

# Major Planned Development Amendment Staff Report

**Date:** December 2, 2025  
**To:** Douglas County Planning Commission  
**From:** Curtis J. Weitkunat, AICP, Long Range Planning Manager <sup>CW</sup>  
Steven E. Koster, AICP, Assistant Director of Planning Services <sup>SK</sup>  
**Subject:** **Highlands Ranch Planned Development, 82nd Amendment – Major PD Amendment**  
**Project File:** **ZR2025-011**

---

|                                               |                                      |
|-----------------------------------------------|--------------------------------------|
| <b>Planning Commission Hearing:</b>           | <b>December 15, 2025 @ 6:00 p.m.</b> |
| <b>Board of County Commissioners Hearing:</b> | <b>December 16, 2025 @ 2:30 p.m.</b> |

---

## **I. EXECUTIVE SUMMARY**

The applicant requests approval of a major amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area 66-A which would allow for limited Nonurban land uses. The proposed Planning Area 66-A would be 10 acres in size and based on the platted boundaries of Tract C in the Highlands Ranch Filing 120-C subdivision, which is east of the intersection of Wildcat Reserve Parkway and S. Cresthill Lane. The proposed site was conveyed to Douglas County to meet the school dedication requirements and the open space requirements of the Open Space Agreement for the Highlands Ranch Planned Development.

## **II. APPLICATION INFORMATION**

### **A. Applicant**

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

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

Dan Avery, Special Project Manager  
Douglas County Administration  
100 Third Street  
Castle Rock, Colorado 80104

### **C. Request**

Amend the Highlands Ranch Planned Development Guide to create Planning Area 66-A and allow limited nonurban land uses for Highlands Ranch Filing 120-C, Tract C.

#### **D. Process**

A major amendment to a PD is processed pursuant to Sections 1519 through 1523 of the Douglas County Zoning Resolution (DCZR). The request meets the major amendment eligibility criteria of DCZR 1519.05 as the amendment proposes changes to the allowed land use categories.

Per DCZR Section 1522.06, “The Planning Commission shall evaluate the application, referral comments, staff report, and public testimony, and make a recommendation to the Board to approve, approve with conditions, table for further study, or deny the amendment request. The Planning Commission’s comments shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies and other guidelines.”

#### **E. Location**

Highlands Ranch Filing 120-C, Tract C is in the east central area of Highlands Ranch and about a quarter-mile southeast of the Wildcat Reserve Parkway and University Boulevard intersection. The site is on the northwest corner of S. Cresthill Lane and the eastern portion of Adelaide Circle.

#### **F. Project Description**

The County initiated this PD amendment to restrict the permitted uses on the undeveloped Eastridge school site (Highlands Ranch Filing 120-C, Tract C) within the Nonurban Area of the Highlands Ranch PD. Limited nonurban uses for the new Planning Area 66-A are proposed for the 10-acre area.

### **III. CONTEXT**

#### **A. Background**

The Highlands Ranch PD was approved by the Board of County Commissioners (Board) in September of 1979. This is the 82nd Amendment to the original PD document. The Highlands Ranch PD Map showed a potential elementary school site in the area in 1992.

In 1995, a school site was identified in Planning Area 66 and designated as Highlands Ranch Filing 120-C, Tract C; a nonurban “Open Space” to meet the school dedication requirements and the open space requirements identified in the 1980 Open Space Agreement (OSA). The OSA included a provision for designating public lands as nonurban open space in the urban area of the Highlands Ranch PD, giving the site separate uses from those of Planning Area 66. In 1996, Mission Viejo Company conveyed Tract C via a special warranty deed to the County. The County holds the site until conveyance is requested by the Douglas County School District.

#### **B. Adjacent Land Uses and Zoning**

Single-family residential land uses surround the site, as Planning Area 66 allows for a variety of residential uses.

#### **Zoning and Land Use**

|              | <b>Zoning</b>      | <b>Land Use</b> |
|--------------|--------------------|-----------------|
| <b>North</b> | Highlands Ranch PD | Residential     |
| <b>South</b> | Highlands Ranch PD | Residential     |
| <b>East</b>  | Highlands Ranch PD | Residential     |
| <b>West</b>  | Highlands Ranch PD | Residential     |

#### **IV. PHYSICAL SITE CHARACTERISTICS**

##### **A. Site Characteristics and Constraints**

The undeveloped 10-acre site was overlot graded and reseeded with the construction of Highlands Ranch Filing 120-C in 1995 and has remained undeveloped since then. The nonurban site is bounded to the north and west by single-family residential homes. S. Cresthill Lane and Adeliade Circle bound the property on the south and east, respectively.

##### **B. Access**

Access to the site is from S. Cresthill Lane and Adelaide Circle. The specific location of driveways would be determined with a future land use application.

#### **V. PROVISION OF SERVICES**

##### **A. Schools**

The site was conveyed to Douglas County to meet the school dedication standards and the open space requirements in the Highlands Ranch Planned Development. The Douglas County School District requested in its referral response letter that the new planning area be limited to public uses and any proceeds from the sale of the property be provided to the school district. The applicant provided a response to the school district referral which is included in the attachments.

##### **B. Fire Protection**

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro responded with no objection.

##### **C. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. DCSO did not provide a response.

##### **D. Water and Sanitation**

Highlands Ranch Water (HRW) provides water and sanitary sewer service within Highlands Ranch and responded with no comment.

##### **F. Utilities**

Utility providers were provided a referral. Xcel and AT&T responded to the referral with no objections.

## **VI. PUBLIC NOTICE AND INPUT**

DCZR Section 1523 requires mailed notice to abutting landowners, published notice, and posted notice of the public hearings.

All referral agency responses are outlined in the Referral Agency Response Report attached to this staff report.

In its response letter, the Douglas County School District requested that the new Planning Area be limited to only public uses and if Tract C is sold any proceeds are provided to the Douglas County School District. The applicant provided a response to the school district referral which is included in the attachments.

## **VII. STAFF ANALYSIS**

Section 1520 of the DCZR establishes criteria to be considered in the review of a major PD amendment application.

### **1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.**

*Staff Comment: The intent of Section XIII, Nonurban Area of the Highlands Ranch Planned Development is "to provide land for education and recreational opportunities, public facilities, quasi-public facilities, other uses which are oriented toward community activities and services." The amendment is consistent with overall intent, development standards, and commitments for nonurban uses envisioned in the Highlands Ranch Planned Development. There are no proposed changes to the nonurban development standards or PD commitments.*

### **1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.**

*Staff Comment: The amendment is consistent with development of the nonurban uses envisioned for the site and continues to preserve the Highlands Ranch Planned Development by protecting previously identified nonurban tracts.*

### **1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.**

*Staff Comment: The amendment maintains existing opportunities for schools and recreation.*

### **1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.**

*Staff Comment: The proposed amendment does not confer a special benefit as the nonurban uses of the site are preserved for the school district and the residents of Highlands Ranch and the County.*

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

*Staff Comment: This criterion is not applicable, as the proposed amendment does not increase the intensity of allowed land uses.*

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

*Staff Comment: Public facilities and services are currently available, and the proposed amendment will not impact levels-of-service.*

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

*Staff Comment: The proposed PD amendment will not impact roadway capacity and roadways level-of-service.*

## **VIII. STAFF ASSESSMENT**

Staff assessed the major amendment request in accordance with Sections 1519-1523 of the DCZR. Should the Planning Commission find that the approval criteria for the major amendment are met, the following proposed condition should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

| <b><u>ATTACHMENTS</u></b>                                         | <b><u>PAGE</u></b> |
|-------------------------------------------------------------------|--------------------|
| Douglas County Land Use Application.....                          | 6                  |
| Applicant's Narrative.....                                        | 7                  |
| Comprehensive Master Plan Land Use Reference Map .....            | 9                  |
| Zoning Map .....                                                  | 10                 |
| Aerial Map.....                                                   | 11                 |
| Referral Agency Response Report.....                              | 12                 |
| Referral Response Letters .....                                   | 13                 |
| Applicant Response Letter .....                                   | 24                 |
| Redlined Highlands Ranch Planned Development, 82nd Amendment..... | 25                 |
| Draft Highlands Ranch Planned Development, 82nd Amendment.....    | 29                 |

