

Rezoning Staff Report

Date: September 9, 2025

To: Douglas County Planning Commission

From: Carolyn Washee-Freeland, AICP, Senior Planner *CWF*
Curtis J. Weitkunat, AICP, Planning Manager *CW*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*

Subject: **Antelope Crossing – A Rezoning from Agricultural One to Large Rural Residential**

Project File: ZR2024-015

Planning Commission Hearing:	September 22, 2025 @ 6:00 p.m.
Board of County Commissioners Hearing:	October 14, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The applicant requests a rezoning of a 42.61-acre parcel from Agricultural One (A-1) to Large Rural Residential (LRR) to allow for future development of four single-family lots. A concurrent Minor Development Final Plat (MDP) request to subdivide the property is being heard concurrently with this rezoning request. This rezoning request must be approved prior to the determination of the MDP subdivision application.

The parcel is located on the west side of Delbert Road, approximately one and one-half miles south of E. Parker Road. The project site directly abuts Elbert County. The subject property is located within the Northeast Subarea as identified in the Douglas County 2040 Comprehensive Master Plan (CMP).

The property is currently undeveloped land. The rezoning to LRR would allow for development of up to four single-family lots at a density of 1 dwelling unit per 10 acres.

II. APPLICATION INFORMATION

A. Applicant

DCLA-3 LLC
14205 E. Davies Avenue
Centennial, CO 80112

B. Applicant's Representative

CJ Kirst, Tahoe Consulting LLC
9457 S. University Boulevard, Unit 101
Highlands Ranch, CO 80126

C. Request

The applicant requests to rezone a 42.61-acre parcel from A-1 to LRR.

D. Process

A rezoning application is processed pursuant to Section 2504 of the Douglas County Zoning Resolution (DCZR).

Per Section 2504.06, “The Planning Commission shall evaluate the rezoning request, staff report, referral agency comments, applicant responses, and public comment and testimony, and make a recommendation to the Board of County Commissioners to approve, approve with conditions, continue, table for further study, or deny the amendment request. The Planning Commission's decision shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.”

E. Location

The site is located on the west side of Delbert Road, approximately one and one-half miles south of its intersection with E. Parker Road. The project vicinity, zoning, and aerial maps are provided in the attachments to this staff report.

III. CONTEXT

A. Background

The subject parcel was zoned A-1 with the inception of zoning into the County in 1955. The unplatted property is approximately 42.61-acres in size and is undeveloped. The proposed gross density will not exceed 1 dwelling unit (DU) per 10-acres, for future development of four 10-acre lots. The lots will be served by individual well and septic systems. The site is bound by single-family residential development in Elbert County to the east; undeveloped land zoned A-1 to the north, single family lots zoned A-1 to the west; and A-1 single-family parcels, as well as a LRR zoned parcel, to the south.

B. Adjacent Land Uses and Zoning

The project site is zoned A-1. The following table reflects the zone districts and land uses surrounding the project area.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One	Vacant Land
South	Agricultural One and Large Rural Residential	Single-Family Residential
East	Elbert County - Residential	Single-Family Residential
West	Agricultural One	Single-Family Residential

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The topography of the site is composed of rolling hills ranging from 6,260 feet to 6,300 feet in elevation, and steep slopes greater than 20-percent along the drainageway areas. The property contains a tributary of Coal Creek that runs throughout the site. The parcel is vegetated with grasses and groves of evergreen trees located to the south of the tributary.

B. Access

A 60-foot access roadway is proposed for access to the site. The proposed roadway will take access directly from Delbert Road and will run from east to west, on north side of the project site to provide access to each of the proposed lots. Delbert Road is currently a two-lane collector roadway. The Douglas County Transportation Plan indicates that Delbert Road is prioritized as a long-term improvement and will be widened in the future from two lanes to four lanes.

The applicant contracted with 2N Civil to complete a traffic letter for the project. The traffic letter evaluated the future roadway conditions adjacent to and near the project site. Douglas County Engineering reviewed the traffic letter and concurred with the findings which state that the rezoning will have minimal impacts on the area roadways and no additional analysis is needed.

A review of access and roadway improvements was also completed with the concurrent Minor Development Final Plat request.

C. Hazards

The Colorado Geological Survey (CGS) did not provide referral comments on the proposed rezoning. Further site investigation and engineering will occur during the subdivision and building permit phases.

D. Drainage and Floodplain

A Phase III drainage report was submitted with the rezoning request. The existing topography of the site contains elevations that slope southward towards an existing drainageway. The drainageway flows west to east, and crosses under Delbert Road, to the main channel of Coal Creek located two miles downstream, in Elbert County.

FEMA maps dated September 30, 2005 indicate that unregulated floodplain exists on the site. Further review of the unmapped floodplain areas will be accomplished at the time of subdivision.

V. PROVISION OF SERVICES

A. Schools

The County's *Subdivision Resolution* standards require school land dedications. During referral agency review, the Douglas County School District (DCSD) requested cash-in-lieu fees due to the size of the subject property. The applicant has agreed to pay cash-in-lieu fees which will be assessed at the time of subdivision.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire protection services to the site and has no objection to the proposed rezoning. The applicant has indicated that they have coordinated with the Rattlesnake Fire Protection District (RFPD) to obtain a will serve letter to allow SMFR to use an existing RFPD water cistern located east of the site in the Meadows Station subdivision. The Meadows Station subdivision is located in Elbert County and is situated on the east side of Delbert Road. Fire suppression and access will be addressed further at the time of the subdivision and the building permit process.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection services to the site. No referral comments were received from DCSO or DCSO 911.

D. Water and Sanitation

The proposed water supply for the future subdivision will come from individual wells constructed in the nontributary Lower Dawson aquifer, a bedrock aquifer in the Denver Basin, as per water decree 97CW095. The Colorado Division of Water Resources (CDWR) reviewed the rezoning request and commented on the potential for the subdivision of the property in the future. CDWR found that there is an existing well (well permit no. 53878) on the property and determined that the applicant must either re-permit the well pursuant to a water court approved plan for augmentation or plug and abandon the well prior to approval of a final plat. The applicant's water attorney has noted that the owner of the property has not located the well on the site, and may consider well permit no. 53878 as abandoned. CDWR provided a second review of the request and determined that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

The County's Water Consultant, Lytle Water Solutions (LWS), reviewed the applicant's water supply for compliance with the Douglas County Zoning Resolution, Section 18A Water Supply. LWS indicated that there is sufficient water in the Lower Dawson aquifer to support the proposed rezoning and future subdivision. LWS recommended that all the Denver Basin aquifer water underlying the property be reserved in perpetuity through a Declaration of Restrictive Covenants.

The Douglas County Water Commission also reviewed the rezoning request at its March 2025 meeting and provided a "no comment" on the project.

The applicant has indicated that the future lots will contain individual Onsite Wastewater Treatment Systems (OWTS), and each OWTS will be designed by a licensed Geotechnical Engineer. The Douglas County Health Department (DCHD) provided a referral comment on the rezoning request. DCHD provided a favorable recommendation regarding the proposed method of sewage disposal. DCHD also provided suggestions for the future subdivision regarding home design for radon resistance and suggested that future lot owners should have individual water wells analyzed for contaminants as a baseline for water quality. The applicant has acknowledged DCHD comments and will take their suggestions into consideration during the subdivision process.

F. Utilities

Utility Service providers are AT&T, Black Hills Energy, CenturyLink, CORE Electric Cooperative, and Xcel Energy. AT&T, CORE Electric Cooperative, and CenturyLink had no objections to the rezoning. Black Hills Energy did not respond to the request.

Xcel Energy had no objections to the rezoning request contingent upon Xcel's ability to maintain all existing rights for future expansion, which includes all present and future accommodations for natural gas transmission and electric transmission-related facilities. Further, Xcel Energy stated that additional easements may be required for new facilities. Any additional easements will be reviewed during the subdivision process.

VI. PUBLIC NOTICE AND INPUT

A. Public Notice

DCZR Section 2508 requires mailed, published, and posted notice of the public hearing.

B. Public Comments

Notifications of an application in process were sent to all abutting landowners. Staff received three comments from neighboring property owners regarding the proposed rezoning. Neighbors were concerned that the proposed rezoning would allow access from Cooper Creek Court, which is a private access drive owned and maintained by the Cooper Creek HOA, located directly south of the project site. The applicant contacted these neighbors and explained that access to the future subdivision will be taken directly from Delbert Road. The applicant does not intend to provide access from the property to the adjacent Cooper Creek Court.

Other concerns related to the proposed density for future subdivision, and whether future development would remain in character of the existing neighborhood.

C. Referral Comments

All referral agency comments outlined in the Referral Agency Response Report are attached to the staff report. The applicant has provided responses to referral comments.

Referrals were sent to the Parker View Estates HOA and the Spirit Ridge HOA. There were no responses received.

In response to written public comments from abutting landowners, the applicant provided a written response to each comment in the attachments to the staff report. The applicant acknowledged the community comments and will consider these issues during the design of the future subdivision.

VII. STAFF ANALYSIS

The following criteria shall be considered by the Planning Commission in the review of all rezoning applications:

2502.01: Whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan.

Staff Comment: The applicant indicated the future subdivision will be served by individual water well and OWTS septic systems. Fire protection and police services are provided to the site and provision for access and utilities have been verified. The application is generally consistent with the CMP policies in Objective 3-3E for the Northeast Subarea.

Policy 3-3E.1 – A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where it is logical infill, where approximately 50 percent of the property boundary is adjacent to zoned lands or parcel sizes consistent with the proposed development, and where site characteristics can generally support it.

