNING AREA  
STROH EXEMPTION, 1ST AMENDMENT, PARCELS A & B1  
21.577 ACRES / PROJECT NO. DR2025-008**



VICINITY MAP:  
SCALE: 1"=2000'



**LEGAL DESCRIPTION:**  
Parcel B1, Stroh Exemption, 1st Amendment Plat, recorded October 20, 2016 at Reception No. 2016075286, County of Douglas, State of Colorado.

Together with Parcel A, Stroh Exemption Plat, recorded May 5, 1991 at Reception No. 199115261, County of Douglas, State of Colorado.

**ACREAGE OF PROPERTY:**  
21.56 AC

**CONTOUR INTERVAL:**  
2'

**GRAPHIC LEGEND:**



VEHICULAR ACCESS ARROW



FLOODPLAIN



COMP PLAN AMENDMENT AREA



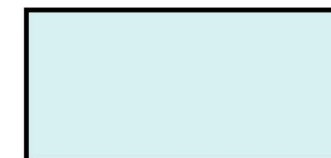
PLANNING AREA BOUNDARY



PROPERTY BOUNDARY



NON-URBAN AREA



PARKER MUNICIPAL PLANNING AREA (UNINCORPORATED)



PARKER MUNICIPAL PLANNING AREA (INCORPORATED)

**EASEMENT LEGEND:**

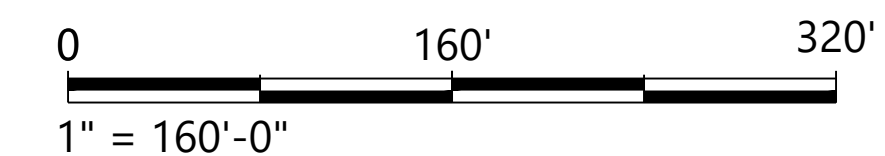
- A: 15' INTERMOUNTAIN RURAL ELECTRIC EASEMENT, REC. CO. 2022001386 REC. NO. 2022000520
- B: 15' PERMANENT SLOPE & DRAINAGE EASEMENT, REC. NO. 2022034572
- C: 15' PERMANENT SLOPE & DRAINAGE EASEMENT, REC. NO. 2022027218
- D: 15' UTILITY EASEMENT, REC. NO. 20220011199
- E: 16.5' UTILITY EASEMENT, BK 189, PG 398
- F: 60' PERMANENT SLOPE & DRAINAGE EASEMENT, BK 2269, PG 1290

PORTIONS OF LINE WORK MAY HAVE BEEN TAKEN FROM SCALED DRAWINGS AND/OR INFORMATION PROVIDED BY A THIRD PARTY. ACREAGE SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE WITH FUTURE SURVEYING AND BASE INFORMATION. PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE AS PLANNING AND DESIGN IS FURTHER DEVELOPED.

# COMPREHENSIVE PLAN AMENDMENT

OCTOBER 24, 2025

KB HOMES - BELLBERN



**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 expand the Parker Municipal Planning Area to include the property 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 April 20, 2026; now, therefore,*

*BE IT RESOLVED*, by the Douglas County Planning Commission that the Parker Municipal Planning Area is 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 20<sup>th</sup> day of April 2026, in Castle Rock, Douglas County, Colorado.

DOUGLAS COUNTY PLANNING COMMISSION

BY: \_\_\_\_\_  
Calvin Downs, Chair

ATTEST:

BY: \_\_\_\_\_  
Jim Smallwood, Secretary

**Exhibit A**

**STROH EXEMPTION, 1<sup>ST</sup> AMENDMENT, PARCEL A AND B1**