**LAND USE APPLICATION**

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

**OFFICE USE ONLY**

PROJECT TITLE: **Highlands Ranch Planned Development, 82nd Amendment**

PROJECT NUMBER: **ZR2025-011**

PROJECT TYPE: County Initiated Rezoning (Highlands Ranch PD)  
MARKETING NAME: NA  
PRESUBMITTAL REVIEW PROJECT NUMBER: NA

**PROJECT SITE:**

Address: No Address  
State Parcel Number(s): 223107307051  
Subdivision/Block#/Lot# (if platted): Tract C, Highlands Ranch F120C

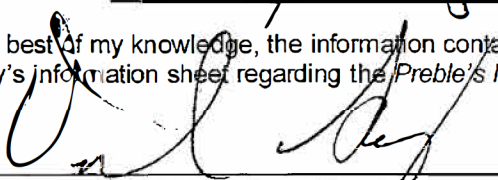
**PROPERTY OWNER(S):**

Name(s): Douglas County  
Address: 100 Third Street Castle Rock, CO 80104  
Phone: 303-660-7401  
Email: ~~info@douglas.co~~

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

Name: ~~NA~~ Daniel Avery  
Address: 100 Third Street Castle Rock  
Phone: 303-814-4332  
Email: ~~info@douglas.co~~

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

8/19/25  
Date

**Project Summary**

In accordance with Section 1519 of the Douglas County Zoning Resolution, the Board of County Commissioners has directed staff to initiate a PD Amendment of the “Eastridge” undeveloped school site within the Highlands Ranch Planned Development.

The purpose of this request is to change the land use categories at the undeveloped Eastridge school site to a limited nonurban planning area within the Highlands Ranch PD. Uses considered for the proposed nonurban planning area may include schools, parks and playgrounds, passive recreational uses, active recreational uses, and other similar uses.

This proposed PD amendment will not affect the ability of the Douglas County School District to construct school facilities on the parcels as provided in case law (Hygiene Fire Protection District v. Boulder County Board of County Commissioners), but will provide clarity to adjacent landowners and the public regarding intended use of the sites in the event the parcels are not used for school purposes.

**Affected Parcels:**

| Description                                                                                                                           | Acreage      | Owner          |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------|
| Account #: <a href="#">R0398731</a><br>SPN: <a href="#">223107307051</a><br>Legal Desc. TRACT C (OPEN SPACE)<br>HIGHLANDS RANCH #120C | 10.041 Acres | Douglas County |

**Approval Criteria**

Staff anticipates that the request will be processed as an amendment to the Highlands Ranch Planned Development. Below is a summary of approval standards applicable thereto:

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

Staff Comment: This request is intended to clarify for adjacent landowners and the public that the Eastridge school site will be used for limited recreational uses if it is not developed as a school. As proposed, the affected parcel would be subject to newly established recreational uses standards under the planned development.

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

Staff Comment: This request would ensure that if not used for a school the affected parcels would remain available for public benefit, including parks and playgrounds, passive recreational uses, active recreational uses, and other similar uses.

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

Staff Comment: As proposed, the affected parcel could either be used as a school site in the public interest, could remain undeveloped, or could be used for recreational purposes for the enjoyment of adjacent landowners.

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

Staff Comment: This amendment is not intended to provide benefit to any individual. In the event that the affected parcel is not used for a school, use of the land would remain either undeveloped or recreational in nature for the benefit of surrounding landowners.

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

Staff Comment: Not applicable.

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

Staff Comment: No additional public facilities or services would be needed in the event that the affected parcels are not used for school sites.

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

Staff Comment: No additional roadway capacity would be needed in the event that the affected parcels are not used for school sites.

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

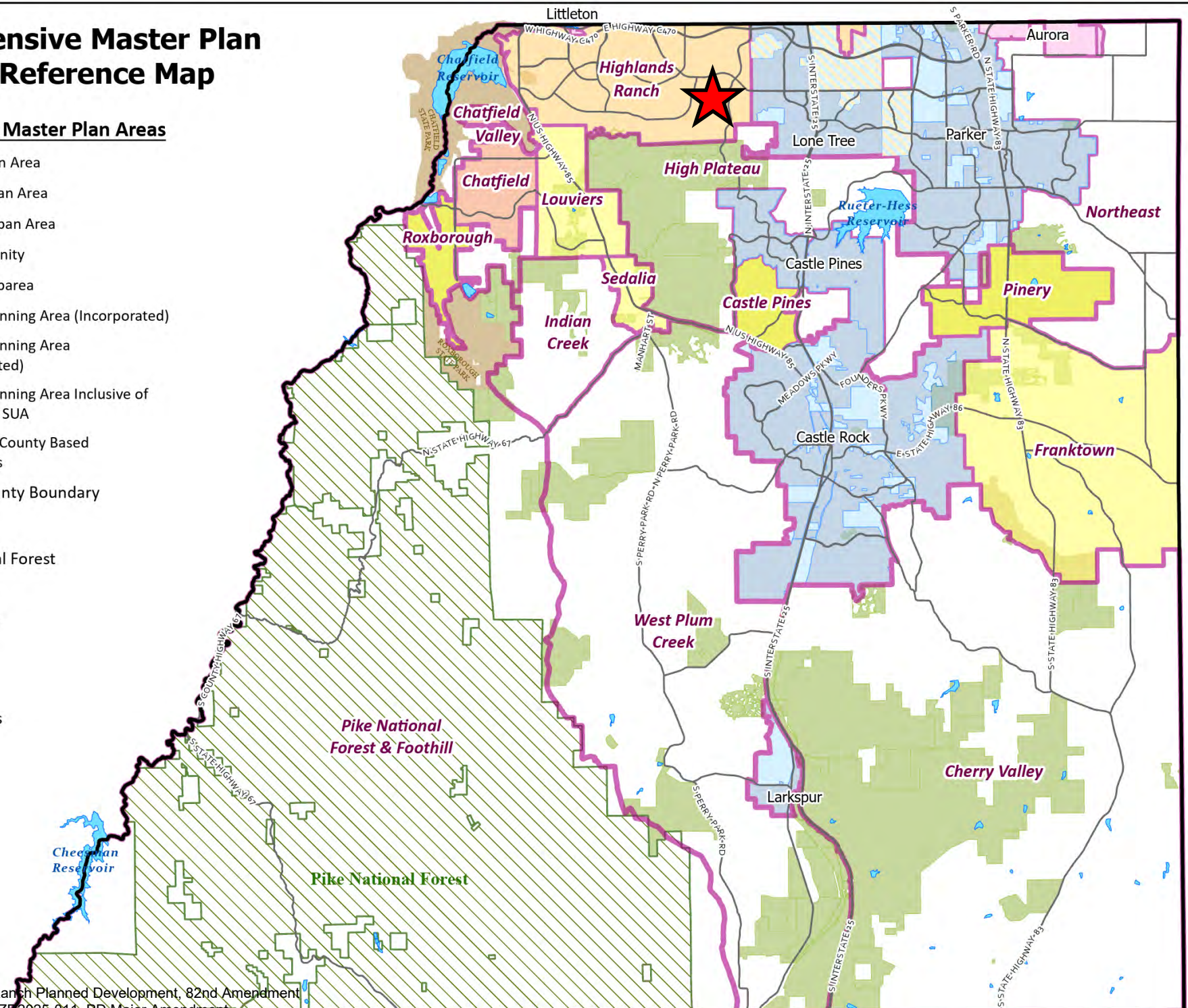
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