Staff Comment: Approximately 50 percent of the 42.61-acre project site is adjacent to existing A-1 and LRR zoned single-family residential lots that are five and ten acres in size. The remaining acreage located north of the subject property is a single 91.25-acre parcel which is zoned A-1, and is currently undeveloped, and a single-family residential development with lot sizes of five acres, which is located in Elbert County directly to the east.

The applicant notes that the proposed zoning would allow for a similar density to what is already found in the Northeast subarea. The site characteristics of the Antelope Crossing property are rural in nature, and adjacent to similarly sized parcels with similar site characteristics that are consistent and complementary with the proposed LRR zoning.

Policy 3-3E.2 – A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where there is adequate public infrastructure to

support the proposed development and where the other goals, objectives, and policies of the Plan have been met.

Staff Comment: The applicant proposes to rezone a 42.61-acre parcel from A-1 to LRR zoning, at a gross density of 1 dwelling unit per 10 acres. Information provided with the application indicates that public infrastructure will be adequate to support the proposed development.

Policy 3-3E.3 – Encourage connections to central water and sewer district systems, when possible.

Staff Comment: The applicant indicated that existing water and sewer service providers are not in reasonably close proximity to the site. The nearest water provider is Parker Water & Sanitation District (PWSD). The Antelope Crossing property is located approximately two and one-half miles east of the PWSD service area.

Policy 3-3E.4 – New development within the Northeast Subarea should take measures to protect the existing alluvial wells used as water supply in this area.

Staff Comment: Future development on the site will not utilize any existing alluvial wells for water supply. The property will be developed with four residential lots with each lot to be served by an individual water well. The future lots will be served by the Lower Dawson aquifer as decreed in Case No. 97CW095.

Policy 3-3E.5 – New development within the Northeast Subarea should be designed to minimize the removal of vegetation and to use trees and landforms to screen development, where possible. Additional trees and vegetation should be planted, where necessary and appropriate, to screen development.

Staff Comment: The rezoning request should not adversely impact existing vegetation, and trees present on the site. The site contains grasses and evergreen trees located south of the existing Tributary. The applicant indicated that the trees will be preserved to the extent possible and serve to screen future development on the site from adjacent properties.

Policy 3-3E.6 – Maintain natural drainages for wildlife movement, where possible, and provide open space linkages within and between large-lot developments.

Staff Comment: The applicant states that future development will not modify the existing Tributary and wildlife movement will not be impacted in the natural drainageway. The applicant will utilize no-build zones in lot design to protect the drainageway and wildlife movement within and between the large-lot developments.

Policy 3-3E.7 – Development along existing roads in the Northeast Subarea should be carefully sited and designed to minimize visual impacts, particularly of distant Front Range mountain views and open meadows.

Staff Comment: Information provided with the application indicates that the on-site natural drainageway will be preserved within the new development. The site slopes from west to east, and the Front Range mountains are not viewable from the site. The applicant will utilize no-build zones to protect views of open meadows from the site.

2502.02 Whether the application is in compliance with all applicable statutory provisions.

Staff Comment: The application complies with applicable provisions of the Colorado Revised Statutes.

2502.03 Whether there has been a substantial change in the character of the neighborhood since the land was last zoned.

Staff Comment: The subject property has been zoned A-1 since the inception of zoning in Douglas County in 1955. The parcel has not been subdivided and lies adjacent to existing single-family residential developments to the east, west, and south. A large agricultural parcel is located to the north. The surrounding Lincoln Property Subdivision consists of single-family lots and was subdivided in 1984.

2502.04 Whether the application demonstrates 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 will be available to the proposed development. Utility infrastructure will be provided to the site by CORE, Xcel Energy, and CenturyLink. Fire protection and emergency services will be provided by SMFR and the Douglas County Sheriff's Office. The Douglas County School District will provide access to public schools. All entities can provide service and will continue to assess potential impacts during any future phases of residential development.

2502.05 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: Douglas County Engineering determined that Delbert Road will have the capacity necessary to maintain the adopted level-of-service with a maximum of four future residential lots. The site will take access off of Delbert Road through a new driveway.

2502.06 Whether the application is in conformance with Section 18A, Water Supply Overlay District, herein.

Staff Comment: The application is consistent with the requirements of Section 18A for a rezoning. CDWR provided a referral comment letter dated December 24, 2024, stating that the proposed water supply is adequate and can be provided without causing injury to decreed water rights in case no. 97CW095.

The County's water consultant provided a water supply review of the rezoning request and concluded that there is sufficient water in the Lower Dawson aquifer to support the proposed rezoning and future subdivision. The water consultant recommended that the Denver Basin aquifer water underlying the property be reserved in perpetuity through a Declaration of Restrictive Covenants. The applicant committed to providing the Declaration of Restrictive Covenants prior to the Board of County Commissioners hearing.

Below are the water supply approval standards used for evaluating land use applications.

1803A.01 The applicant has demonstrated that the water rights can be used for the proposed use(s).

Staff Comment: The applicant submitted adjudicated water decree 97CW095 which states that the water can be used for domestic, agricultural and fire protection purposes. The four lots will be served by Lower Dawson aquifer wells. CDWR provided a referral comment letter dated December 24, 2024, stating that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

1803A.02 The reliability of a renewable water right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.

Staff Comment: Per the water documentation, no renewable water rights are proposed for development with this application.

1803A.03 The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.

Staff Comment: The applicant provided a letter from their water attorney dated May 12, 2025, which states that the water source for individual wells for the four lots will be from the Lower Dawson aquifer groundwater underlying the subject property.

1803A.04 The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.

Staff Comment: The water demand standards for the LRR Zone District are 1 acre-foot/year/residence. The applicant's water attorney letter states that future development of four residential lots with individual water wells will each withdraw up to 2 acre-feet per year for 100-years. The total demand for four wells will be 8 acre-feet per year.

2502.07 Whether the proposed rezoning is compatible with the surrounding land uses.

Staff Comment: The subject property has been zoned A-1 since the inception of zoning in Douglas County in 1955. The parcel has not been subdivided and lies adjacent to existing single-family residential developments to the east, west, and south. A 91.25-acre agricultural parcel is located to the north. The neighboring Lincoln Property Subdivision located to the south of the subject property, consists of single-family residential development that was subdivided in 1984.

2502.08 Whether the subject land is suitable for the intended use.

Staff Comment: Other large lot residential developments are in proximity, the subject parcel may be suitable for the intended residential use.

VIII. STAFF ASSESSMENT

Staff evaluated the rezoning request in accordance with the Douglas County Comprehensive Master Plan policies with Section 25 of the Zoning Resolution. The applicant submitted a Declaration of Restrictive Covenants to reserve the water supply in

perpetuity for the benefit of future property owners. Should the Planning Commission find that the approval standards have been met, it may recommend approval of the rezoning to the Board of County Commissioners.

ATTACHMENTS	PAGE
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Applicant’s Narrative	12
CMP, Zoning, and Aerial Maps.....	22
Referral Agency Response Report	25
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LAND USE APPLICATION

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

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

OFFICE USE ONLYPROJECT NAME: **Antelope Crossing Rezoning**

PROJECT FILE #:

ZR2021-015PROJECT TYPE: **Rezoning**

PLANNING FEES:

\$5,056.00MARKETING NAME: **Antelope Crossing Filing 1**

ENGINEERING FEES:

SITE ADDRESS: **No Site Address Currently**

OWNER(S):

TOTAL FEES:

Name(s): **DCLA-3, LLC**Address: **14205 E. Davies Avenue, Centennial, CO 80112**Phone: **(303) 437-9707**

Email: _____

RELATED PROJECTS:

PS2023-232**SB2024-066**

AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)

Name: **CJ Kirst (Tahoe Consulting LLC)**Address: **9457 S. University Boulevard, Unit 101, Highlands Ranch, CO 80126**Phone: **(303) 330-8947**

Email: _____

LEGAL DESCRIPTION:

Subdivision Name: **N/A**Filing #: _____ Lot #: _____ Block #: _____ Section #: **28** Township: **6S** Range: **65W**STATE PARCEL NUMBER(S): **2235-284-00-001**

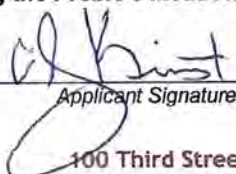
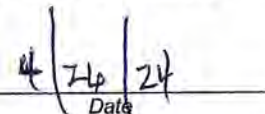
ZONING:

Present Zoning: **A-1** Proposed Zoning: **LRR** Gross Acreage: **42**Gross Site Density (DU per AC): **1 du/10Ac** # of Lots or Units Proposed: **4**

SERVICE PROVIDERS:

Fire District: **South Metro**Metro District: **N/A**Gas: **Xcel**Water: **Well**Sewer: **Septic**Electric: **CORE**Roads: ☐ Public ☒ Private (please explain): **Internal access road coming off of Delbert Rd. providing access to future 10-ac lots will be private locate road.**

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
100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460
Date

ANTELOPE CROSSING FILING 1

PROJECT SUMMARY REZONING FROM A-1 TO LRR

April 26, 2024, Rev. July 2, 2024, Rev. 10/28/24, Rev. 7/25/25

Section 2506.01

General Project Concept: To re-zone 42.61 acres of Agricultural One land to Large Rural Residential. The current use of the land is agricultural. The property does not have any improvements on it.

The proposed gross density on the property will not exceed 1du/10ac and will likely include four (4) 10+ acre lots. The lots will be served by individual well and septic systems.

Access to the property will come from Delbert Road via a new private all weather local road that will run up through the property to the northwest and will provide access to the new four (lots). The estimated trips generated by this development are 38 two-way trips out of which 3 two-way trips occur in the AM peak hour and 4 two-way trips occur in the PM peak hour.

