

Planned Development Major Amendment Staff Report

Date: October 8, 2025
To: Douglas County Planning Commission
From: Mike Pesicka, Principal Planner^{MP}
Jeanette Bare, AICP, Planning Manager^{CW}
Steven E. Koster, AICP, Assistant Director of Planning^{SK}
Subject: Pinery Planned Development, 33rd Amendment
Project File: ZR2025-006

Planning Commission Hearing:	October 20, 2025 @ 6:00 p.m.
Board of County Commissioners Hearing:	November 3, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The applicant requests a Major Amendment to the Pinery Planned Development (Pinery PD). The Pinery 33rd Amendment proposes to allow mini-warehouse uses in Business Park Planning Areas (PA) 38 and 41 where currently it is only allowed in Business Park PAs 42 and 43. Mini-warehouse uses will still be prohibited in Business Park PA 39 which also allows for residential uses.

The proposed 33rd Amendment affects the area within the Pinery PD that is located northwest of the intersection of State Highway (SH) 83 and N. Pinery Parkway and mainly east of Cherry Creek.

II. APPLICATION INFORMATION

A. Applicant

Starwood Land Advisors, LLC
385 Inverness Pkwy, Suite 310
Englewood, CO 80112

B. Applicant's Representative

Craig K. Campbell
Starwood Land Advisors, LLC
385 Inverness Pkwy, Suite 310
Englewood, CO 80112

C. Request

The applicant requests a Major Amendment to the Pinery PD to include mini-warehouse uses in PAs 38 and 41 where the use is currently limited to PAs 42 and 43.

D. Process

A Major PD Amendment is processed pursuant to Sections 1519 through 1523 of the DCZR. Per Section 1522.06 of the DCZR, "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

The 33rd Amendment area is located within the western half of the Pinery PD, between SH 83 and Cherry Creek, and generally north of the proposed N. Pinery Parkway extension. The attached CMP vicinity map, zoning map, and aerial map highlight site location and existing conditions.

F. Project Description

Mini warehouses are already allowed in PAs 42 and 43. The applicant wishes to expand the opportunity for mini warehouses to PAs 38 and 41, based on the limited impact that the use will have. The design, screening, and landscaping standards required by the Pinery PD Development Guide create a quality development, and would be potentially an improvement over other allowed uses. Mini-warehouse would continue to be prohibited in the nearby PA 39, which currently consists of residential uses.

III. CONTEXT

A. Background

The Pinery PD was rezoned from Agricultural One (A1) to PD in 1974. The development plan for the western portion of the Pinery PD, located west of SH 83, comprised of approximately 1,482 acres, was approved in 1997.

The Pinery PD has, since the original approval in 1974 anticipated commercial, business, and light industrial uses in the area around the Pinery Water and Wastewater District's wastewater treatment plant. The 1982 master plan anticipated 56 acres of retail and 154 acres of business and light industrial uses. By 1987, the plan had been modified to preserve the Cherry Creek floodplain as open space (rather than a golf course as previously anticipated) but continued to depict the land on the west side of SH 83 for commercial and business uses.

In 2007, the property owner sought an amendment to add residential units south of Fonder Draw and N. Pinery Parkway. The 2007 PD amendment refined and limited the potential commercial and business land uses, established design guidelines, established landscape buffer requirements, and preserved additional open space along the highway at the northern end of the property. Land dedication requirements

for additional school land, a relocated RTD park-and-ride lot, and a dog park were also identified at that time.

In 2019, the property owner requested an administrative amendment to change the boundaries and roadway configurations associated with PAs 38, 41, 42, and 43. PAs 41, 42, and 43 were reconfigured by realigning the proposed configuration of “Collector Road B.” PA 38 was modified to remove a previously anticipated loop road.

In 2021, the property owner requested an amendment to revise the Pinery PD map to revise the boundaries of PAs 41, 42, and 43 (Business Park), and revise associated language in the Pinery PD Development Guide to add additional uses and clean up existing text. In addition, PA 44 (Uplands Commercial) was eliminated and converted to Open Space, and the Uplands Commercial development standards text was removed from the Pinery PD Development Guide. Finally, the applicant proposed modifications to the existing access points from SH 83, and realignment of a previously approved drainageway.

B. Adjacent Land Uses and Zoning

The affected planning areas lie west of SH 83 and generally north and west of N. Pinery Parkway. The planning areas are near the Pinery Water and Wastewater District’s wastewater treatment facility.

Zoning and Land Use

	Table Header Text Style	Table Header Text Style
North	Pinery PD	Vacant land, open space
South	Pinery PD	Open space, commercial, residential
East	Pinery PD, Reata South PD	Open space, golf course, elementary school
West	Pinery PD	Open space, wastewater treatment facility

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The 33rd Amendment project area consists of rolling terrain that generally slopes down from east to west towards Cherry Creek, and includes native grasses, shrubs, and various species of trees. The site is undeveloped. A Pinery Water and Wastewater treatment facility is located approximately ½-mile northwest of the intersection of SH 83 and N. Pinery Parkway; it serves residents of The Pinery and other developments in the area. The wastewater treatment plant was constructed in 1982 and has been expanded several times to serve the population growth in the area. No physical characteristics of the land would preclude development of the property.

B. Access

The 33rd Amendment project area is accessible from SH 83 and N. Pinery Parkway, which will connect to internal access roads and streets within the development that are currently under construction for a commercial development within PA 40-A of the Pinery PD.

C. Drainage and Erosion

All on-site storm sewer shall be designed, constructed, and installed by the developer in conformance with County criteria at the time of platting. The applicant will be required to meet all applicable engineering requirements for grading and drainage as part of future subdivision processes.

D. Floodplain

No FEMA 100-year floodplain is impacted by the 33rd Amendment proposal. Commercial planning areas are located outside of the Cherry Creek 100-year floodplain.

E. Wildlife

The Douglas County Comprehensive Master Plan Wildlife Resources map identifies the 33rd Amendment area as having low habitat value. There will be no development within existing open space areas.