## Parks

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

## Roadways

-  Major Roads

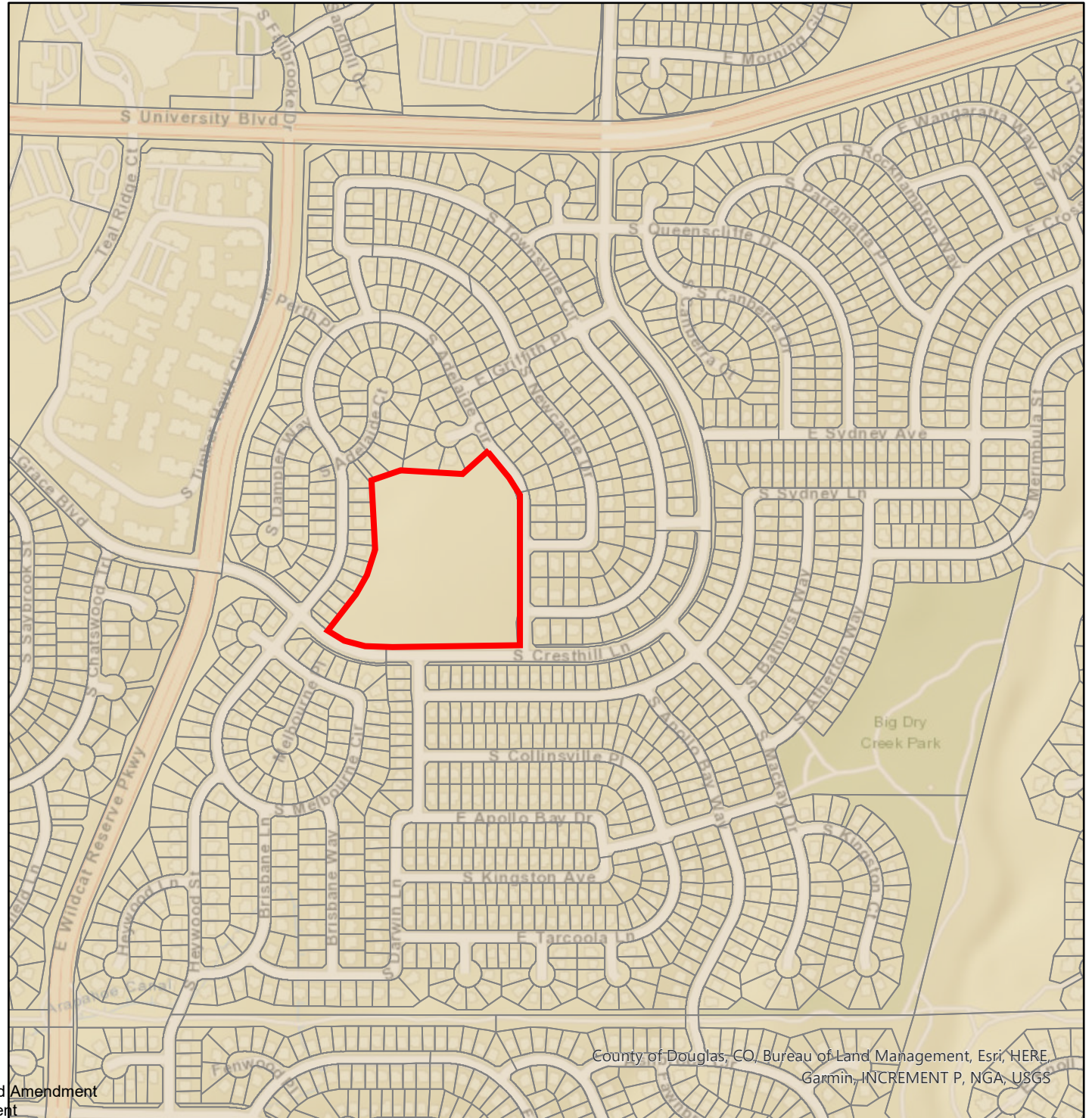


# ZR2025-011 HIGHLANDS RANCH PLANNED DEVELOPMENT, 82nd AMENDMENT



## LEGEND

- SUBJECT SITE
- PD - PLANNED DEVELOPMENT

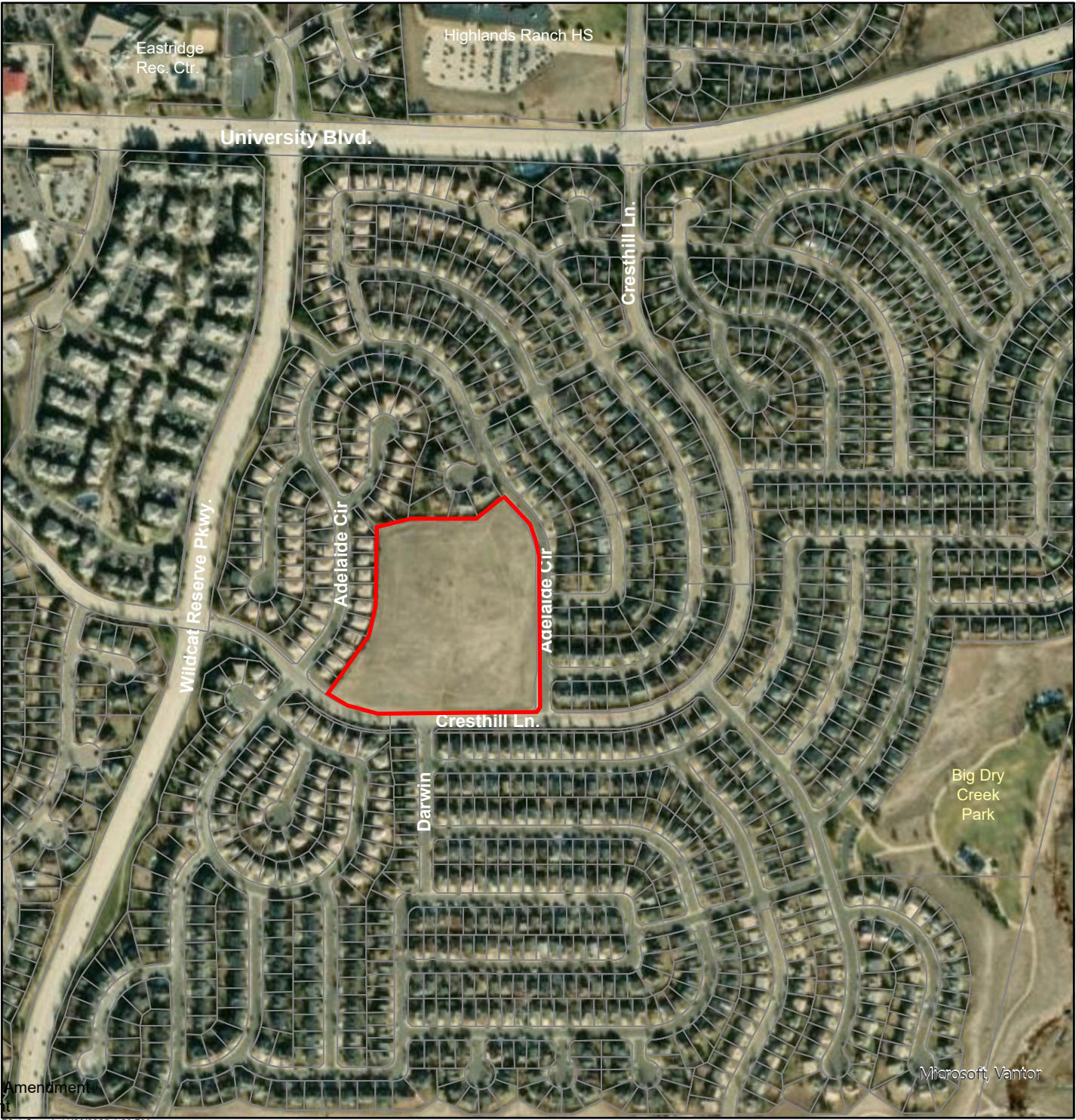


County of Douglas, CO, Bureau of Land Management, Esri, HERE,  
Garmin, INCREMENT P, NG, USGS