The property generally flows from west to east down the middle of the property in a minor drainage way, Upper Reach Cool Creek Left Tributary. It is not anticipated that the project will alter the Tributary alignment as the site has been designed around this alignment.

Location: A tract of land situated in the east-half of Section 28, Township 6 South, Range 65 West of the 6th Principal Meridian, Douglas County, Colorado. The property is also described as being located immediately west of the Delbert Road and Meadow Station Road intersection.

Condition: Currently the subject property has rolling native grasses without structures. The property has a portion of the unmapped Upper Reach Cool Creek Left Tributary running through it.

Section 2506.02

Land Minerals & Water Owner:

DCLA-3 LLC
14205 E. Davies Avenue
Centennial, CO 80112

Authorized Representative:

CJ Kirst, Tahoe Consulting LLC
9457 S. University Boulevard, Unit 101
Highlands Ranch, CO 80126

Surveyor:

Encompass Surveying
2750 S. Wadsworth Blvd., Ste. C202
Denver, CO 80227

PROJECT SUMMARY REZONING FOR ANTELOPE CROSSING FILING 1 FROM A-1 TO LRR

Section 2506.03

Purpose of this request: To re-zone 42.61 acres of Agricultural One land to Large Rural Residential.

Section 2506.04

Proposed development staging and time frame: A minor plat has been submitted as well for the subdivision of four (4) 10+ acre lots. Subsequent to a minor plat recordation the Owner expects to start development in the summer of 2025 with the first home building permits being issued later that year.

Section 2506.05

How it relates to the existing land uses and abutting land uses:

Site Zoning: Current Site Zoning – Agricultural One (A-1)
Proposed Zoning – Large Rural Residential (LRR)

Adjacent Properties Zoning – CONTIGUOUS

Boundary Segment	Adjacent Acreage	Length (ft)	Percentage of Adjacency	Zone District	Max. Gross Density Allowed
East (Elbert County RA-1 Zoning)	6.00	642.22	7.7%	RA-1*	1 du / 5 ac
East (A-1 Zoning)	5	388.43	4.7%	A-1	1 du / 35 ac
South (A-1 Zoning)	5	560.87	6.8%	A-1	1 du / 35 ac
South (A-1 Zoning)	10	903.99	10.9%	A-1	1 du / 35 ac
East (A-1 Zoning)	10	330.00	4.0%	A-1	1 du / 35 ac
South (LRR Zoning)	10.035	1322.37	15.9%	LRR	1 du / 10 ac
Totals	46.04	4,147.88	50.02%		

* = Elbert County (Meadows Station)

Section 2506.06

Description of the availability and adequacy of public services and facilities.

Fire Protection:

We have been working with South Metro Fire Protection District (SMFD) to meet the Water Supply for Rural Fire Fighting requirements. We have also coordinated with Rattlesnake Fire Protection District to obtain a well serve letter (enclosed with the other submittal items) for SMFD to use their cistern located immediately west in the Meadows Station subdivision. This cistern's capacity allows SMFD to have the required volume necessary to meet the criteria i.e. 250 gallons per minute for 2 hours. In addition, the cistern is located less than 2 miles of travel distance from Antelope Crossings furthest limits. SMFD has accepted this will serve letter. A knock box will be added at the cistern for SMFD.

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Water: Wells – All water rights will be reserved in perpetuity for the proposed development pursuant to a Declaration of Restrictive Covenants.

Sanitary: Onsite Wastewater Treatment System (OWTS) – each OWTS will be designed and permitted by a licensed geotech/engineer who evaluates current soil characteristics.

Electric: CORE Electric Cooperative

Gas: Propane

School District: Douglas County – Applicant acknowledges the fee-in-lieu of land will be \$500 for each new residential lot and will make this payment at the time of platting.

Section 2506.07

An analysis of the site characteristics related to the proposal, including any environmentally hazardous, sensitive or natural resource areas. Describe any man-made hazards.

Currently the site is non-habited. The terrain is mostly rolling plains with unmapped Upper Reach Cool Creek Left Tributary (“Tributary”) running through the property. The Ph. 1 drainage study and the floodplain letter (both prepared by 2NCivil) with this application outlines detailed information about the Tributary. A CLOMR/LOMR is not anticipated since the annual floodplain boundary change is minimal (1%). There are no mitigation improvements required. Evergreen trees are located to the south of the Tributary. There are no known environmentally hazardous, sensitive or natural resource areas on the property.

Section 2506.08

Impacts on existing flora and fauna.

The development activity that will occur will involve grading in the access road from Delbert Road. No overlot activity will occur. Lots will be sold and custom home construction will take place on each lot. The lot construction by the home builder will mostly include a driveway, home, domestic well, OWTS (septic system) and possibly an accessory building. The disturbance areas impacted by any new development will be reseeded with native seed mix in accordance with Doug. Co. standards. Furthermore, proper erosion control measures will be installed to prevent erosion. The Comprehensive Master Plan Wildlife Map designates this area as a Moderate Habitat Value area. The habitat observed in and around the property are antelope, deer and rabbits.

Due to the minimal disturbance, we do not expect any impact to native wildlife.

Section 2506.09

Denver Regional Council of Government’s Metro Vision Plan –The site is located just at the edge or immediately outside of the Urban Growth Boundary. The Metro Vision Plan identifies the area as Semi-Urban Residential as it is located in groupings of 10 or more residential parcels

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with an average residential lot size greater than or equal to 1 acre and less than 10 acres. This application will comply with this as each lot will be greater than 2 acres and less than 10 acres.

1041 regulations don't apply to rural communities.

Antelope Crossing is within the Non-Urban Northeast Sub Area of the Douglas County Comprehensive Plan ("DCCP"). Antelope Crossing will meet the policies and guidelines of this Sub Area with the following:

- *Objective 3-3E Ensure development in the Northeast Subarea is consistent with this plan.*
 - *POLICY 3-3E.1 A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where it is logical infill, where approximately 50 percent of the property boundary is adjacent to zoned lands or parcel sizes consistent with the proposed development, and where site characteristics can generally support it.*

With the rezoning to LRR the gross density of one dwelling unit per 10-Ac is well above the 1du/2.5ac. density. The site adjacency to zoned lands or parcel sizes = 50.02%. The site's entire southerly and easterly property lines (4,147.88') have this adjacency. The adjacent land to the north and west is owned by the same owner as this property and it is their intent to subsequently rezone and subdivide these two properties to LRR and create 10-ac lots through subdivision.

Since the properties to the south and east (with 5, 6 & 10-ac lot sizes) are consistent with the proposed LRR (10-Ac min.) lot size transition requirements should not be necessary. Similarly infill transition to the north and west does not seem necessary since the owner of this land is the same as this project and the intents with these two properties is identical to this project.

The adjacent lots to the east are located within Elbert County, more specifically within the Meadows Station subdivision. These lots are zoned RA-1 allowing lot sizes no less than 5.0-acres.

- *POLICY 3-3E.2 A maximum gross density of one dwelling unit per 2.5 acres is supported in the Northeast Subarea where there is adequate public infrastructure to support the proposed development and where the other goals, objectives, and policies of the Plan have been met.*

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LRR zoning of this property will yield four (4) 10-acre lots. The lots will be served individually for water and sewer via wells and OWTS septic systems, respectively. The traffic letter included with this application indicates that the estimated trips generated from these four lots has minimal impact on Delbert Road. The Douglas County Transportation Master Plan designates Delbert Road as a collector status. The average daily traffic for Delbert Road is less than 20,000 vpd. The 38 two-way trips that this project creates is minimal in comparison to the 20,000 vpd that Delbert carries.

In addition, the Ph. 1 drainage report indicates that the existing 72” CMP pipe under Delbert Road is more than adequate to accommodate the site’s flows. The 72” CMP is currently maintained by Douglas County as it lies under Delbert Rd. It is assumed that Douglas County will continue to maintain the pipe. No floodplain mitigation is proposed as discussed previously in this narrative.

- *POLICY 3-3E.3 Encourage connections to central water and sewer district systems, when possible.*

Existing water and sewer service providers are not in reasonably close proximity of the site.

- *POLICY 3-3E.4 New development within the Northeast Subarea should take measures to protect the existing alluvial wells used as water supply in this area.*

Each of the 4 lots on the property will be served by an individual well into the NT Lower Dawson Aquifer. Each well will withdraw up to 2 acre-feet per year for 100-years allowing each lot to have residential use in up to 2 houses. The total demand for all 4 wells will be 8 acre-feet per year. The Lower Dawson Aquifer groundwater is nontributary, therefore an augmentation is not required for its withdrawal and use. The water supply is estimated to last at least 100 years based on calculations from the Colorado Division of Water Resources. There is also additional groundwater quantified in the 97CW095 Decree in other aquifers that could be used as the supply for the Subject Property should the Lower Dawson become unusable.

- *POLICY 3-3E.5 New development within the Northeast Subarea should be designed to minimize the removal of vegetation and to use trees and landforms to screen development, where possible. Additional trees and*

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vegetation should be planted, where necessary and appropriate, to screen development.

The only vegetation on the property are native grasses and evergreen trees. The evergreen trees are located south of the existing Tributary. Wetlands are not present in the Tributary. A slope analysis of the property will be conducted at the time of subdivision. The new private local road coming off of Delbert Rd. that provides access to the site is north of the Tributary. Therefore, we do not expect any existing trees will be removed. These trees remaining will provide screening as-is. The Floodplain report included with this application describes the requirement for foundations to be no less than 2' higher than the 100-year floodplain, and therefore this will be considered a no-build requirement.