V. PROVISION OF SERVICES

A. Schools

Douglas County School District (DCSD) school land dedication requirements were previously satisfied by the original developer of the Pinery PD. The application was not referred to DCSD since the amendment involves commercial uses.

B. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). In a letter dated August 29, 2025, South Metro indicated that they have no objections to the proposed Major PD Amendment.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection services to the project area. The DCSO and the Office of Emergency Management both stated that they have no comments or concerns at this time. No response was received from DCSO E911.

D. Water

Water service is provided by the Pinery Water and Wastewater District (PWWD). No response was received from PWWD. The applicant will also be required to comply with the requirements of DCZR Section 18A, Water Supply Overlay District, during subdivision.

E. Sanitation

Sanitation service is provided by the Pinery Water and Wastewater District (PWWD). No response was received from PWWD.

F. Utilities

Utility service providers are AT&T, Black Hills Energy, CenturyLink (telephone), Comcast (cable), CORE Electric (electric) and Xcel Energy (gas). AT&T indicated that there should be no conflicts with AT&T Long Line facilities in the area. Xcel indicated that it has no concerns. Black Hills Energy stated that they have no comments on the proposed amendment. CenturyLink and CORE Electric did not respond to the referral request.

In a letter dated September 4, 2025, Xcel Energy stated that do have an existing high-pressure natural gas transmission line and distribution facilities in the project area and do not object to the amendment request contingent upon Xcel's ability to maintain all existing rights and the amendment should not hinder their ability for future expansion of present and future natural gas transmission and distribution facilities.

G. Parks, Trails, and Open Space

Open Space areas have been set aside by the Pinery PD and additional land is not required to be provided by the developer.

VI. PUBLIC NOTICE AND INPUT

Notifications of an application in process were mailed to the owners of all properties abutting the boundaries of the proposed 33rd Amendment area. DCZR Section 1523 requires mailed, published, and posted notice of the public hearings.

Of the homeowner's associations (HOA) notified during the process, only The Pinery HOA responded to the referral request. The HOA did not object to the proposed amendment and in letter dated September 11, 2025, provided general comments that the Design Guidelines in place will ensure that architectural design and project landscaping will maintain the overall character of the land development now and into the future."

Staff received no written comments from abutting and nearby property owners.

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

VII. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a Major PD Amendment application. Following is an analysis of the application in light of these criteria.

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

Staff Comment: The proposed amendment remains consistent with the development standards, commitments and overall intent of the Pinery PD. There are no significant changes to allowed uses or development criteria.

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

Staff Comment: The amendment does not reduce open space and maintains the existing commercial and light industrial planning areas. The proposal does not impact open space or the Cherry Creek corridor.

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

Staff Comment: The amendment does not encroach upon existing trails, or contiguous open space in the Cherry Creek corridor. Development is proposed to be located within existing commercial and light industrial planning areas.

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

Staff Comment: The amendment does not as its sole purpose confer a benefit upon an individual as new businesses may locate in the community. Development of the property will provide financial benefit to the Pinery Commercial Metropolitan District.

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: The amendment does not increase the intensity of allowed land uses, so this criterion is 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: The amendment does not significantly impact public facilities and services. CORE Electric and Xcel Energy will provide utility service to the project area. PWWD provides water and sanitary service. South Metro will provide emergency and firefighting service to the project area. The Douglas County Sheriff's Office will serve the proposed development.

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 does not significantly change allowed uses in the commercial and light industrial planning areas. Future development will be required to assess and address traffic and roadway impacts in the area.

VIII. STAFF ASSESSMENT

Staff has evaluated the Major PD Amendment request in accordance with Section 15 of the DCZR. Should the Planning Commission find that the approval standards for the Major PD Amendment are met; the following condition should be considered for inclusion in its recommendation to the Board of County Commissioners:

1. Prior to recordation, all technical corrections to the Pinery Planned Development 33rd Amendment document shall be made to the satisfaction of Douglas County.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Douglas County Land Use Application	8
Applicant's Narrative	9
CMP Vicinity Map.....	11
Zoning Map	12
Aerial Map.....	13
Map of Planning Areas.....	14
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LAND USE APPLICATION

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

OFFICE USE ONLY

PROJECT TITLE:

PROJECT NUMBER:

PROJECT TYPE: Commercial Pinery Planned Development

MARKETING NAME: Pinery Village

PRESUBMITTAL REVIEW PROJECT NUMBER: PS2025-155

PROJECT SITE:

Address: NWC of North Pinery Parkway and HWY 83 (Parker RD)

State Parcel Number(s): 234910101003;234910102001;234910100008;234903400011;234903400002;
234903400005;234903400004;234903400010;234910201004;

Subdivision/Block#/Lot# (if platted): _____

PROPERTY OWNER(S):

Name(s): TF Pinery West, L.P.

Address: 8433 Enterprise Circle, Ste 100 Lakewood Ranch, FL 34202

Phone: 941-388-0707

Email: [REDACTED]

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

Name: Craig Campbell

Address: 8433 Enterprise Circle, Ste 100 Lakewood Ranch, FL 34202

Phone: 303-720-4436

Email: [REDACTED]

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

7/24/25

Date



This Major PD Amendment request is in reference to the Pinery Planned Development and more specifically the Business Park Planning Area designation. As the Applicant, TF Pinery West, LP (“Starwood”) appreciates the opportunity to continue to develop and bring about the long-awaited vision of Pinery Village. The formal request of this Major PD Amendment is to delete a portion of **Article VI, Paragraph J, Section 2, subsection bb** from **The Pinery Planned Development, as amended**. The requested change is to modify the language of this section. The request is to delete: **“within PA 42 and 43 only.” And add “Not within PA 39”**. Subsection bb would now read: **“Mini Warehouse (mini storage/self-storage) Not within PA 39.”** It is unclear why some planning areas, including Pinery Village Filing 1, Lot 3, were restricted from mini storage while a significant portion of the overall Pinery PD allows for that use. More specifically, we believe Lot 3 is best suited to accommodate mini storage. Drake Realty (“Drake”) has been working with Starwood regarding Filing 1 Lot 3 to create a quality project that will be compatible and beneficial to the whole of the Pinery PD and Starwood’s larger community. Lot 3 has several challenges for development: a regional site detention area, an active water well owned by the Pinery Water and Wastewater District (“PWWWD”), a second water well requirement of PWWWD, the Pinery HOA RV and PWWWD shared access road, and a sanitary sewer line all have large impacts on how the property can be used. These constraints are illustrated on the attached Exhibit A.