ZR2025-011 Highlands Ranch PD, 82nd Amendment



LEGEND  
 Subject Parcel



**Referral Agency Response Report****Page 1 of 1****Project Name:** Highlands Ranch Planned Development, 82nd Amendment**Project File #:** ZR2025-011**Date Sent:** 11/07/2025**Date Due:** 12/01/2025

| Agency                                        | Date Received | Agency Response                                                                                                                                                                                                                                                                                                                                                                                                           | Response Resolution                                 |
|-----------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| Addressing Analyst                            | 11/13/2025    | No comment                                                                                                                                                                                                                                                                                                                                                                                                                |                                                     |
| Assessor                                      | 11/12/2025    | No comment.                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |
| AT&T Long Distance - ROW                      | 11/20/2025    | No objection.                                                                                                                                                                                                                                                                                                                                                                                                             |                                                     |
| Building Services                             | 11/20/2025    | No comment.                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |
| CenturyLink                                   |               | No response received.                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     |
| City of Lone Tree                             | 11/25/2025    | No comment.                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |
| Comcast                                       |               | No response received.                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     |
| Douglas County Health Department              | 11/24/2025    | No comment.                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |
| Douglas County School District RE 1           | 12/01/2025    | No comment. See attached letter for detail.                                                                                                                                                                                                                                                                                                                                                                               | Please see applicant response letter in attachments |
| Engineering Services                          |               | No response received.                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     |
| Highlands Ranch Community Association         | 11/12/2025    | The Highlands Ranch Community Association ("HRCA") appreciates the opportunity to review and opine on this Application. The Association's Board of Directors reviewed this proposal at a recent meeting and directed Staff to reply that that they take NO EXCEPTIONS to the Planned Development (PD) Amendment, as proposed. The HRCA appreciates that a limited nonurban planning area will be considered for the site. | No response required.                               |
| Highlands Ranch Metro District                | 12/01/2025    | No comment letter attached.                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |
| Highlands Ranch Water and Sanitation District | 12/01/2025    | No comment letter attached.                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |
| Office of Emergency Management                | 11/10/2025    | No comment.                                                                                                                                                                                                                                                                                                                                                                                                               |                                                     |
| Sheriff's Office                              |               | No response received.                                                                                                                                                                                                                                                                                                                                                                                                     |                                                     |
| South Metro Fire Rescue                       | 11/13/2025    | South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Planned Development (PD) Amendment.                                                                                                                                                                                                                                                                               |                                                     |
| Xcel Energy-Right of Way & Permits            | 11/25/2025    | No objection letter.                                                                                                                                                                                                                                                                                                                                                                                                      |                                                     |

**From:** [James Peabody](#)  
**To:** [Curt Weitkunat](#); [duanew.cwc64.com](#); [jt.cwc64.com](#); [Lana S.](#); [LENNY V.](#)  
**Subject:** Re: Douglas County eReferral (ZR2025-011) Is Ready For Review  
**Date:** Thursday, November 20, 2025 1:13:01 PM

---

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

Curt,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near **Highlands Ranch Development, Highlands Ranch, CO 80130 (project #ZR2025-011)**. 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. \*\*\***

---

**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 (ZR2025-011) Is Ready For Review

Ann

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

From: [cweitkunat@douglas.co.us](mailto:cweitkunat@douglas.co.us) <[cweitkunat@douglas.co.us](mailto:cweitkunat@douglas.co.us)>  
Sent: Friday, November 7, 2025 2:33 PM  
To: annb.cwc64.com <[annb@cwc64.com](mailto:annb@cwc64.com)>  
Subject: Douglas County eReferral (ZR2025-011) Is Ready For Review

---

November 24, 2025

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

RE: ZR2025-011

Dear Curt Weitkunat,

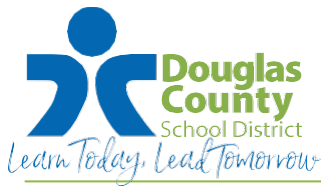
Thank you for the opportunity to review and comment on the referenced Flintwood Road Rezoning project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.

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  
Douglas County Health Department



620 Wilcox Street  
Castle Rock, Colorado 80104

December 1, 2025

Curtis J. Weitkunat, AICP | Long Range Planning Manager  
Department of Community Development | Planning Services  
100 Third St., Castle Rock, CO 80104  
[cweitkunat@douglas.co.us](mailto:cweitkunat@douglas.co.us)  
303-814-4365

RE: Highlands Ranch PD, 82nd Amendment-PD Major Amendment (ZR2025-011) (the "Application")

Dear Mr. Weitkunat,

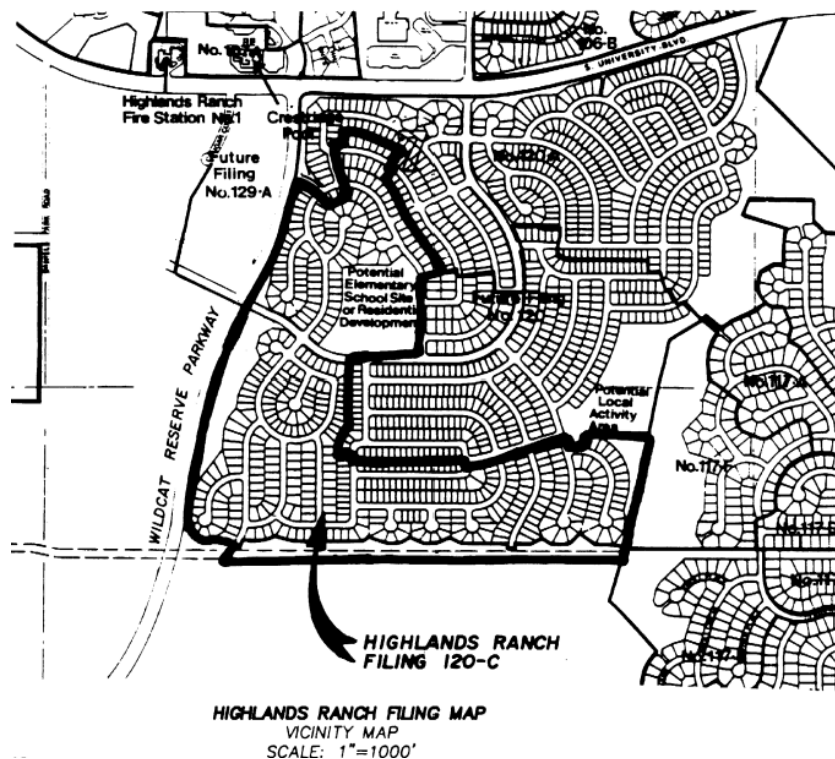
Thank you for the opportunity to respond to the above referenced Application. It is our understanding that the Douglas County Board of County Commissioners ("BOCC") has directed the Douglas County Planning Department ("Planning Department") to initiate a downzoning of the undeveloped, 10.041-acre "Eastridge" school site generally located directly east of the intersection of East Wildcat Reserve Parkway and South Cresthill Lane in the Highlands Ranch Planned Development (the "Amendment"). That School Site (as defined below) is currently owned by Douglas County and held in trust for the benefit of the Douglas County School District (the "School District") under C.R.S. § 30-28-133(4.3). The School District is generally amenable to the Amendment, but requests certain changes to the Application to ensure that the original intent behind the planned development remains; specifically, that Tract C maintains its public use and that the School District's taxpayers receive the benefit promised in the original planned development documents.