- *POLICY 3-3E.6 Maintain natural drainages for wildlife movement, where possible, and provide open space linkages within and between large-lot developments.*

As stated above, the new private local road coming off of Delbert Rd. that provides access to the site is north of the Tributary. Therefore, we do not expect any existing trees will be removed. We are not proposing to modify the existing Tributary and therefore wildlife movement will not be impacted in this natural drainage.

- *POLICY 3-3E.7 Development along existing roads in the Northeast Subarea should be carefully sited and designed to minimize visual impacts, particularly of distant Front Range mountain views and open meadows.*

The site slopes west to east and does not currently have a view of the Front Range mountains, however the site's topography in conjunction with the Tributary and existing evergreen trees create a unique environment for each lot and home. Since the property will not be mass graded the views to the "east" will not be obstructed. The Floodplain report included with this application describes the requirement for foundations to be no less than 2' higher than the 100-year floodplain, and therefore this will be considered a no-build requirement.

Section 2506.10

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Phase I Drainage and Water Quality Study – The subject property generally flows from west to east down the middle of the property in a minor drainage way, Upper Reach Cool Creek Left Tributary. It is not anticipated that the project will alter the Tributary alignment as the site has been designed around this alignment. The Tributary onsite is not part of a designated floodplain. The private local road providing access to the future LRR lots gains access off of Delbert Rd. The private local road will have a roadside ditch that will convey flows back to the Tributary. The Tributary flows are conveyed under Delbert Road through an existing 72” CMP pipe.

Section 2506.11

Description of recreation facilities, including existing and proposed park sites, open space and accessibility to parks and open space areas – the subject property will not be constructing parks and therefore the applicant will pay the required cash-in-lieu fees. The closest Douglas County local park is Pinery Park (which is approximately 5-miles away as the crow flies). And the closest local Town/Metropolitan District parks are Tallman and O’Brien Parks (which are approximately 4 and 6-miles away respectively as the crow flies).

Section 2506.12

Changes in the character of the neighborhood, since the land was last zoned, to substantiate a rezoning – the majority of the land in and around the subject property has been zoned agricultural and large rural residential for quite some time, including the 5-ac lots to the east in Elbert County known as Meadows Station. The adjacency to the A-1 and LRR (both 10-acre) lots to the south and the 5 & 6-acre Meadow Station lots to the east are used similar to the uses proposed herein. It appears that Meadows Station was platted in Elbert County in the 1980’s.

Rezoning – Section 2502

2502.01 Whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan

Antelope Crossing is within the Non-Urban Northeast Sub Area of the Douglas County Comprehensive Plan (“DCCP”) and meets the policies and guidelines of this Sub Area as evidenced earlier in this narrative by complying with Policies 3-3E.1 – E.7.

2502.02 Whether the application is in compliance with all applicable statutory provisions;

The proposed application complies with the applicable statutory provisions of the Colorado Revised Statutes C.R.S. § 31-23-303(1): “... in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, floodwaters, and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to promote energy conservation; and to facilitate the adequate provision of transportation, water, sewerage,

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schools, parks, and other public requirements. Such regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.”

2502.03 Whether there has been a substantial change in the character of the neighborhood, since the land was last zoned;

The property is located adjacent to existing LRR, RR and A-1 zoned land. The greater Northeast Subarea has continued to develop into semi-rural residential uses.

2502.04 Whether the application demonstrates public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development

This rezoning will not adversely impact the provision of public facilities and services; utility infrastructure will be provided to the site. It is served by South Metro Fire Protection District, the Douglas County Sheriff’s Office and the Douglas County School District. We expect all entities will be capable of providing service, as this will be determined during the referral review process.

2502.05 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;

This rezoning will not adversely impact the roadway capacity. The site’s traffic was analyzed by 2NCivil in their 4/5/24 traffic letter. The site will gain access off of Delbert Road at a new driveway location. The location is at the bottom of a vertical sag and therefore the site distance is well more than is required. The site will generate 38 trips per day in and out of Delbert Road which is classified as a 2-lane collector. As stated previously the 4/5/24 2NCivil traffic letter indicates that the estimated trips generated from these four lots has minimal impact on Delbert Road.

2502.06 Whether the application is in conformance with Section 18A, Water Supply - Overlay District, herein

The subject land contains a water supply that is adequate for the intended use. Please see the attached 5/29/24 opinion letter prepared by Eric Trout (McGeady Becher P.C.) stating the water’s sufficiency which includes the decree evidencing the allowed uses for the water.

2502.07 Whether the proposed rezoning is compatible with the surrounding land Uses

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The property is located adjacent to existing LRR, RR and A-1 zoned land. Since the properties to the south and east (with 5, 6 & 10-ac lot sizes) are consistent with the proposed LRR (10-Ac min.) lot size transition requirements should not be necessary. Similarly infill transition to the north and west does not seem necessary since the owner of this land is the same as this project and the intents with these two properties is identical to this project.

2502.08 Whether the subject land is suitable for the intended use

The proposed rezone of the subject land is similar in nature to other parcels that are in close proximity and therefore is suitable for the proposed intended use.

Water Supply 18A

1803A.01 The applicant has demonstrated that the water rights can be used for the proposed use(s).

The Applicant has the legal right to withdraw and use the Lower Dawson groundwater pursuant to the 97CW095 Decree and the Quit Claim Deed filed on March 26, 2024, at Reception No. 2024011362 in the records of the Douglas County Clerk & Recorder. The Decree states that this water can be used for domestic, agricultural and fire protection purposes at a minimum.

1803A.02 The reliability of a renewable water right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.

Please see the attached and revised 9/16/24 opinion letter prepared by Eric Trout (McGeady Becher P.C.) stating the water's sufficiency.

1803A.03 The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.

Please see the attached and revised 9/16/24 opinion letter prepared by Eric Trout (McGeady Becher P.C.) stating the water's sufficiency.

1803A.04 The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.

Please see the attached 9/16/24 opinion letter prepared by Eric Trout (McGeady Becher P.C.) stating the water's sufficiency.

In summary we are proposing to rezone the 42.61-ac property known as Antelope Crossing Filing 1 from A-1 to LRR. This rezoning proposal meets the Northeast Sub-Area criteria for “no





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more than one dwelling unit per 2.5-ac so long as 50 percent of the property boundary is adjacent to zoned lands or parcel sizes consistent with the proposed development, and where site characteristics can generally support it.” Furthermore, the rezoning of this property is logical for the surrounding area considering similar lot sizes to the south and east.





Note: A community meeting has not been conducted as it is voluntary. Furthermore, a meeting with Elbert County has not been conducted as the property is not in Elbert County.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

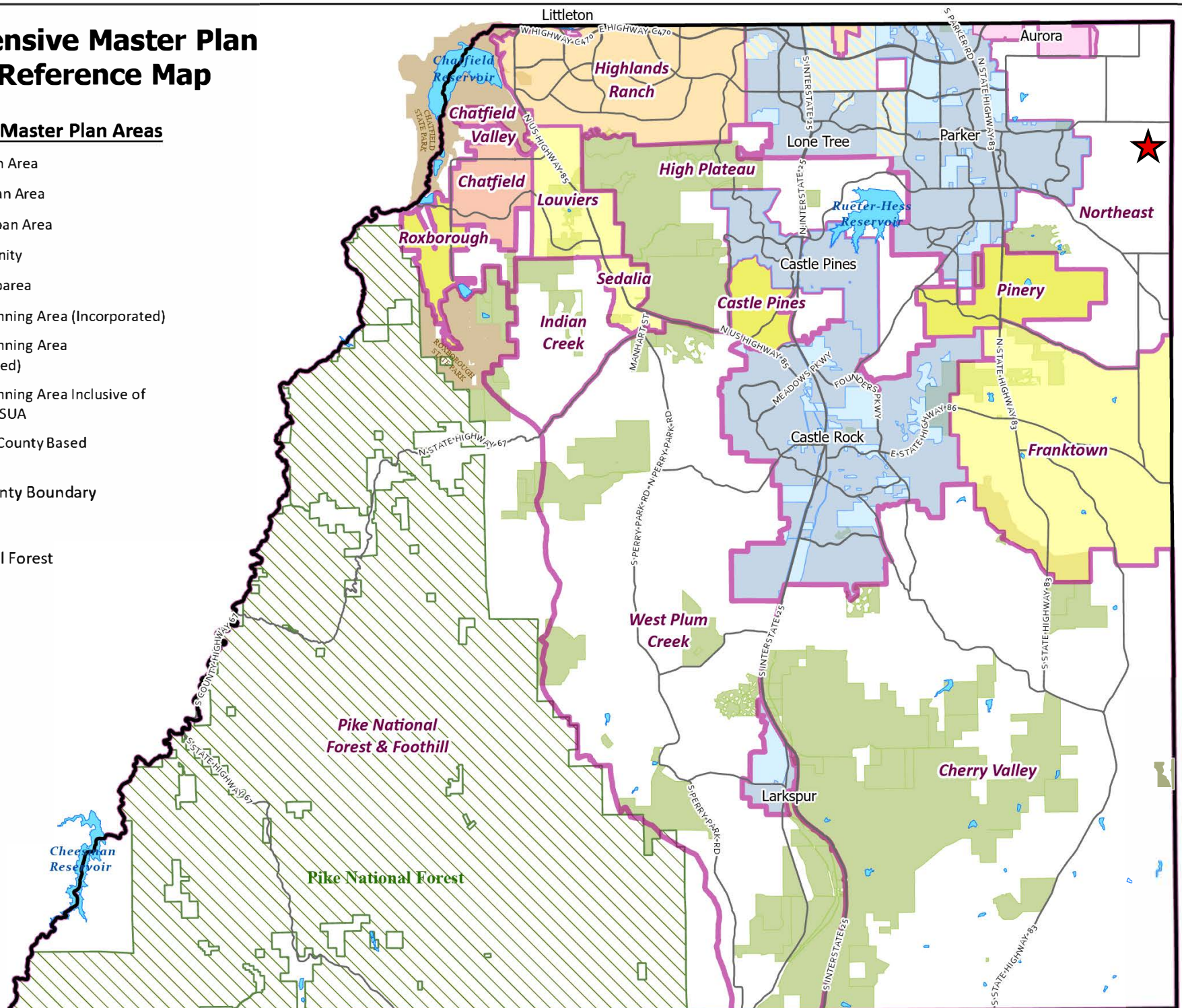
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