The most impactful constraint is the high-pressure sanitary line that goes down the middle of the property. Relocation of this line would require a variance from PWWWD standards due to the low angle of the line and its proximity to the PWWWD’s treatment facility. Mini storage use is uniquely qualified to layout buildings and operate within the constraints on the site. Drake has met with the PWWWD regarding the mini-storage use and layout; they agree mini storage would be an acceptable use at this location. The applicant team has also had discussions with representatives of the Pinery HOA to discuss the mini storage use and get their feedback on site design for such a use. The Pinery HOA agrees mini storage would be a good use of this property, and their input was incorporated into this application. At the request of the HOA, we have created a robust perimeter landscape plan with dense plantings, including berms and upgraded opaque fencing with masonry columns to minimize the view into the mini storage facility. The request to screen the property with upgraded landscaping and fencing was more important than building design, but all development within Pinery Village will adhere to the Pinery Village Design Guidelines and Pinery Village Developer Guidebook to create a quality project within the property. This application would be heavily emphasized, along with stringent adherence to the Pinery PD Design Guidelines, if this use is applied to other portions of the PD. In summation, with the low intensity impact mini storage use has, the ability to organically buffer and visually enhance a mini storage site plan, Starwood feels this approved use would be an added value and improvement to the Pinery PD over other allowed uses.



The Pinery 33rd PD Amendment is in alignment with Douglas County's long term **Comprehensive Master Plan** in that the requested change in zoning is an allowed use within the PD currently. The requested amendment simply adds the current allowed use mini-storage to two additional Business Park Planning Areas. Utilizing an existing approved use shows conformity w/ the County's CMP and is smart development.

The Pinery 33rd PD Amendment conforms with the PD Amendment criteria of the **County's Zoning Resolution**. As the 33rd Amendment is utilizing a current approved use, it is consistent with the development standards, commitments, and overall intent of the planned development. This amendment will not change the nature or enjoyment of adjacent land. Additionally, this amendment will not alter the impact on public facilities or planned roadway capacity for the proposed development.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

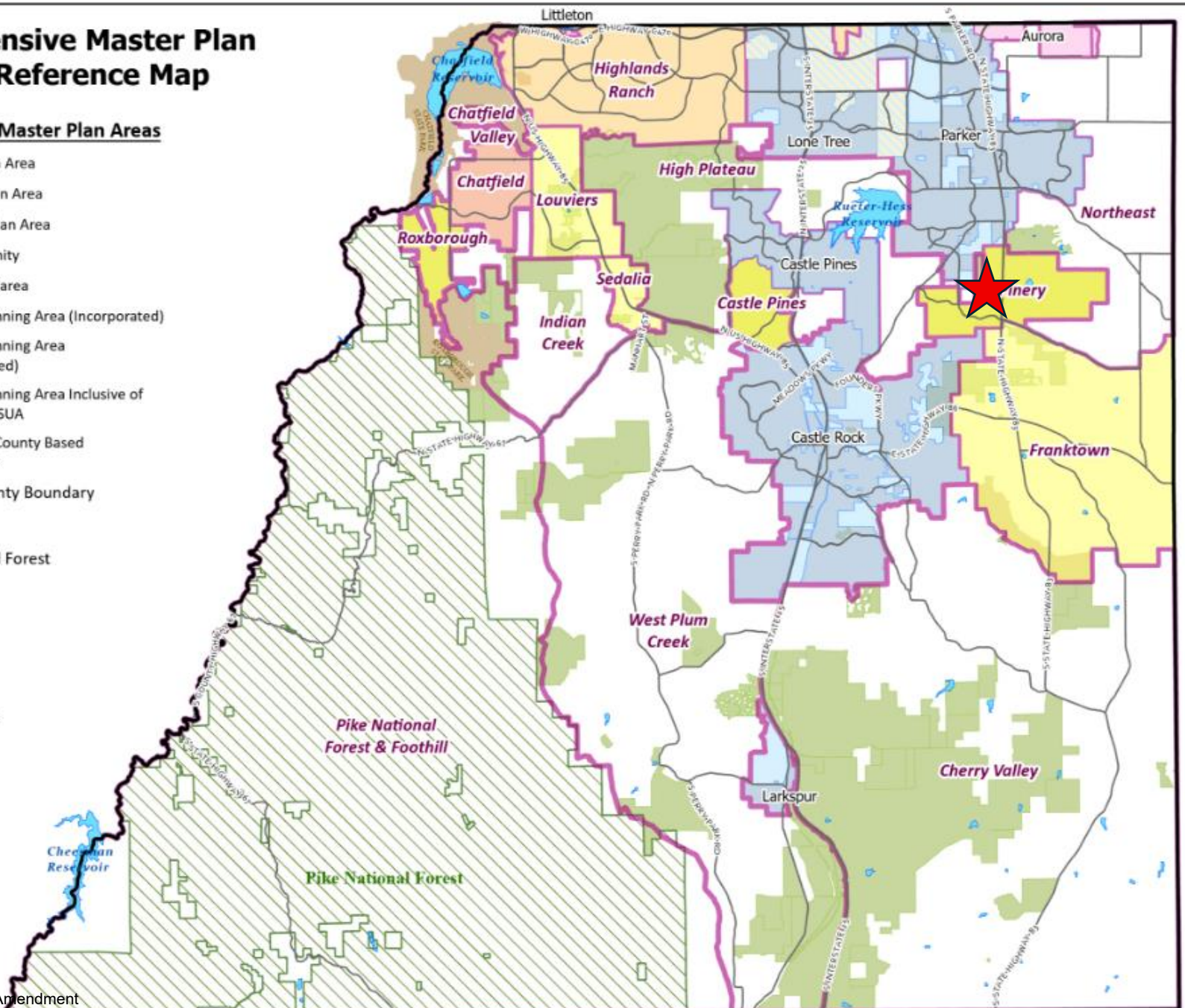
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