At the outset, it is important to understand that growth does not pay its own way when it comes to building schools to accommodate growth. Developers are required by law to provide land for school sites. Some developers in Douglas County also contribute a voluntary "capital fee" for every unit that they build. These fees are used to cover smaller growth-related expenses, such as mobile classrooms to increase capacity, but they fall far short of the amount necessary to fund new school construction which is currently estimated at 60 million for an elementary school and 100 million for a joint middle/high school. This means that school districts in Colorado have to pass taxpayer bond initiatives to fund new schools. The School District's tax for these bond initiatives was 15.43 mills in 2014 and is 5.2 mills today. Since 2014, taxpayers have seen a 10-mill tax *decrease* from the School District bond initiatives, and the School District's ability to maintain capital infrastructure and fund growth has greatly diminished. It is through this lens that the School District must review this, and all other land

use applications within the County to ensure that its students and Douglas County's taxpayers are protected.

The Eastridge school site at issue (the "School Site") is currently identified as Tract C in the 1995 Highlands Ranch Filing No. 120-C Final Plat (the "Current Plat"). It was conveyed to the County by the developer of Eastridge on March 29, 1996 subject to the Planned Community District Development Guide (now known as the Highlands Ranch Planned Development Guide Summary ("Planned Development Guide")).

The Current Plat identifies the School Site as a future "Potential Elementary School Site or Residential Development":



The Current Plat also states that Tract C is currently designated/used as open space under the terms and provisions of the Open Space Agreement between the Mission Viejo Company and Douglas County ("Open Space Agreement"). The current Highlands Ranch Planning Area Summary Map (the "PD Zoning Map") identifies the School Site as a non-urban use/future elementary school located within Planning Area 66.

The Planning Department has stated that the Eastridge site was never intended to be considered part of a planning area but instead should be considered a Nonurban Area (see Section XIII, Nonurban Area of the Highlands Ranch Planned Development Guide) surrounded by Planning Area 66. This is not exactly accurate. The School District was able to track down the original application relating to Tract C and its original intent. Prior to filing the Current Plat, in Project No SB93-007, Mission Viejo Company requested approval of a minor amendment to the Highlands Ranch Planned Development Plan, specifically, Planning Area 66. In its letter

requesting approval of the amendment, Mission Viejo Company proposed the following for Tract C:

First, parks, schools and public community use facilities were intended to be located within the Nonurban Area on the Highlands Ranch Development Plan Map approved in 1979. Since that time there has been a desire on the part of the Douglas County School District to locate most of the schools within areas designated for residential development. In keeping with that philosophy, we have proposed a 10-acre elementary school site in PA 66.

Rather than including the School Site in a general Nonurban Area, this amendment placed the School Site within Planning Area 66 and subject to that Planning Area's uses by right, specifically those uses applicable to high density residential areas.

Currently, however, the School Site is designated as open space under the Current Plat and is currently being used as open space today. Under the Open Space Agreement, Douglas County is a "Public Body" and lands dedicated to a Public Body must be put to a "Public Use." See Open Space Agreement §§ 2.1, 2.3, 2.5, 3.3, and 3.4. Based on the above, it appears that the School Site was intended to benefit the School District and the public, and that the School Site was not intended for other more general Nonurban uses.

The Application currently seeks to "downzone" the School Site from these original plans. See "Draft HRPD Guide for proposed Planning Area 66-A," which is a redlined excerpt of Section VII of the Planned Development Guide. In summary, the Amendment proposes to 1) create a new Planning Area 66-A, which will be made up entirely of Tract C; 2) specify that the listed residential by right uses for Section VII planning areas are allowed in all applicable planning areas *except* the newly created Planning Area 66-A; 3) identify *new* allowed uses in Planning Area 66-A, including both public and private nonurban uses; and 4) clarify that Planning Area 66-A is subject to the development standards outlined in Section XIII - Nonurban Area of the Planned Development Guide.

Colorado's Planned Unit Development Act, C.R.S. § 24-67-101, et seq., requires preservation of the integrity of the Planned Development Guide and therefore, all modifications to it must conform to the existing provisions. C.R.S. § 24-67-106(1) ("To further the mutual interest of the residents, occupants, and owners of a planned unit development and of the public *in the preservation of the integrity of the plan*, the provisions of the plan relating to the use of land and the location of common open space shall run in favor of the county or municipality and shall be enforceable at law or in equity by the county or municipality without limitation on any power or regulation otherwise granted by law" (emphasis added)); C.R.S. § 24-67-105(5.3)(c) ("... a local government may adopt *conforming* amendments to any such planned unit development" (emphasis added)). Any "substantial modification, removal, or release of the provisions of the plan by the county or municipality" requires a public hearing and a showing "that the modification, removal, or release is consistent with the efficient development and preservation of the entire planned unit development, does not affect in a substantially adverse

manner either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest, and is not granted solely to confer a special benefit upon any person.” C.R.S. § 24-67-106(3)(b). Further, all zoning changes must be for the purpose of furthering the County’s overall zoning plan.

In order to preserve the School District’s ability to serve this development and to conform with and preserve the integrity of the existing Planned Development Guide, the School District therefore requests the Planning Department amend the Application as specified below, to ensure the School Site remains limited to public uses and to provide the County a mechanism to sell the School Site and transfer the funds from any such sale to the School District, as provided for in C.R.S. § 30-28-133(4)(a)(II) and (4.3):

1. The uses allowed for new Planning Area 66-A should be limited to public uses only.
2. If the School District ultimately does not opt to use the School Site for an elementary school any proceeds of any sale of the School Site should go to the School District as provided in C.R.S. § 30-28-133(4)(a)(II) and (4.3).<sup>1</sup>

These changes to the Application protect the School District’s interests while at the same time allow the County to provide the assurances regarding land use for the School Site. If the Planning Department amends the Application consistent with the above, the School District has no objection to the County’s rezoning efforts. Thank you for your support of our mutual constituents.

Sincerely,  
Shavon Caldwell  
Planning Manager, DCSD Planning & Construction  
[scaldwell2@dcsdk12.org](mailto:scaldwell2@dcsdk12.org)  
303.387.0417

---

<sup>1</sup> On October 22, 2019, the District’s Board of Education took action by Resolution determining that Eastridge should be retained as a dedicated school site. At this time, District staff will be considering whether the Long Range Planning Committee (“LRPC”) should reconsider this decision. Ultimately, the District’s Board of Education will determine whether the Eastridge School Site should be declared surplus.



December 1, 2025

Carolyn Washee-Freeland, AICP, Senior Planner  
Douglas County Department of Community Development, Planning Services  
100 Third Street  
Castle Rock, CO 80104

Project name: Highlands Ranch Planned Development 82nd Amendment – Rezone  
Eastridge School Site

Project File: ZR2025-011

Review Date: December 1, 2025

Project Summary: Request for a Planned Development (PD) Amendment initiated by the Board of County Commissioners to rezone the undeveloped Eastridge school site within the Nonurban portion of the Highlands Ranch PD. A limited nonurban planning area will be considered for the site.

The District appreciated the opportunity to review and comment on the proposed project. District staff have reviewed the proposed application for its impacts on our facilities and has no comments.



December 1, 2025

Carolyn Washee-Freeland, AICP, Senior Planner  
Douglas County Department of Community Development, Planning Services  
100 Third Street  
Castle Rock, CO 80104

Project name: Highlands Ranch Planned Development 82nd Amendment – Rezone  
Eastridge School Site

Project File: ZR2025-011

Review Date: December 1, 2025

Project Summary: Request for a Planned Development (PD) Amendment initiated by the Board of County Commissioners to rezone the undeveloped Eastridge school site within the Nonurban portion of the Highlands Ranch PD. A limited nonurban planning area will be considered for the site.

The District appreciated the opportunity to review and comment on the proposed project. District staff have reviewed the proposed application for its impacts on our facilities and has no comments.