Parks

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

Roadways

-  Major Roads



REZONING

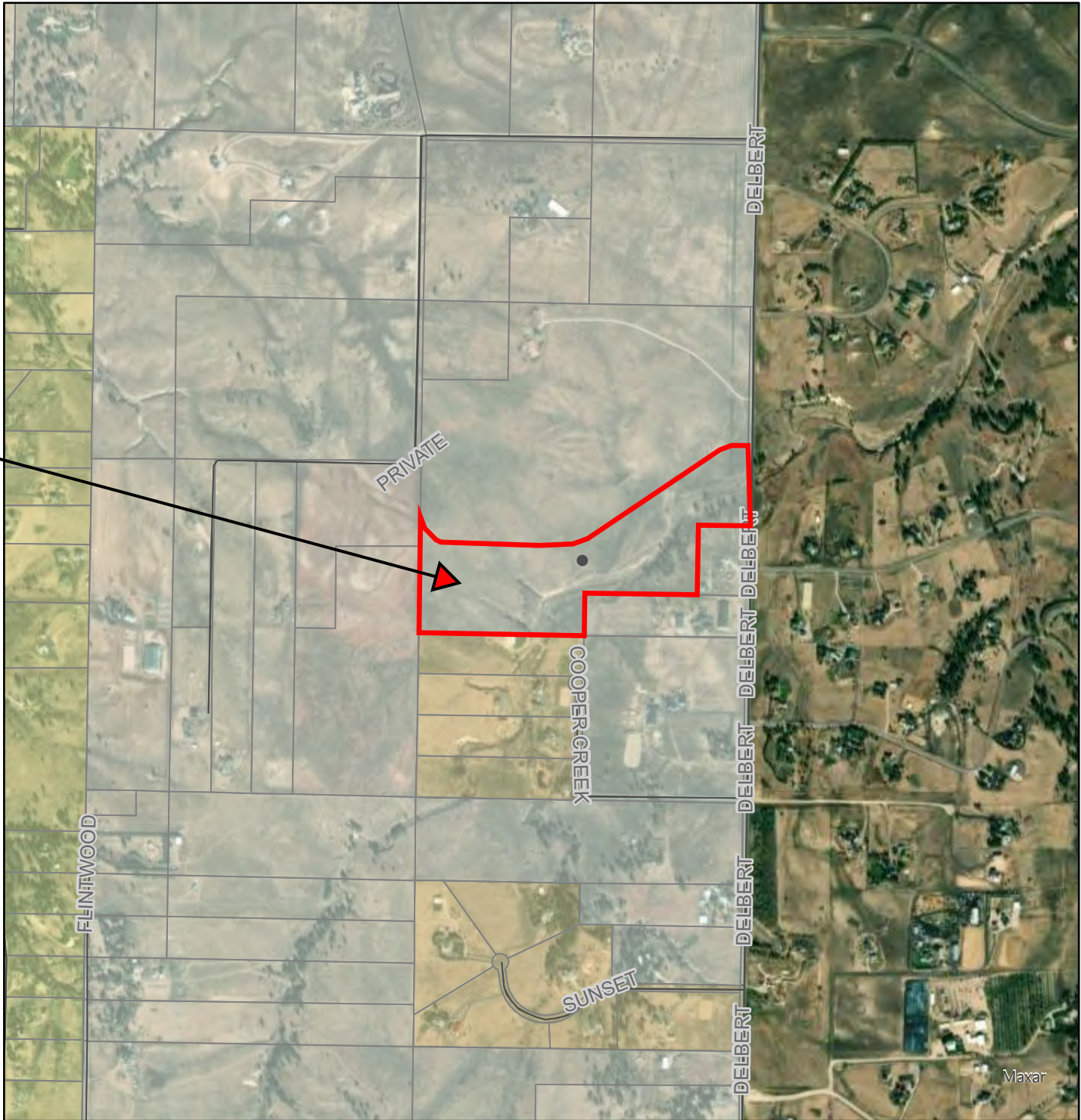
ANTELOPE CROSSING

ZR2024-015
ZONING



LEGEND

- Roads
- Major Roads
- ▭ Parcels - PARCELS
- ▭ A1 - AGRICULTURAL ONE
- ▭ LRR - LARGE RURAL RESIDENTIAL
- ▭ RR - RURAL RESIDENTIAL



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— Roads
— Major Roads
 Parcels - PARCELS



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Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/11/2024	No Comment	No further action necessary
Assessor	07/30/2024	Received: No	No further action necessary
AT&T Long Distance - ROW	07/17/2024	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N Delbert Rd Parker, Colorado. 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. Ann Barnowski Clearwater Consulting Group Inc 120 9th Avenue South Suite 140 Nampa, ID 83651 Annbn@cwc64.com	No further action necessary
Black Hills Energy		No Response Received	No further action necessary
Building Services	07/16/2024	No Comment	No further action necessary
CenturyLink	07/23/2024	Received: CenturyLink of Colorado, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject rezone and has determined that it has no objections with respect to the areas proposed for rezone as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this rezone shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This rezone response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the rezoned area as described, the Applicant will bear the cost of relocation and repair of said facilities.	Applicant has acknowledged the referral comment

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		If you have any questions please contact Phil Hackler at (432) 288-8418 or Phil.Hackler@lumen.com . CenturyLink Right of Way Team	
Cherry Creek Basin Water Quality Authority	07/16/2024	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for ZR2024-015, Antelope Crossing - Rezoning Request have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org . The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	Applicant has acknowledged the referral comment and will coordinate with Douglas County Engineering at subdivision.
Colorado Division of Water Resources	07/18/2024	Summary of Comments: The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to the decree granted by the Division 1 Water Court in case no. 97CW95. The proposed water demand is 2 acre-feet/year/lot for residential purposes in up to two homes on each lot, or 8 acre-feet/year total. The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson	Applicant has acknowledged CDWR comment letter. The applicant's water attorney issued a letter dated May 15, 2025 stating that the subject well permit 53878 cannot be located and therefore should be considered abandoned. The applicant will address referral comments pertaining to subdivision during the minor development plat process.

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		<p>aquifer operating pursuant to case no. 97CW95. The allowed average annual amount of withdrawal decreed in case no. 97CW95 from the Lower Dawson aquifer is 38 acre-feet. The proposed uses are allowed by the decree. The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. A review of our records shows well permit no. 53878 may be located on the subject property. The well under permit no. 53878 was constructed on May 23, 1972 and is permitted to be used for domestic purposes. The well is constructed in the not-nontributary Upper Dawson aquifer. Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. As such, an augmentation plan is required to offset depletions caused by the pumping of the well or the well must be plugged and abandoned upon subdivision approval.</p> <p>State Engineer's Office Opinion Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., this office has not received sufficient information to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Prior to further review, the Applicant must clarify if well no. 53878 is located on the subject property, and if so, identify the augmentation plan under which the well will operate or plug and abandon the well upon subdivision approval.</p> <p>Please contact Wenli Dickinson at Wenli.Dickinson@state.co.us or 303-607-8206 with any questions.</p>	
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		Sincerely, Ioana Comaniciu, P.E. Water Resource Engineer	
Colorado Geological Survey	07/29/2024	No Comment	No further action necessary
Colorado Parks and Wildlife (East DC - Dist 549)	07/31/2024	Received: Colorado Parks and Wildlife (CPW) has no objections to the application moving forward as planned. Thank you, Katie Doyle District Wildlife Manager Parker/Castle Rock East- Area 5 P 303.291.7139 C 720.930.8039 6060 Broadway, Denver, CO 80216 katie.doyle@state.co.us cpw.state.co.us	No further action necessary
Comcast		No Response Received	No further action necessary
CORE Electric Cooperative	07/31/2024	No Comment	No further action necessary
Douglas County Conservation District	07/31/2024	Summary of Comment Letter: Letter addresses limitations on buildings, roads, excavations, and floodplain.	Applicant has acknowledged referral comments and has provided the suggested weed management plan. The applicant will address referral comments pertaining to subdivision during the minor development plat process.
Douglas County Health Department	08/01/2024	Received: Thank you for the opportunity to review and comment on the A-1 to a large rural development. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment. On-Site Wastewater Treatment System (OWTS) – New or Expanded (Rezoning) Proper wastewater	Applicant has acknowledged DCHD referral comments and will consider DCHD recommendations during the subdivision process.