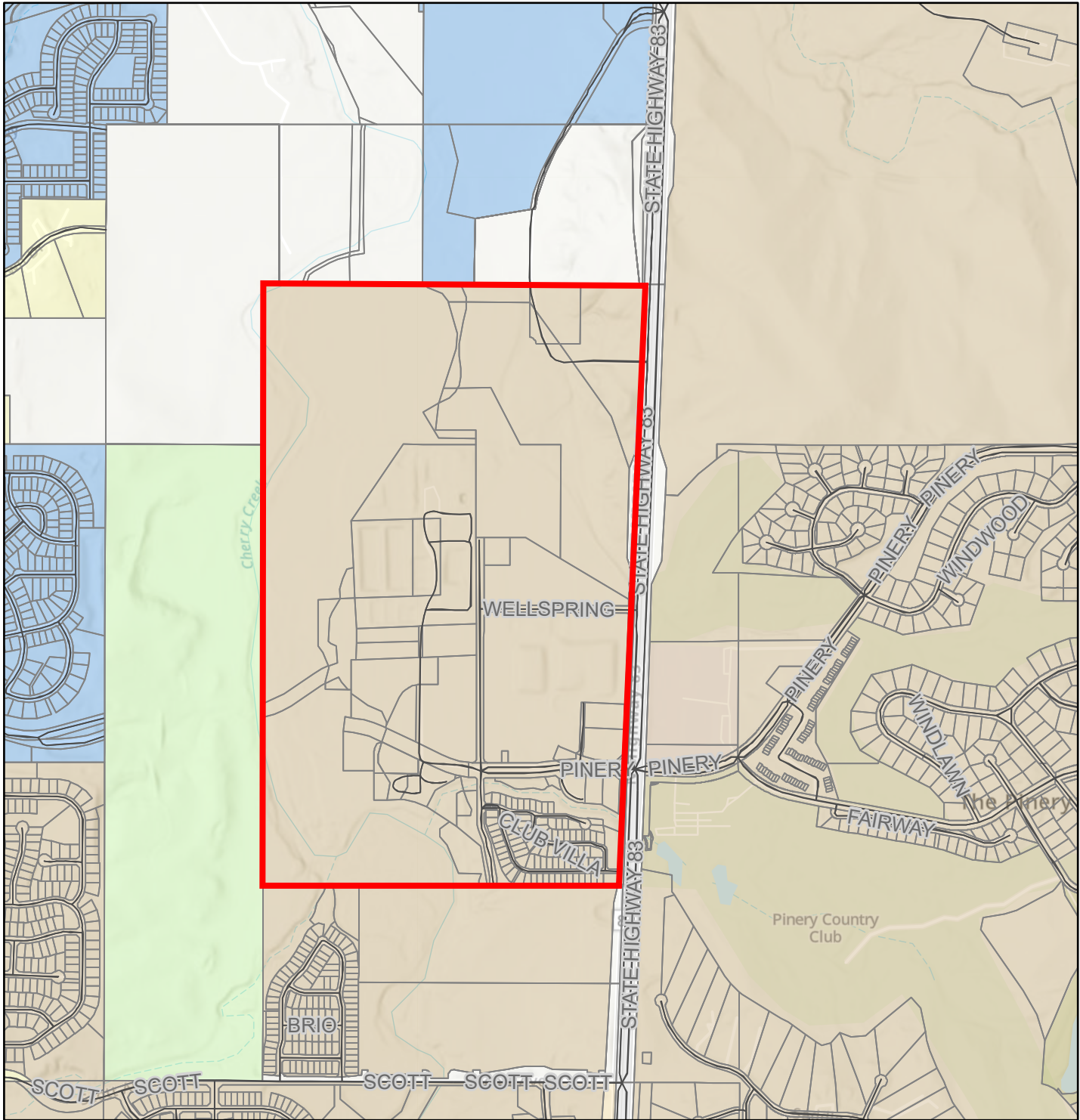
- Major Roads



ZONING MAP- ZR2025-006 Pinery PD 33rd Amendment



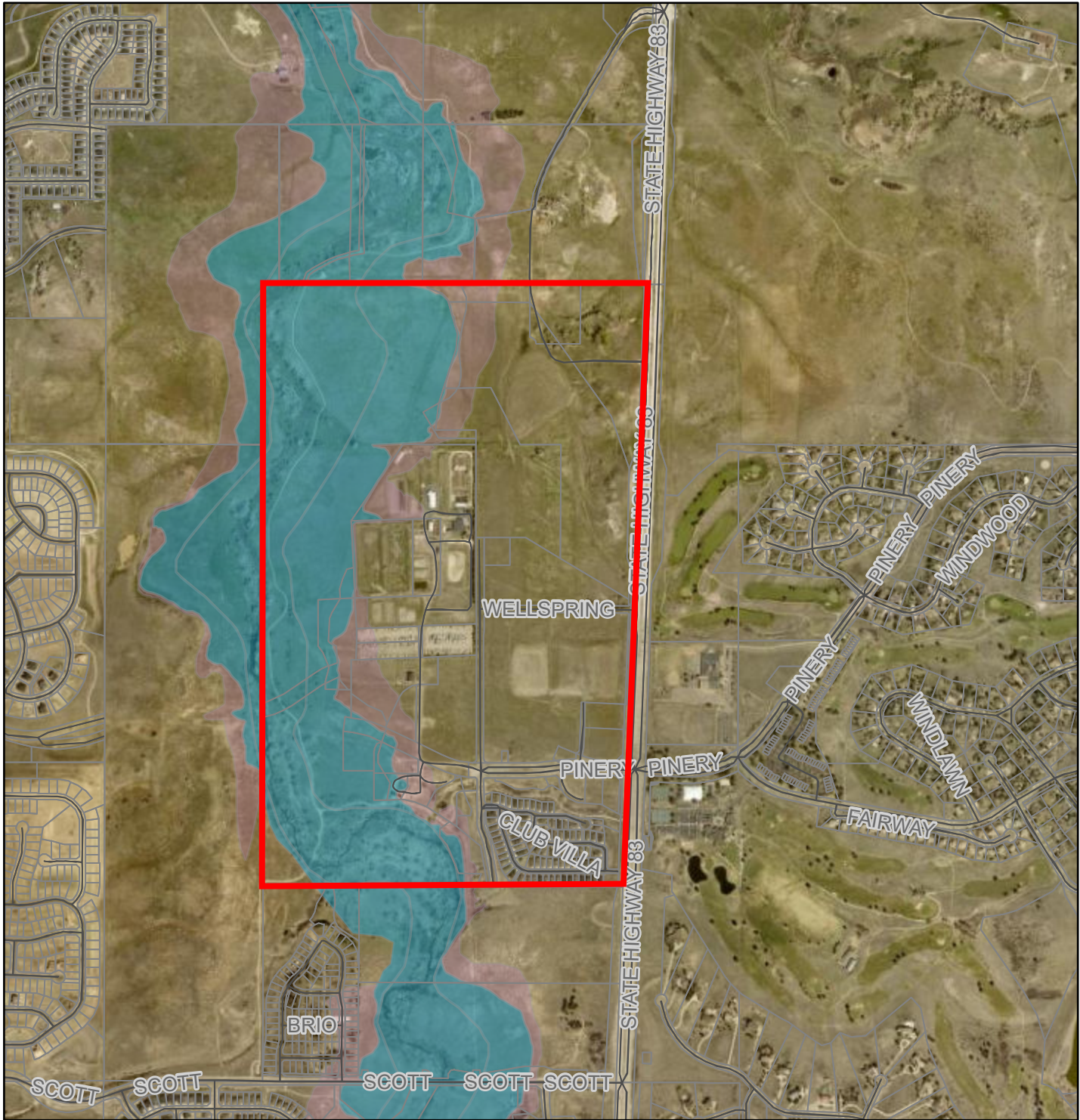
- LEGEND
- Roads
 - Major Roads
 - ▭ Parcels - PARCELS
- ZONE DISTRICT
- | | |
|-------------------------------|-------------------------------|
| A1 - AGRICULTURAL ONE | A1 - AGRICULTURAL ONE |
