


Planned Development Rezoning Staff Report

DATE: OCTOBER 17, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 
CC: MATT JAKUBOWSKI, AICP, CHIEF PLANNER
MIKE PESICKA, PRINCIPAL PLANNER
CURTIS J. WEITKUNAT, AICP, LONG RANGE PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: **PINE CANYON PLANNED DEVELOPMENT – REZONING**
PINE CANYON PLANNED DEVELOPMENT – WATER APPEAL
PROJECT FILES: ZR2020-010
MI2020-009

OWNERS:
JRW FAMILY LIMITED PARTNERSHIP, LLLP
5975 E. JAMISON PLACE
CENTENNIAL, CO 80172

REPRESENTATIVE:
JAMES WALKER
5975 E. JAMISON PLACE
CENTENNIAL, CO 80172

PLANNING COMMISSION HEARING:	AUGUST 5, 2024 @ 6:00 PM
PLANNING COMMISSION HEARING (CONTINUED):	AUGUST 12, 2024 @ 6:00 PM
BOARD OF COUNTY COMMISSIONERS HEARING:	SEPTEMBER 10, 2024 @ 2:30 PM
BOARD OF COUNTY COMMISSIONERS HEARING (CONTINUED):	SEPTEMBER 16, 2024 @ 2:30 PM
BOARD OF COUNTY COMMISSIONERS HEARING (CONTINUED):	OCTOBER 22, 2024 @ 2:30 PM

The applicant for the Pine Canyon Planned Development (ZR2020-010) and Pine Canyon Planned Development Water Appeal (MI2020-009) is requesting a continuance to Tuesday, December 17, 2024 at 2:30 PM.

As directed by the Board at the September 16, 2024 hearing, the applicant is in discussions with the Town of Castle Rock regarding potential annexation and additional time is needed. The applicant's request letter is attached.

From: Kurt Walker
Sent: Thursday, October 17, 2024 8:47 AM
To: Matt Jakubowski
Subject: Continuance Request

Dear Mr. Jakubowski,

We respectfully request that the BOCC grant the Applicant a continuance of the BOCC's deliberation regarding the Pine Canyon PD Rezoning and Water Appeal (ZR202-010 and MI2020-009). Our request is for an additional two months extension from the October 22, 2024 date to the planned December 17th Land Use Meeting.

Under County Staff oversight, the Applicant and staff of the Town of Castle Rock have held substantive meetings addressing the Town's opposition to our pending applications. Town Staff has expressed a willingness to consider and present to Town Council a "pre-annexation" agreement. The Applicant's counsel is drafting such a proposal.

Additional time is needed to develop and present the necessary legal documents. Under the circumstances, the Applicant believes an additional continuance is warranted.

Thank you,

-Kurt

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Kurt Walker, M.A.
Principal Project Manager
PINE CANYON
303.587.0102