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		<p>management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. DCHD has no objection to the subject property being served by OWTS given the proposed use provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. More information is available at https://www.douglas.co.us/health-department/environmentalhealth/. Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, DCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: https://www.epa.gov/radon/building-new-home-have-you-considered-radon.</p> <p>Domestic Well</p> <p>The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters</p>	
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		<p>such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: https://cdphe.colorado.gov/laboratory-services/water-testing . Please feel free to contact me at 720-907-4897 or smccain@douglas.co.us if you have any questions about our comments.</p> <p>Sincerely, Shania McCain Environmental Health Specialist I</p>	
Douglas County Historic Preservation	08/01/2024	<p>Received: The letter provides comments regarding the request for approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection.</p> <p>Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these</p>	<p>The applicant has acknowledged the DC Historic Preservation Office comments. During the subdivision process, the applicant will notify the Historic Preservation Office if any cultural resources are found on the site.</p>

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		<p>resources will be necessary at future phases of development, including a Class II cultural resource survey of the property, will need to be addressed if development occurs in the future. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.</p> <p>Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.</p> <p>Sincerely, Brittany Cassell, Curator</p>	
Douglas County Parks and Trails	07/31/2024	Received: Applicant will be responsible for meeting park land dedication standard as outlined in article 10 of the Douglas County Subdivision Resolution.	The applicant has acknowledged the referral comment and will address required parks dedication requirements at subdivision.
Douglas County School District RE 1	07/12/2024	Received: Summary (see comment letter): Should the future subdivision of the property be deemed and processed by Douglas County as a minor development plat, DCSD requests a cash-in-lieu of land dedication in accordance with Section 1004.05.04 of the Douglas County Subdivision Resolution. This section states, "For residential minor development final plat or replats creating 10 or fewer residential lots, the minimum cash-in-	The applicant has acknowledged the referral comment and will address required DCSD cash-in-lieu of land fee requirements at subdivision.

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		<p>lieu fee shall be \$500 per each new residential lot.” Assuming the applicant and Douglas County agree with the updated calculation and payment of these fee requirements at the time of final plat, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents</p> <p>Sincerely, Shavon Caldwell Planning Manager, DCSD Planning & Construction scaldwell2@dcsdk12.org office: 303.387.0417</p>	
DRCOG		No Response Received	No further action necessary
Elbert County Community & Development Services	07/30/2024	<p>Received: Seems like some of the property owners within a small radius on the Elbert County side might have been left out of the mailing notice list. I do not see Meadow Station Homeowners who are directly across the street. Other than noticing, consider contacting Elbert County R&B concerning the proximity of access points. Danny Klibaner 303-621-3135 Danny.Klibaner@elbertcounty-co.gov</p>	The applicant has acknowledged Elbert County comments and address future access to the subdivision during the minor development final plat process.
Engineering Services	07/24/2024	<p>Received: Flood District criteria requires a CUHP analysis with a 2-year storm duration rather than the Streamstats analysis (streamstats uses a 6-hour storm duration and typically relatively low flow rates). Comment #2-Our traffic engineers have reviewed the trip generation analysis and concur with the findings that the project will have minimal impacts on the area roadways and no additional analysis is needed. Comment #3-Please keep in mind if this rezoning is approved, the County's</p>	The applicant has acknowledged referral comments and has coordinated with engineering to resolve the floodplain analysis issues.

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		<p>criteria for a single point of access to the subdivision cannot exceed 1200-ft. without a second point of access. If you have any questions, please give me a call.</p> <p>Chuck Smith Development Review Engineer</p>	
Mile High Flood District	08/01/2024	<p>Received:</p> <p>This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case: - Coal Creek In general, we do not object to the proposed rezoning, but we have the following comments to offer on the drainage report and floodplain letter for clarification: 1) Drainage report (Page 8) – Maintenance aspects of the design – Who will have the ultimate maintenance responsibility over the existing Coal Creek channel? 2) Drainage report – There are both CUHP and SWMM runoff analysis provided within the drainage report that seem to be in conflict. The CUHP output in the 100-year storm event for basin PR-1 shows a peak flow rate of 1000.72 cfs, while the SWMM model only shows a peak flow of 290.63 cfs. It should be noted that the MHFD Manual states that CUHP should be used for runoff evaluation while SWMM is only utilized for proposed routing of several CUHP basins. Since there is only one CUHP basin, the SWMM analysis is not needed. Please provide all the CUHP inputs and outputs as part of the drainage report. 3) Floodplain Letter – Please help us understand why Streamstats flow rates are being used for this analysis when there are more detailed CUHP</p>	<p>The applicant has acknowledged MHFD referral comments and has coordinated with Douglas County Engineering to resolve issues raised regarding the Phase III Drainage Report.</p>

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		analysis being done as part of this report? Also, please note that the proposed development's basin was included as part of the hydrologic analysis done for the Coal Creek (Yale to County Line) FHAD of 2014. While the FHAD did not include delineation of floodplains south of County Line, it did establish peak flow rates for these reaches. Please review and reference as necessary. MHFD requires responses to the review comments, please include these responses with any future submittal. We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns. Sincerely, Derek Clark, PE Project Manager Mile High Flood District	
Office of Emergency Management	07/12/2024	Received: OEM has no issues with this project	No further action necessary
Open Space and Natural Resources	07/31/2024	Received: Open Space has no concerns.	No further action necessary
Parker View Estates HOA		No Response Received	No further action necessary
Rural Water Authority of Douglas County		No Response Received	No further action necessary
Sheriff's Office		No Response Received	No further action necessary
Sheriff's Office E911		No Response Received	No further action necessary
South Metro Fire Rescue	07/17/2024	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed rezoning. Applicants are encouraged to reach out to SMFR to discuss applicable requirements for access and fire protection water supplies prior to design for further development.	Applicant has acknowledged SMFR referral comments and will coordinate with the agency during subdivision.
Spirit Ridge HOA		No Response Received	No further action necessary
Town of Parker Development Review	07/24/2024	No Comment	No further action necessary
Town of Parker Public Works	07/11/2024	No Comment	No further action necessary
Wildfire Mitigation		No Response Received	No further action necessary

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Xcel Energy-Right of Way & Permits	07/30/2024	<p>Received:</p> <p>Public Service Company has no objection to this proposed rezone, 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 via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.</p> <p>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</p>	Applicant has acknowledged Xcel Energy referral comments and will coordinate with the agency during subdivision.
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Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, July 17, 2024 12:55 PM
To: Carolyn Freeland
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: N Delbert Rd Parker, Colorado Douglas County eReferral #ZR2024-015
Attachments: N Delbert Rd Parker, Colorado.jpg

Hi Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N Delbert Rd Parker, Colorado. 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.

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: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Thursday, July 11, 2024 2:16 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (ZR2024-015) 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>

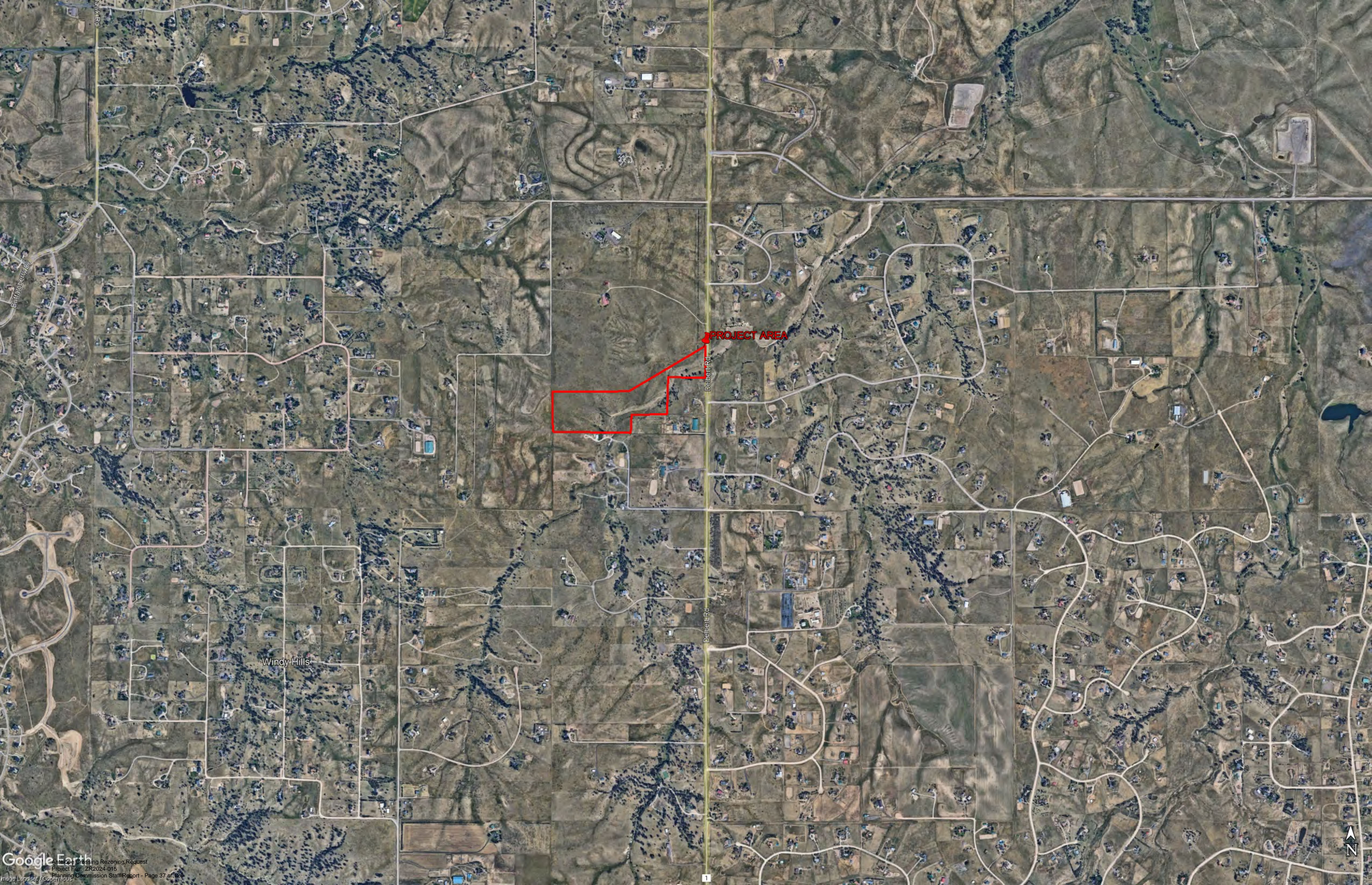
ZR2024-015, Antelope Crossing - Rezoning Request

The applicant requests approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection, SPN: 2235-284-00-001.