| LRR - LARGE RURAL RESIDENTIAL | LRR - LARGE RURAL RESIDENTIAL |
| RR - RURAL RESIDENTIAL | RR - RURAL RESIDENTIAL |
| CTY | CTY |
| PD - PLANNED DEVELOPMENT | PD - PLANNED DEVELOPMENT |
| OS - OPEN SPACE CONSERVATION | OS - OPEN SPACE CONSERVATION |
- World_Hillshade



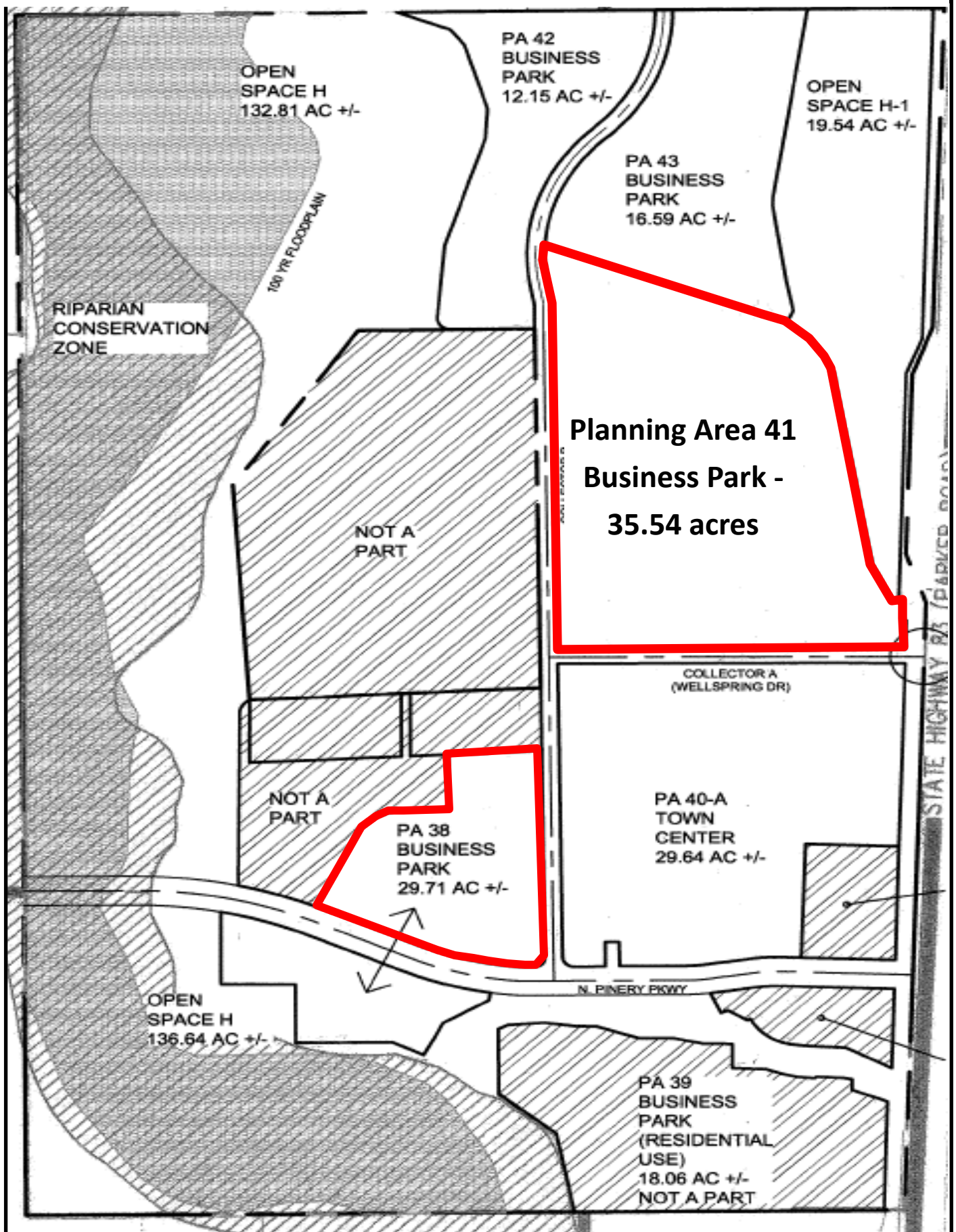
AERIAL MAP-
ZR2025-006 Pinery PD
33rd Amendment