## REFERRAL RESPONSE REQUEST

 Date sent: November 7, 2025

 Comments due by: **December 1, 2025**

Fax: 303.660.9550

**Project Name:** Highlands Ranch Planned Development 82nd Amendment

**Project File #:** ZR2025-011

**Project Summary:** Request for a Planned Development (PD) Amendment to rezone the undeveloped Eastridge school site within the Nonurban portion of the Highlands Ranch PD. A limited nonurban planning area will be considered for the site.

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:<br><br><br> |                                             |
| <input type="checkbox"/> See letter attached for detail.                          |                                             |
| <b>Agency:</b> City of Lone Tree                                                  | <b>Phone #:</b> 303-708-1818                |
| <b>Your Name:</b> Maureen Welsh<br>(please print)                                 | <b>Your Signature:</b> <i>Maureen Welsh</i> |
|                                                                                   | <b>Date:</b> 11/25/2025                     |

Additional information and documents can be found at [www.douglas.co.us/pro](http://www.douglas.co.us/pro) and searching for the Project File # provided above. You are encouraged to attend the public meeting in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date may be obtained by calling 303.660.7460. 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,



Curt Weitkunat, AICP, Long Range Planning Manager



**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)

November 25, 2025

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

Attn: Curt Weitkunat

**Re: Highlands Ranch Planned Development 82nd Amendment  
Case # ZR2025-011**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned project and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along project area.

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

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

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

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

# **SOUTH METRO FIRE RESCUE**

## **FIRE MARSHAL'S OFFICE**

---



Curt Weitkunat, AICP, Long Range Planning Manager  
Douglas County Department of Community Development, Planning Services  
100 Third St  
Castle Rock Co 80104  
303.660.7460  
303.660.9550 Fax

Project Name: Highlands Ranch Planned Development 82nd Amendment  
Project File #: **ZR2025-011**  
S Metro Review #: REFGRP25-00276

Review date: November 13, 2025

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

**Project Summary:** Request for a Planned Development (PD) Amendment to rezone the undeveloped Eastridge school site within the Nonurban portion of the Highlands Ranch PD. A limited nonurban planning area will be considered for the site.

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 Planned Development (PD) Amendment.

December 5, 2025

Curt Weitkunat, Long Range Planning Manager  
Department of Community Development  
100 Third Street  
Castle Rock, CO 80104

**RE: ZR2025-011 – Highlands Ranch PD, 82<sup>nd</sup> Amendment**

Mr. Weitkunat,

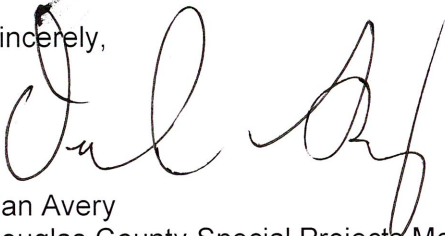
Thank you for providing referral comments associated with ZR2025-011. This letter is in response to the Douglas County School District's letter dated December 1, 2025. Douglas County is pleased that the School District takes no objection to the rezoning subject to the stipulations in their letter.

Stipulation #1 seeks to further limit the potential uses of the site to public uses only. Douglas County does not object to this stipulation and authorizes Planning Division staff to amend the proposed Planned Development text as needed to implement this change.

Stipulation #2 references existing statutory provisions related to the disposition of school land. Douglas County will comply with the referenced statutes and any other applicable statutory requirements in the event that the Eastridge site is conveyed in the future.

Thank you for the opportunity to respond to the School District's referral letter.

Sincerely,



Dan Avery  
Douglas County Special Projects Manager

## **SECTION VII - HIGH DENSITY RESIDENTIAL - Planning Areas 60 through 69, 82 through 84 and 87**

- A. Purpose and Intent. The purpose of this Section is to allow for more concentrated residential development in the central portions of Highlands Ranch situated near the Town Center and Industrial Park Planning Areas, thus reducing vehicle miles travelled to employment and shopping centers. Such reduction will, in turn, reduce air pollutants and traffic congestion and enhance traffic safety, all to the benefit of the residents of Highlands Ranch.
- B. Uses Permitted by Right. The following uses are permitted in Planning Areas 60 through 69, 82 through 84 and 87 as a matter of right, except Planning Area 66-A.
1. All residential and nonresidential uses permitted as a matter of right in Section VI.
  2. Two family dwellings.
  3. Multiple family dwellings.
- ~~C.~~ Uses Permitted by Right in Planning Area 66-A. The following Nonurban uses are permitted in Planning Area 66-A (Highlands Ranch Filing 120-C, Tract C) as a matter of right.
1. Public and private schools and associated agricultural or educational programs including but not limited to:
    - a. Public and private elementary, junior high and senior high schools.
    - b. Preschools.
    - c. Daycare Centers.
  2. Parks and recreational facilities, including but not limited to:
    - a. Regional, community and neighborhood parks.
    - b. Community and neighborhood recreation centers (public or private).
- ~~C.D.~~ Conventional Development Standards. Residential development and projected permitted as a matter of right in High Density Planning Areas may be developed in a conventional manner, subject to the following development standards:
1. Minimum lot area: 6,000 square feet.
  2. Minimum lot width: 50 feet.
  3. The following setback is required.
    - a. Minimum Front Setback: 8 feet when there is no sidewalk and 11.5 feet with a sidewalk, provided that with respect to a flag or panhandle lot, the length

of the corridor or access way shall be excluded in applying such minimum to such lot.

- b. Minimum Side Setback: 10 feet between buildings, except when abutting an arterial highway where minimum side setback shall be 30 feet measured from the arterial right-of-way line. Lots platted or with sketch/preliminary plan approval prior to May 1988 shall have a 5-foot minimum to such lot.
  - c. Minimum Rear Setback: 20 feet, except when abutting an arterial highway where the minimum rear setback shall be 30 feet measured from the arterial right-of-way line. Lots platted or with sketch preliminary plans approval prior to May 1988 shall have a 20-foot minimum rear setback.
- 4. Maximum building height: 50 feet.
  - 5. Minimum lot area required for each dwelling unit: 1,500 square feet.
  - 6. Any residential development or project of one-family dwellings in a High Density Planning Area, other than patio home and cluster projects, shall comply with the conventional development standards set forth in Section VI.D.

~~D.E.~~ Alternative Development Standards. In order to provide the New Town of Highlands Ranch with a more varied and interesting urban pattern and flexibility in residential development, and to encourage the assemblage of open space for more scenic, passive and active recreational uses, alternative development standards have been formulated, as follows:

- 1. Traditional, contemporary and cluster projects may be constructed in accordance with the provision of Section VI.E., Alternative Development Standards, except as provided below:
  - a. One-family, two-family or multiple-family dwellings, or any combination thereof, may be constructed within any such project or lot therein;
  - b. The maximum building height shall be 50 feet, except as increased by the Douglas County Board of Adjustment.

~~E.F.~~ Condominium Projects. Residential development and projects permitted as a matter of right in High Density Residential Planning Areas may be constructed as condominium projects.

~~G.~~ Nonresidential Use Development Standards. Any nonresidential use permitted as a matter of right by the provisions of this Section shall be subject to the Community Activity Center development standards provided in Section IX, except that Shop-N-Rides shall be subject to the Shop-N-Ride development standards provided in Section XIII.

~~F.H.~~ Nonresidential Use Development Standards, Planning Area 66-A. Any Nonurban use permitted as a matter of right by the provisions of this Section shall be subject to the Nonurban Area Exclusive of the Open Space Conservation Area development standards provided in Section XIII - Nonurban Area.