- LEGEND
- Roads
 - Major Roads
 - Parcels - PARCELS
 - 1% annual chance of flood (100 year flood).
 - 0.2% annual chance of flood (500 year flood).
 - World_Hillshade



**Mini-warehouse uses proposed in
Planning Areas 38 and 41 - outlined in red**



Referral Agency Response Report**Page 1 of 3****Project Name:** Pinery Planned Development, 33rd Amendment**Project File #:** ZR2025-006**Date Sent:** 08/21/2025**Date Due:** 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	08/26/2025	No Comment:	No Response Required.
AT&T Long Distance - ROW	08/21/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N Pinery Pkwy, Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	No Response Required.
Black Hills Energy	08/21/2025	No Comment:	No Response Required.
Building Services	08/29/2025	No Comment:	No Response Required.
CenturyLink		No Response Received:	No Response Required.
Cherry Creek Basin Water Quality Authority	08/27/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for ZR2025-006, Pinery Planned Development, 33rd Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirement. The Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72.	No Response Required.
Comcast		No Response Received:	No Response Required.
CORE Electric Cooperative	09/10/2025	No Comment:	No Response Required.
Engineering Services	09/02/2025	Received: Engineering has no concerns regarding the proposed rezoning.	No Response Required.
Office of Emergency Management	08/21/2025	No Comment:	No Response Required.
Pinery Commercial Metro Districts #1 & 2		No Response Received:	No Response Required.
Pinery Water and Wastewater District		No Response Received:	No Response Required.
Pinery West HOA		No Response Received:	No Response Required.

Referral Agency Response Report**Page 2 of 3****Project Name:** Pinery Planned Development, 33rd Amendment**Project File #:** ZR2025-006**Date Sent:** 08/21/2025**Date Due:** 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Sheriff's Office	09/08/2025	Received: Deputy Jeff Pelle reviewed this request regarding security, keeping Crime Prevention Through Environmental Design (CEPTD) concepts in mind; no comments or concerns were noted at this time.	No Response Required.
Sheriff's Office E911		No Response Received:	No Response Required.
South Metro Fire Rescue	08/29/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Major PD Amendment.	No Response Required.
The Pinery HOA	09/11/2025	Received: -The Pinery Homeowners Association does not have any objection to the 33rd Major Amendment to the Pinery Planned Development allowing mini warehouse use in the Business Park Planning areas, including PA 38-40. -The Design Guidelines in place will ensure the "Colorado Craftsman" architectural design, and the extensive landscaping requirements will maintain the overall character of the land development now and into the future.	The applicant met with the Pinery HOA board on September 24, 2025 to discuss the proposal and the HOA supported the PD Amendment request. The HOA will be provided future site improvement plans and plats for review.
Town of Castle Rock	08/26/2025	No Comment:	No Response Required.
Town of Parker Development Review		No Response Received:	No Response Required.
Town of Parker Public Works	08/21/2025	No Comment:	No Response Required.
Wildfire Mitigation	09/02/2025	Received: Wildfire Mitigation has assessed the project and parcel for wildfire hazards. Wildfire mitigation has no objection to the project.	No Response Required.

Referral Agency Response Report**Page 3 of 3****Project Name:** Pinery Planned Development, 33rd Amendment**Project File #:** ZR2025-006**Date Sent:** 08/21/2025**Date Due:** 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits		Received: Following is a summary of comments received from Xcel Energy. For details please reference their response letter dated September 4, 2025. Please be advised that Public Service Company has an existing high-pressure natural gas transmission line and natural gas distribution facilities in the Development. Public Service Company has no objection to this amendment, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion.	Future plats and site plans will be referred to Xcel for further review regarding their facilities and construction requirements.

From: annb_cwc64.com
To: Michael.Pesicka
Cc: CHOY_PAM; duanew_cwc64.com; jt_cwc64.com
Subject: N Pinery Pkwy, Parker, Colorado Douglas County eReferral #ZR2025-006
Date: Thursday, August 21, 2025 1:33:57 PM

Hi Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N Pinery Pkwy, Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

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

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

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

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

From: mpesicka@douglas.co.us <mpesicka@douglas.co.us>
Sent: Thursday, August 21, 2025 8:28 AM
To: annb_cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (Project Number ZR2025-006) Is Ready For Review

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

<https://apps.douglas.co.us/planning/projects/Login.aspx>

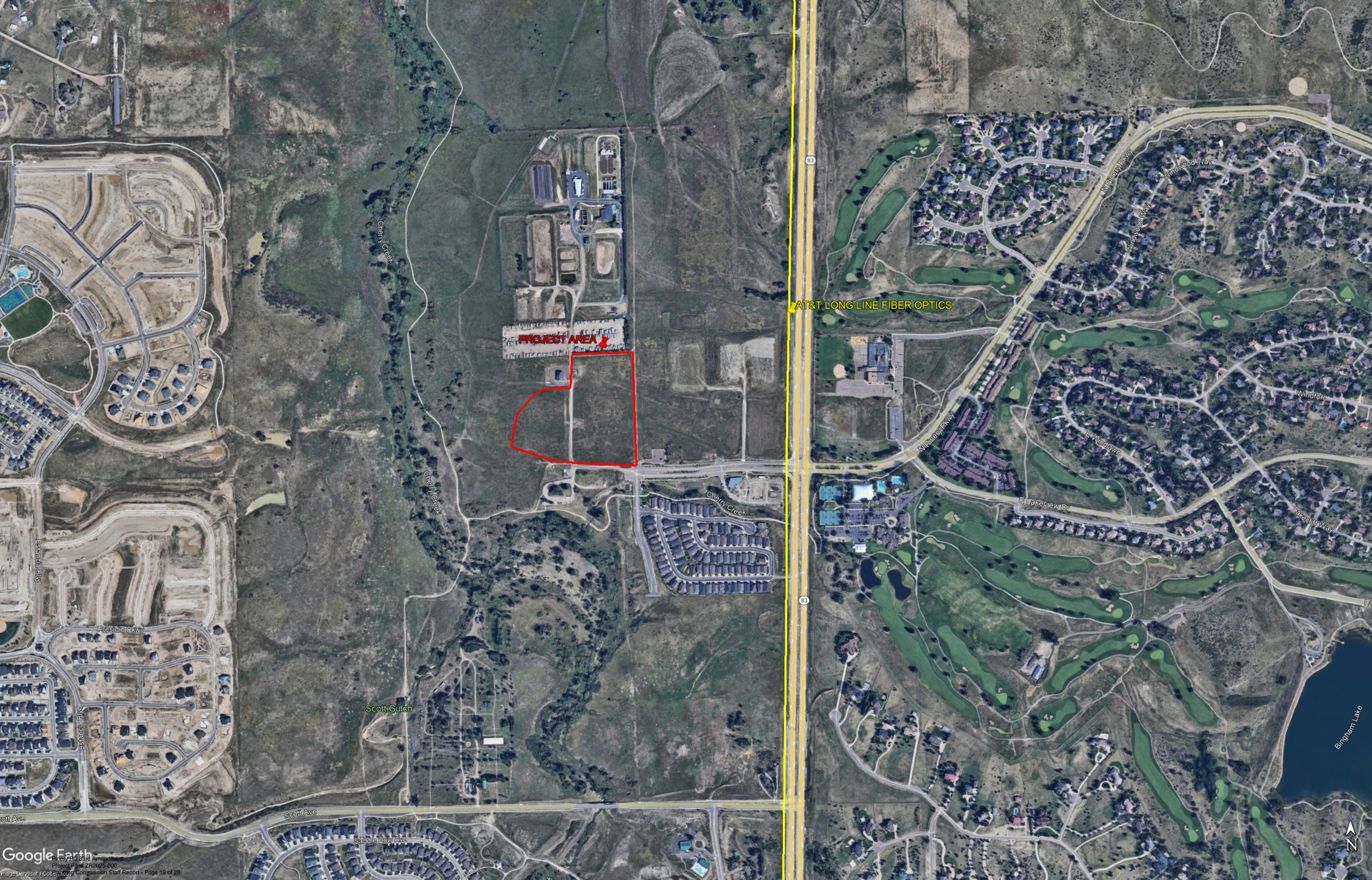
Project number ZR2025-006, Pinery Planned Development 33rd Major Amendment. The applicant is requesting approval of a Major PD Amendment to the Pinery PD Development Guide to allow mini warehouse use in the Business Park Planning Areas whereas currently the use is only allowed in Business Park Planning Areas 42 and 43

This referral will close on Wednesday, September 11, 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)



PROJECT AREA

AT&T LONG LINE FIBER OPTICS

Cherry Creek

Cherry Creek

Cherry Creek

Scott Gulch

Scott Ave

Saddle Bow Ave

83

83

M. Piney Pkwy

M. Piney Pkwy

Windward Way

Windward Way

Windford

E Windward

E Lakewood Dr

Lakewood Way

Bingham Lake



REFERRAL RESPONSE REQUESTDate sent: August 21, 2025Comments due by **September 11, 2025****Project Name:** Pinery Planned Development 33rd Amendment – Major PD Amendment**Project File #:** ZR2025-006**Project Summary:** The applicant is requesting approval of a Major PD Amendment to the Pinery PD Development Guide to allow mini warehouse use in the Business Park Planning Areas whereas currently the use is only allowed in Business Park Planning Areas 42 and 43.

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

☐ No Comment	
☒ Please be advised of the following concerns: <u>Engineering has no concerns regarding the proposed rezoning - prior to our approval, the engineering review fee (\$500) will need to be paid</u>	
☐ See letter attached for detail.	
Agency: DC Engineering	Phone #: 303-660-7490
Your Name: Chuck Smith (please print)	Your Signature: <i>Chuck Smith</i>
	Date: 9/2/2025

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

Sincerely,

Mike Pesicka

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

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



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

Project Name: Pinery Planned Development 33rd Amendment – Major PD Amendment
Project File #: **ZR2025-006**
S Metro Review #: REFOTH25-00185

Review date: August 29, 2025

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

Project Summary: The applicant is requesting approval of a Major PD Amendment to the Pinery PD Development Guide to allow mini warehouse use in the Business Park Planning Areas whereas currently the use is only allowed in Business Park Planning Areas 42 and 43.

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 Major PD Amendment.

REFERRAL RESPONSE REQUESTDate sent: August 21, 2025Comments due by **September 11, 2025****Project Name:** Pinery Planned Development 33rd Amendment – Major PD Amendment**Project File #:** ZR2025-006**Project Summary:** The applicant is requesting approval of a Major PD Amendment to the Pinery PD Development Guide to allow mini warehouse use in the Business Park Planning Areas whereas currently the use is only allowed in Business Park Planning Areas 42 and 43.

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

☐ No Comment	
☐ Please be advised of the following concerns: 	
☒ See letter attached for detail.	
Agency: Pinery Homeowners Association	Phone #: 303-841-8572
Your Name: Sonia Eyre (please print)	Your Signature: <i>Sonia Eyre</i>
	Date: 9/11/2025

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

Sincerely,

Mike Pesicka

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



Homeowners Association, Inc.

A COLORADO NON-PROFIT CORPORATION

8170 Hillcrest Way

Parker, CO 80134

303-841-8572

September 11, 2025

Mike Pesicka, Principal Planner
Planning Services

RE Project: ZR-2025-006

Please see below the following comments in regards to Project ZR2026-006:

The Pinery Homeowners Association does not have any objection to the 33rd Major Amendment to the Pinery Planned Development allowing mini warehouse use in the Business Park Planning areas, including PA 38-40.