FIGURE VII-1: Planning Area 68

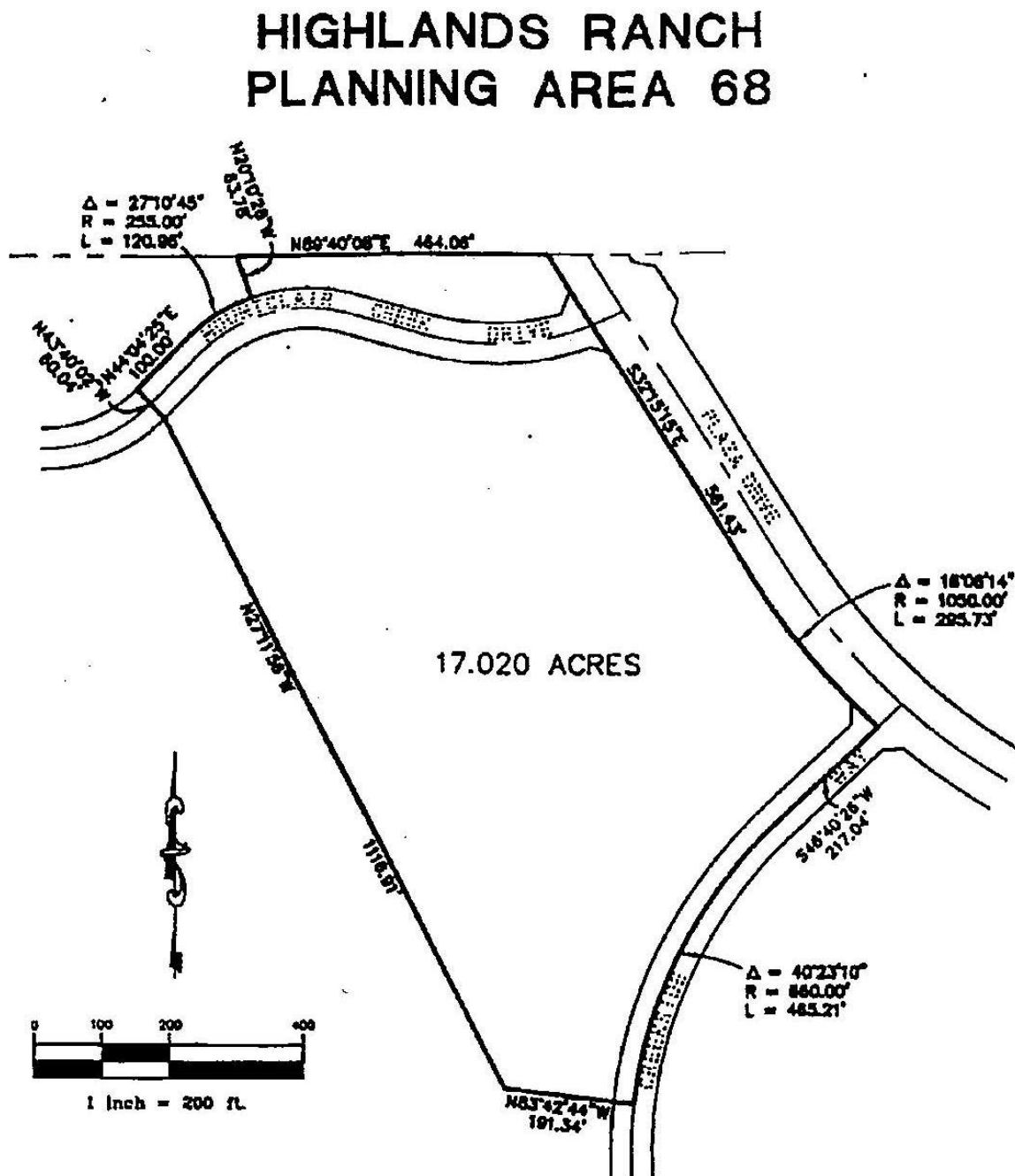
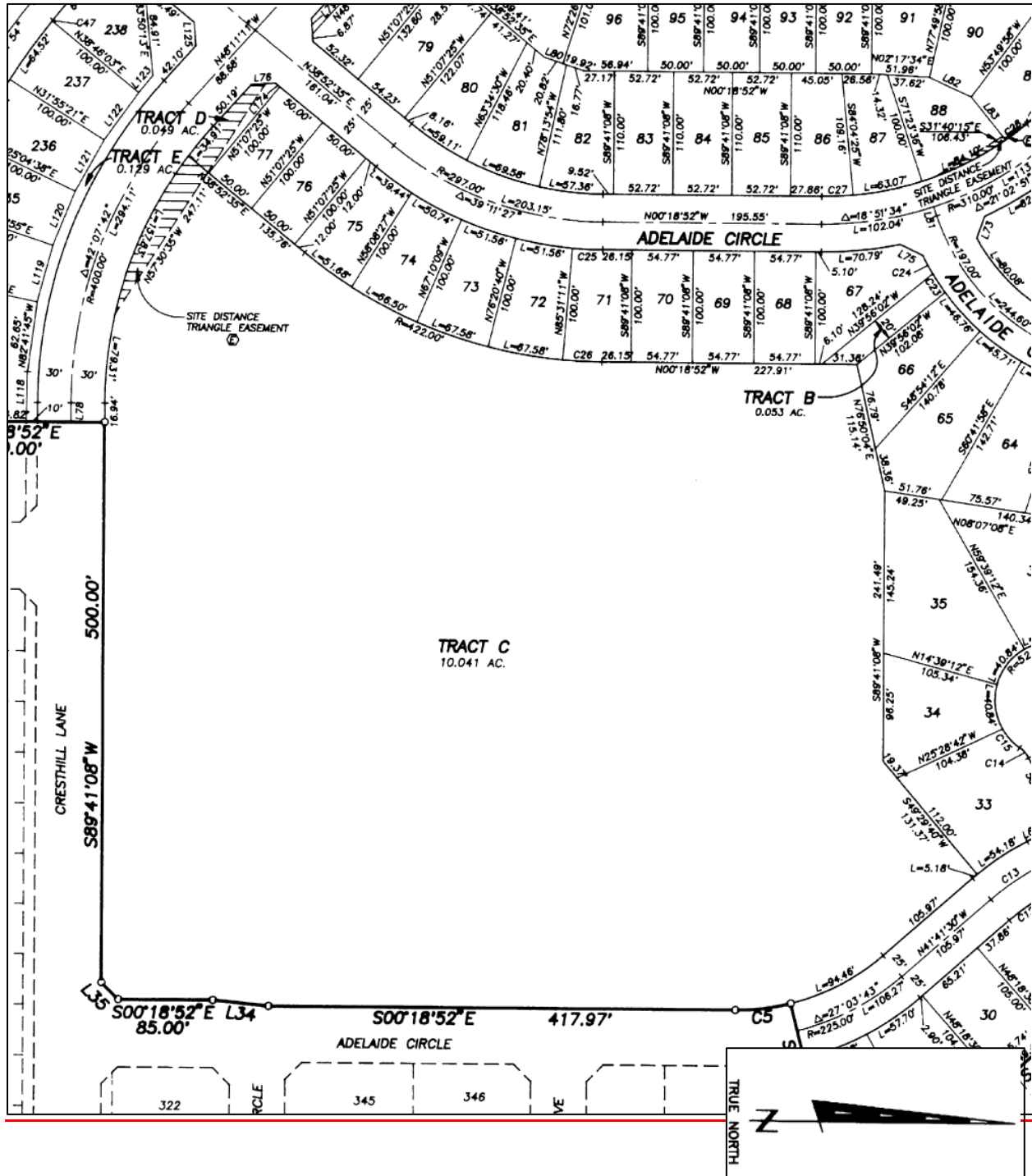