The Design Guidelines in place will ensure the "Colorado Craftsman" architectural design, and the extensive landscaping requirements will maintain the overall character of the land development now and into the future.

We appreciate you allowing us the opportunity to review and comment.

Respectfully,

Sonia Eyre
Board President
Pinery Homeowner's Association



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

September 4, 2025

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

Attn: Mike Pesicka

Re: Pinery Planned Development 33rd Major Amendment, Case # ZR2025-006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the application for approval of a Major PD Amendment to the Pinery PD Development Guide to allow mini warehouse use in the Business Park Planning Areas whereas currently the use is only allowed in Business Park Planning Areas 42 and 43.

Please be advised that Public Service Company has *an existing high-pressure natural gas transmission line* and natural gas distribution facilities in the Development. Public Service Company has no objection to this amendment, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via 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.

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

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

Referral Agency Response Report**Page 1 of 3****Project Name:** Pinery Planned Development, 33rd Amendment**Project File #:** ZR2025-006**Date Sent:** 08/21/2025**Date Due:** 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	08/26/2025	No Comment:	N/A
AT&T Long Distance - ROW	08/21/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N Pinery Pkwy, Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	N/A
Black Hills Energy	08/21/2025	No Comment:	N/A
Building Services	08/29/2025	No Comment:	N/A
CenturyLink		No Response Received:	N/A
Cherry Creek Basin Water Quality Authority	08/27/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for ZR2025-006, Pinery Planned Development, 33rd Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirement. The Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72.	N/A
Comcast		No Response Received:	N/A
CORE Electric Cooperative	09/10/2025	No Comment:	N/A
Engineering Services	09/02/2025	Received: Engineering has no concerns regarding the proposed rezoning.	N/A
Office of Emergency Management	08/21/2025	No Comment:	N/A
Pinery Commercial Metro Districts #1 & 2		No Response Received:	N/A
Pinery Water and Wastewater District		No Response Received:	N/A

Referral Agency Response Report**Page 2 of 3****Project Name:** Pinery Planned Development, 33rd Amendment**Project File #:** ZR2025-006**Date Sent:** 08/21/2025**Date Due:** 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Pinery West HOA		No Response Received:	N/A
Sheriff's Office	09/08/2025	Received: Deputy Jeff Pelle reviewed this request regarding security, keeping Crime Prevention Through Environmental Design (CEPTD) concepts in mind; no comments or concerns were noted at this time.	Comment Noted
Sheriff's Office E911		No Response Received:	N/A
South Metro Fire Rescue	08/29/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Major PD Amendment.	N/A
The Pinery HOA	09/11/2025	Received: -The Pinery Homeowners Association does not have any objection to the 33rd Major Amendment to the Pinery Planned Development allowing mini warehouse use in the Business Park Planning areas, including PA 38-40. -The Design Guidelines in place will ensure the "Colorado Craftsman" architectural design, and the extensive landscaping requirements will maintain the overall character of the land development now and into the future.	Comment Noted
Town of Castle Rock	08/26/2025	No Comment:	N/A
Town of Parker Development Review		No Response Received:	N/A
Town of Parker Public Works	08/21/2025	No Comment:	N/A
Wildfire Mitigation	09/02/2025	Received: Wildfire Mitigation has assessed the project and parcel for wildfire hazards. Wildfire mitigation has no objection to the project.	N/A

Referral Agency Response Report**Page 3 of 3****Project Name:** Pinery Planned Development, 33rd Amendment**Project File #:** ZR2025-006**Date Sent:** 08/21/2025**Date Due:** 09/11/2025

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits		Received: Following is a summary of comments received from Xcel Energy. For details please reference their response letter dated September 4, 2025. Please be advised that Public Service Company has an existing high-pressure natural gas transmission line and natural gas distribution facilities in the Development. Public Service Company has no objection to this amendment, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion.	Comment Noted

- p. Within Planning Area 39 only, all uses by right within the multi-family areas except multi-family dwelling units as described by Article VI-E(2)(c). Multi-Family Development Standards shall apply, Article VI, Section E.
- q. All uses permitted in the Town Center Planning Area. Town Center Planning Area standards shall apply for all lots located in PA 41 fronting Collector Road A and Collector Road 8.
- r. Recreational vehicle storage (outdoors) within Planning Area 42 and 43 and the northernmost 260 feet of Planning Area 38 only.
- s. Motor vehicle/automotive repair services.
- t. Buildings, garages, utility stations related to emergency services such as ambulance, fire, police and rescue.
- u. Neighborhood public service, health and education facilities such as community centers, libraries and museums.
- v. Churches, church schools and synagogues.
- w. Temporary concrete, asphalt or mortar batching plants permitted only during the time period of road construction at The Pinery and only for use within The Pinery. Roads serving the facilities must be adequate to accommodate the projected loads from the concrete, asphalt or mortar batching plant. Emission control regulations shall be met. Such facilities shall only be located within Planning Areas 42 and 43 of the adopted PD Plan.
- x. Park and Ride facilities for Regional Transportation District.
- y. Childcare centers, day care centers and preschools permitted in PA 38 only.
- z. Water treatment facility within PA 38 only.
- aa. Assisted living facilities for elderly care in an institutional, non-residential setting (Planning Area 38 only, must meet 1,000-foot setback to wastewater treatment plant).
- bb. Mini warehouse (mini storage/self-storage) ~~within PA 42 and 43 only.~~ Not within PA 39.
- cc. Equipment rental (small equipment)
- dd. Hospital/ Urgent Care
- ee. Event center
- ff. Greenhouse / Plant Nursery- wholesale/ retail
- gg. Restaurant/Fast Food (with or without a drive-thru)
- hh. Any other uses consistent with the purposes of this section and reasonably similar to the uses set forth herein may be allowed at the discretion of the Planning Director. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the County according to the procedures for "Uses Not Itemized" contained within the Douglas County Zoning Resolution, as hereafter amended.