FIGURE VII-2: Planning Area 66-A

PLANNING AREA 66-A  
HIGHLANDS RANCH FILING 120-C, TRACT C



## **SECTION VII - HIGH DENSITY RESIDENTIAL - Planning Areas 60 through 69, 82 through 84 and 87**

- A. Purpose and Intent. The purpose of this Section is to allow for more concentrated residential development in the central portions of Highlands Ranch situated near the Town Center and Industrial Park Planning Areas, thus reducing vehicle miles travelled to employment and shopping centers. Such reduction will, in turn, reduce air pollutants and traffic congestion and enhance traffic safety, all to the benefit of the residents of Highlands Ranch.
- B. Uses Permitted by Right. The following uses are permitted in Planning Areas 60 through 69, 82 through 84 and 87 as a matter of right, except Planning Area 66-A.
1. All residential and nonresidential uses permitted as a matter of right in Section VI.
  2. Two family dwellings.
  3. Multiple family dwellings.
- C. Uses Permitted by Right in Planning Area 66-A. The following Nonurban uses are permitted in Planning Area 66-A (Highlands Ranch Filing 120-C, Tract C) as a matter of right.
1. Public and private schools and associated agricultural or educational programs including but not limited to:
    - a. Public and private elementary, junior high and senior high schools.
    - b. Preschools.
    - c. Daycare Centers.
  2. Parks and recreational facilities, including but not limited to:
    - a. Regional, community and neighborhood parks.
    - b. Community and neighborhood recreation centers (public or private).
- D. Conventional Development Standards. Residential development and projected permitted as a matter of right in High Density Planning Areas may be developed in a conventional manner, subject to the following development standards:
1. Minimum lot area: 6,000 square feet.
  2. Minimum lot width: 50 feet.
  3. The following setback is required.
    - a. Minimum Front Setback: 8 feet when there is no sidewalk and 11.5 feet with a sidewalk, provided that with respect to a flag or panhandle lot, the length

of the corridor or access way shall be excluded in applying such minimum to such lot.

- b. Minimum Side Setback: 10 feet between buildings, except when abutting an arterial highway where minimum side setback shall be 30 feet measured from the arterial right-of-way line. Lots platted or with sketch/preliminary plan approval prior to May 1988 shall have a 5-foot minimum to such lot.
  - c. Minimum Rear Setback: 20 feet, except when abutting an arterial highway where the minimum rear setback shall be 30 feet measured from the arterial right-of-way line. Lots platted or with sketch preliminary plans approval prior to May 1988 shall have a 20-foot minimum rear setback.
- 4. Maximum building height: 50 feet.
- 5. Minimum lot area required for each dwelling unit: 1,500 square feet.
- 6. Any residential development or project of one-family dwellings in a High Density Planning Area, other than patio home and cluster projects, shall comply with the conventional development standards set forth in Section VI.D.
- E. Alternative Development Standards. In order to provide the New Town of Highlands Ranch with a more varied and interesting urban pattern and flexibility in residential development, and to encourage the assemblage of open space for more scenic, passive and active recreational uses, alternative development standards have been formulated, as follows:
  - 1. Traditional, contemporary and cluster projects may be constructed in accordance with the provision of Section VI.E., Alternative Development Standards, except as provided below:
    - a. One-family, two-family or multiple-family dwellings, or any combination thereof, may be constructed within any such project or lot therein;
    - b. The maximum building height shall be 50 feet, except as increased by the Douglas County Board of Adjustment.
- F. Condominium Projects. Residential development and projects permitted as a matter of right in High Density Residential Planning Areas may be constructed as condominium projects.
- G. Nonresidential Use Development Standards. Any nonresidential use permitted as a matter of right by the provisions of this Section shall be subject to the Community Activity Center development standards provided in Section IX, except that Shop-N-Rides shall be subject to the Shop-N-Ride development standards provided in Section XIII.
- H. Nonresidential Use Development Standards, Planning Area 66-A. Any Nonurban use permitted as a matter of right by the provisions of this Section shall be subject to the Nonurban Area Exclusive of the Open Space Conservation Area development standards provided in Section XIII - Nonurban Area.

FIGURE VII-1: Planning Area 68

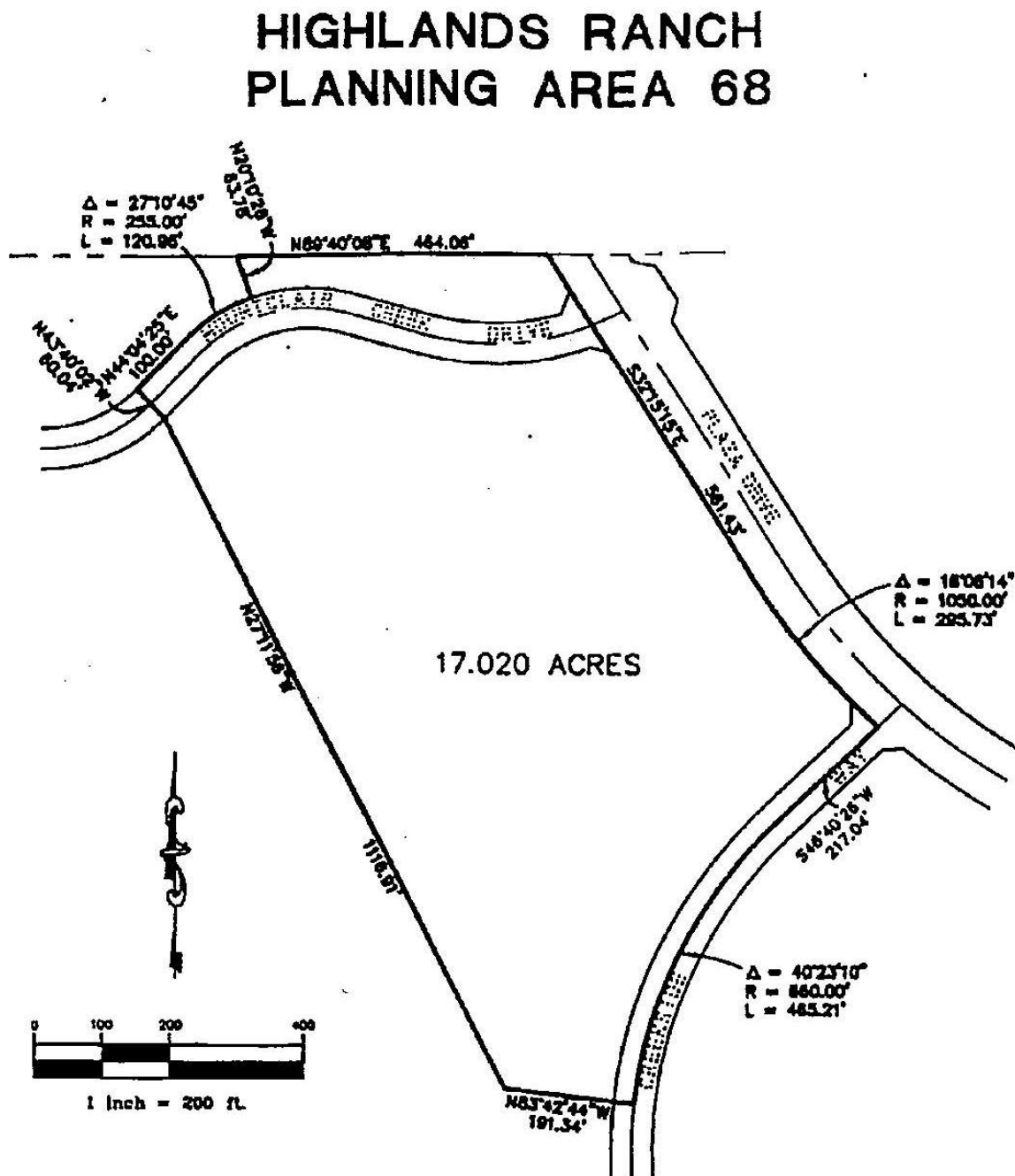


FIGURE VII-2: Planning Area 66-A

PLANNING AREA 66-A  
HIGHLANDS RANCH FILING 120-C, TRACT C