This referral will close on August 1, 2024.

If you have any questions, please contact me.

Sincerely,



PROJECT AREA

Delbert Rd

Delbert Rd

Windy Hills





July 17, 2024

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development
Transmitted via email: cfreeland@douglas.co.us

Re: Antelope Crossing Rezoning
Case No. ZR2024-015
Part of N $\frac{1}{2}$ SE $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 28, Twp. 6 South, Rng. 65 West, 6th P.M.
Water Division 1, Water Districts 2 & 8
CDWR Assigned Subdivision No. 32410

Dear Carolyn Washee-Freeland:

We have reviewed the referral request to rezone approximately 42.24-acres to large rural residential to allow the future subdivision of four (4) lots. The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to the decree granted by the Division 1 Water Court in case no. 97CW95.

Water Supply Demand

The proposed water demand is 2 acre-feet/year/lot for residential purposes in up to two homes on each lot, or 8 acre-feet/year total.

Source of Water Supply

The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to case no. 97CW95. The allowed average annual amount of withdrawal decreed in case no. 97CW95 from the Lower Dawson aquifer is 38 acre-feet. The proposed uses are allowed by the decree. A quit claim deed dated March 25, 2024 (reception no. 2024011362) transferring all water rights adjudicated in case no. 97CW95 to DCLA-3, LLC (Applicant) was provided with the referral.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State **Engineer's Office does not have evidence regarding the length of time for which this source will be a** physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., **"Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years."** Based on this allocation approach, the annual amounts of water decreed in 97CW95 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn at a rate of 38 acre-feet/year for a maximum of 100 years, which exceeds the annual demand of 8 acre-feet/year for the subdivision.

The amounts of water in the Denver Basin aquifer are based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.



Applications for on lot well permits, submitted by an entity other than the current water right holder, must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

A review of our records shows well permit no. 53878 may be located on the subject property. The well under permit no. 53878 was constructed on May 23, 1972 and is permitted to be used for domestic purposes. The well is constructed in the not-nontributary Upper Dawson aquifer. Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. As such, an augmentation plan is required to offset depletions caused by the pumping of the well or the well must be plugged and abandoned upon subdivision approval.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., this office has not received sufficient information to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Prior to further review, the Applicant must clarify if well no. 53878 is located on the subject property, and if so, identify the augmentation plan under which the well will operate or plug and abandon the well upon subdivision approval.

Please contact Wenli Dickinson at Wenli.Dickinson@state.co.us or 303-607-8206 with any questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: File for water well permit no. 53878

COLORADO DIVISION OF WATER RESOURCES

101 Columbine Bldg., 1845 Sherman St.
Denver, Colorado 80203THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE-
ON. TYPE OR PRINT IN BLACK
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 53878

RECEIVED

JUN 27 '72

WATER RESOURCES
STATE ENGINEER
COLO.WELL OWNER DAVID A. LINCOLN NE ¼ of the SE ¼ of Sec. 28ADDRESS 741 KEARNEY ST. DENVER COLO. T. 6 S. R. 65 W. 6 P.M.DATE COMPLETED MAY 23, 19 72

HOLE DIAMETER

6 in. from 0 to 306 ft. in. from to ft. in. from to ft.

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	12	clay	X
12	97	sand and clay	
97	107	clay	
107	172	shale	
172	306	sand and clay streaks	
306			
TOTAL DEPTH <u>306</u>			

Use additional pages necessary to complete log.

CASING RECORD: Plain Casing

Size 5 9/16 & kind steel from 0 to 12 ft.Size 4 1/2 & kind steel from 12 to 222 ft.Size & kind from to ft.

Perforated Casing

Size 4 1/2 & kind steel from 222 to 306 ft.Size & kind from to ft.Size & kind from to ft.

GROUTING RECORD

Material cementIntervals constantPlacement Method pumpedGRAVEL PACK: Size Interval

TEST DATA

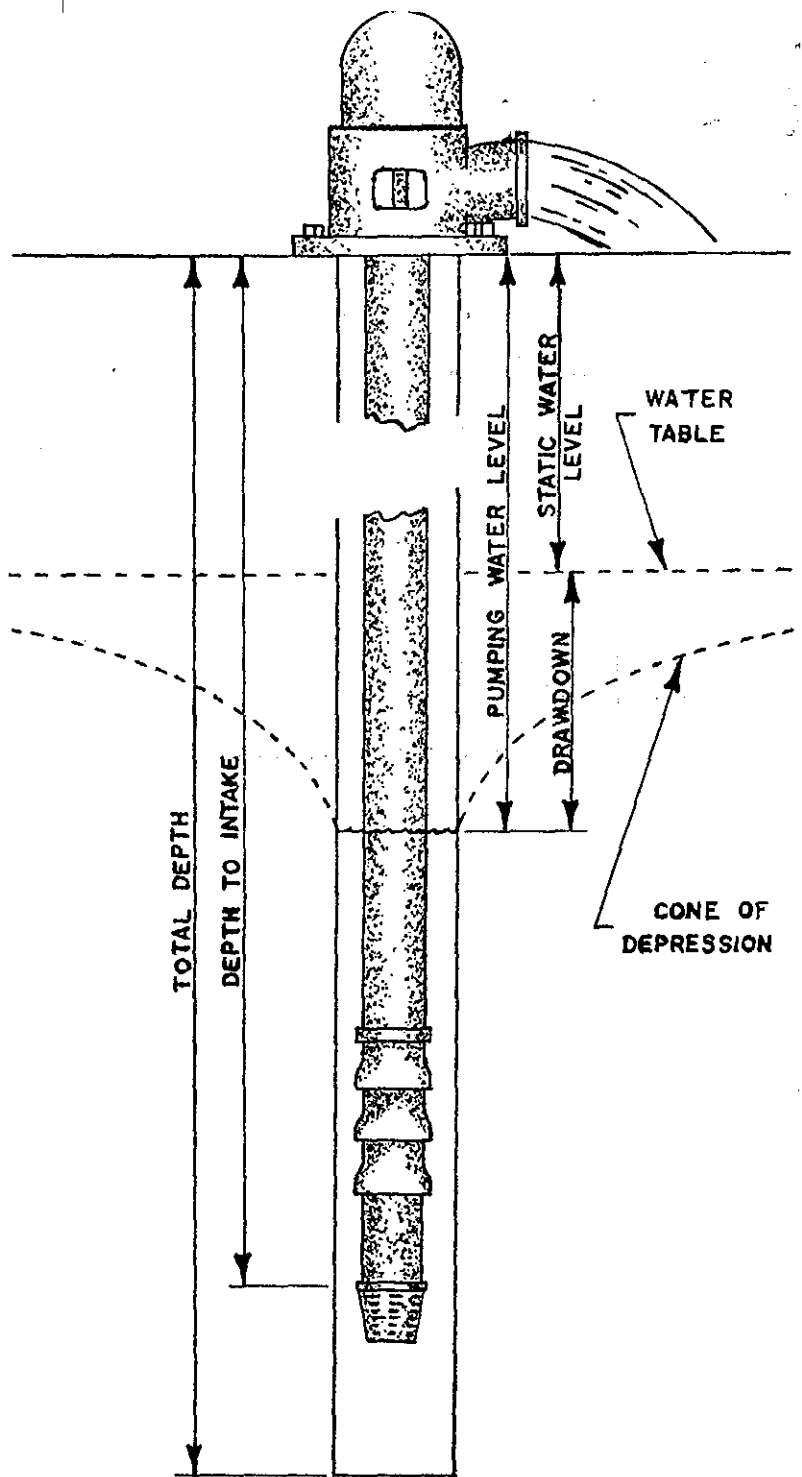
Date Tested MAY 23, 19 72Static Water Level Prior to Test 17 1/4 ft.Type of Test Pump bailedLength of Test 2 hrs.Sustained Yield (Metered) 15 dev flFinal Pumping Water Level

PUMP INSTALLATION REPORT

Pump Make _____
 Type _____
 Powered by _____ HP _____
 Pump Serial No. _____
 Motor Serial No. _____
 Date Installed _____
 Pump Intake Depth _____
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____
 Static Water Level Prior to Test _____
 Length of Test _____ Hours
 Sustained yield (Metered) _____ GPM
 Pumping Water Level _____
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature *Roger Schocke* License No. 403

State of Colorado, County of Adams SS

Subscribed and sworn to before me this 26 day of June, 1972.

My Commission expires: May 21, 1975

Notary Public *Violet M. Schocke*

res

RECEIVED

MAR 13 1972

TYPE OR PRINT IN BLACK INK. APPLICATION MUST BE COMPLETED BEFORE ACCEPTANCE.

APPLICATION FOR:

- ☐ A PERMIT TO USE GROUND WATER
- ☒ A PERMIT TO CONSTRUCT A WELL
- ☐ REPLACEMENT FOR NO. _____
- ☐ A PERMIT TO INSTALL A PUMP
- ☐ OTHER _____

GROUND WATER TO BE USED FOR:

- | | |
|--|---|
| <input checked="" type="checkbox"/> DOMESTIC (1) | <input type="checkbox"/> COMMERCIAL (4) |
| <input type="checkbox"/> LIVESTOCK (2) | <input type="checkbox"/> INDUSTRIAL (5) |
| <input type="checkbox"/> MUNICIPAL (8) | <input type="checkbox"/> IRRIGATION (6) |
| <input type="checkbox"/> OTHER _____ | |

APPLICANT DAVID A. LINCOLN

WELL LOCATION

COUNTY Douglas

Street Address 741 KEARNEY ST.

NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28

City & State DENVER Colo.

T. 6 S., R. 65 W., 6 P.M.

Telephone No. 377-0113

IN ADDITION TO THE ABOVE, THE WELL MUST BE LOCATED WITH REFERENCE TO GOVERNMENT SURVEY CORNERS, MONUMENTS OR SECTION LINES BY DISTANCE AND BEARING (DOMESTIC WELLS MAY BE LOCATED BY LOT, BLOCK, & SUBDIVISION.)

NAME OF AQUIFER GROUND WATER IS TO BE OBTAINED FROM: _____

PROPOSED TOTAL DEPTH OF WELL 200 Ft.

_____ ft. from _____ section line
(North or South)

ESTIMATED MAXIMUM PUMPING RATE 15 GPM

_____ ft. from _____ section line
(East or West)

AVERAGE ANNUAL AMOUNT OF GROUND WATER TO BE

LOT _____ BLOCK _____ FILING # _____

APPROPRIATED _____ Acre-feet

SUBDIVISION _____

ANTICIPATED GROUT PROGRAM

Ground Water Basin _____

Material _____

Water Mgmt. Dist. _____

Intervals _____

Anticipated drilling date Mar 1972

Placement Method _____

Owner of land on which well is located:
DAVID A LINCOLN

PROPOSED CASING:

Other water rights on this land _____

Plain 6 in. from 0 ft. to 40 ft.

Perf. 4 in. from 40 ft. to 200 ft.

Driller ROGER SCHOCKE No. 403

David A. Lincoln
Signature of Applicant

Address 6500 E. 88TH AVE

IF WELL IS USED FOR IRRIGATION, BACK SIDE OF THIS APPLICATION MUST BE COMPLETED. 22277

FOR OFFICE USE ONLY

CONDITIONS OF APPROVAL

APPLICATION APPROVED: VALID FOR ONE (1) YEAR AFTER DATE ISSUED UNLESS EXTENDED FOR GOOD CAUSE SHOWN TO THE ISSUING AGENCY.

PERMIT NO. 53878

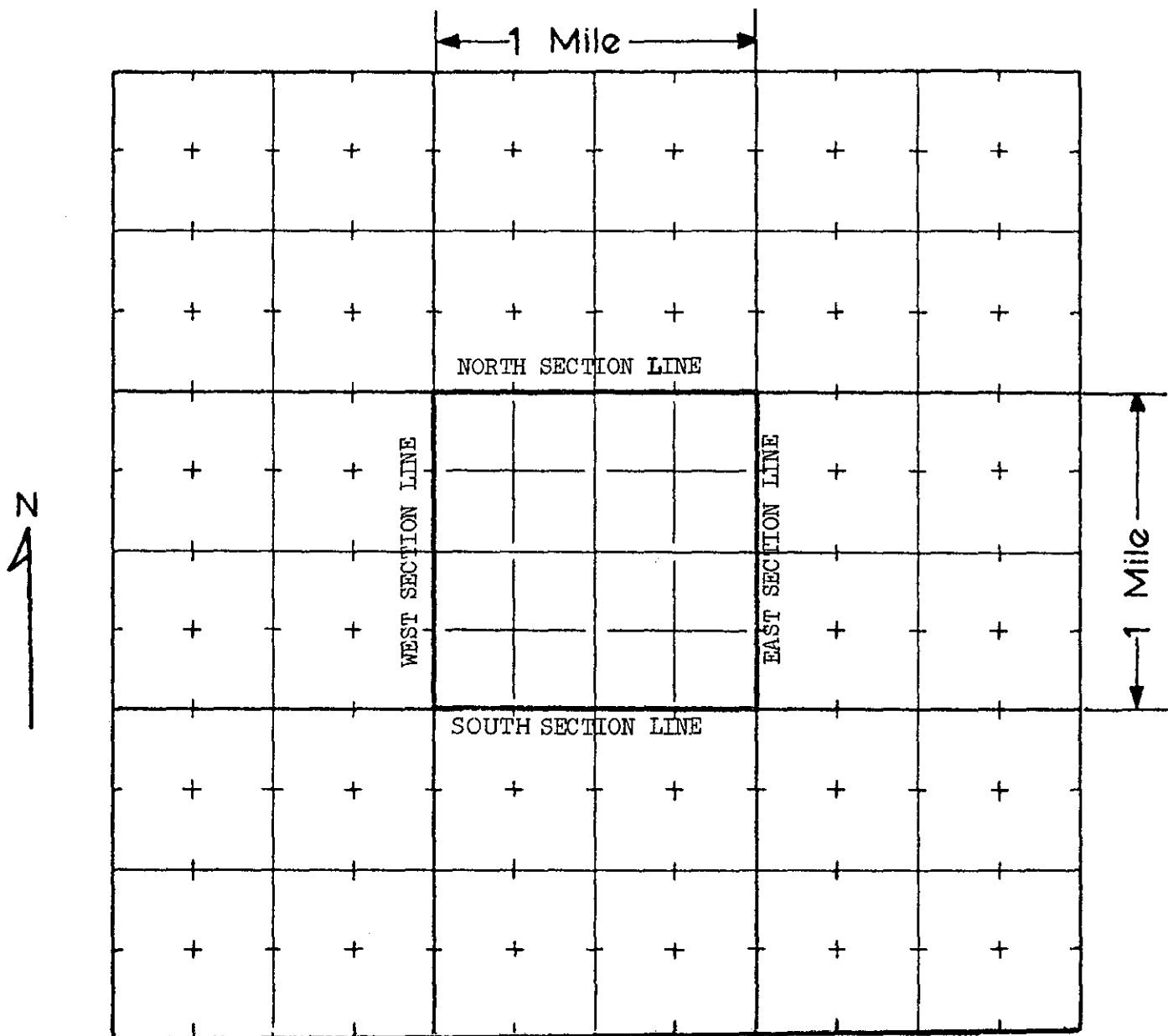
DATE ISSUED MAR 23 1972

E. J. Krueger
STATE ENGINEER

BY Harlan W. Erker

THE LOCATION OF THE PROPOSED WELL MUST BE SHOWN AND THE AREA TO BE IRRIGATED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW

This diagram represents nine (9) sections. Use the CENTER SQUARE (one section) to indicate the location of the well, if possible.



THE SCALE OF THE DIAGRAM IS TWO INCHES EQUALS ONE-MILE

Owner of irrigated land _____ Number of acres to be irrigated _____

Legal description of irrigated land _____

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep.
 1 cubic foot per second (cfs) 449 gallons per minute
 1 acre-foot 43,560 cubic feet 325,900 gallons.
 1,000 gpm pumped continuously for one day produces 4.42 acre-feet.
 100 gpm pumped continuously for one year produces 160 acre-feet.

December 24, 2024

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development
Transmitted via email: cfreeland@douglas.co.us

Re: Antelope Crossing Rezoning
Case No. ZR2024-015
Part of N ½ SE ¼ and part of the SE ¼ NE ¼ of Sec. 28, Twp. 6 South, Rng. 65 West,
6th P.M.
Water Division 1, Water Districts 2 & 8
CDWR Assigned Subdivision No. 32410 - 2nd Letter

Dear Carolyn Washee-Freeland:

We have reviewed the re-referral request to rezone approximately 42.24-acres to large rural residential to allow the future subdivision to create four (4) lots. The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to the decree granted by the Division 1 Water Court in case no. 97CW95.

Water Supply Demand

The proposed water demand is 2 acre-feet/year/lot for residential purposes in up to two homes on each lot, or 8 acre-feet/year total.

Source of Water Supply

The proposed water supply is individual on lot wells constructed in the nontributary Lower Dawson aquifer operating pursuant to case no. 97CW95. The allowed average annual amount of withdrawal decreed in case no. 97CW95 from the Lower Dawson aquifer is 38 acre-feet. The proposed uses are allowed by the decree. A quit claim deed dated March 25, 2024 (reception no. 2024011362) transferring all water rights adjudicated in case no. 97CW95 to



DCLA-3, LLC (Applicant) was provided with the referral.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. **The State Engineer's Office does not have evidence regarding the length of time for which** this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., **"Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years."** Based on this allocation approach, the annual amounts of water decreed in case no. 97CW95 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn at a rate of 38 acre-feet/year for a maximum of 100 years, which exceeds the annual demand of 8 acre-feet/year for the subdivision.

Applications for on lot well permits, submitted by an entity other than the current water right holder, must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

A review of our records shows well permit no. 53878 may be located on the subject property. The letter dated September 16, 2024 from Eric K. Trout indicates that a search of the property does not indicate the well is located on the property.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided without causing injury is based on our

determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer are based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Please contact Wenli Dickinson at Wenli.Dickinson@state.co.us or 303-866-3581 x8206 with any questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resource Engineer

Ec: File for water well permit no. 53878

8/6/2024



Carolyn Washee-Freeland
100 Third Street
Castle Rock, CO, 80104

P862659
No Reservations/No Objection

SUBJECT: Request for approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR) at Sec. 28, T6S, R65W, Parker, CO.

To Whom It May Concern:

CenturyLink of Colorado, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject rezone and has determined that it has no objections with respect to the areas proposed for rezone as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this rezone shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This rezone response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the rezoned area as described, the Applicant will bear the cost of relocation and repair of said facilities.

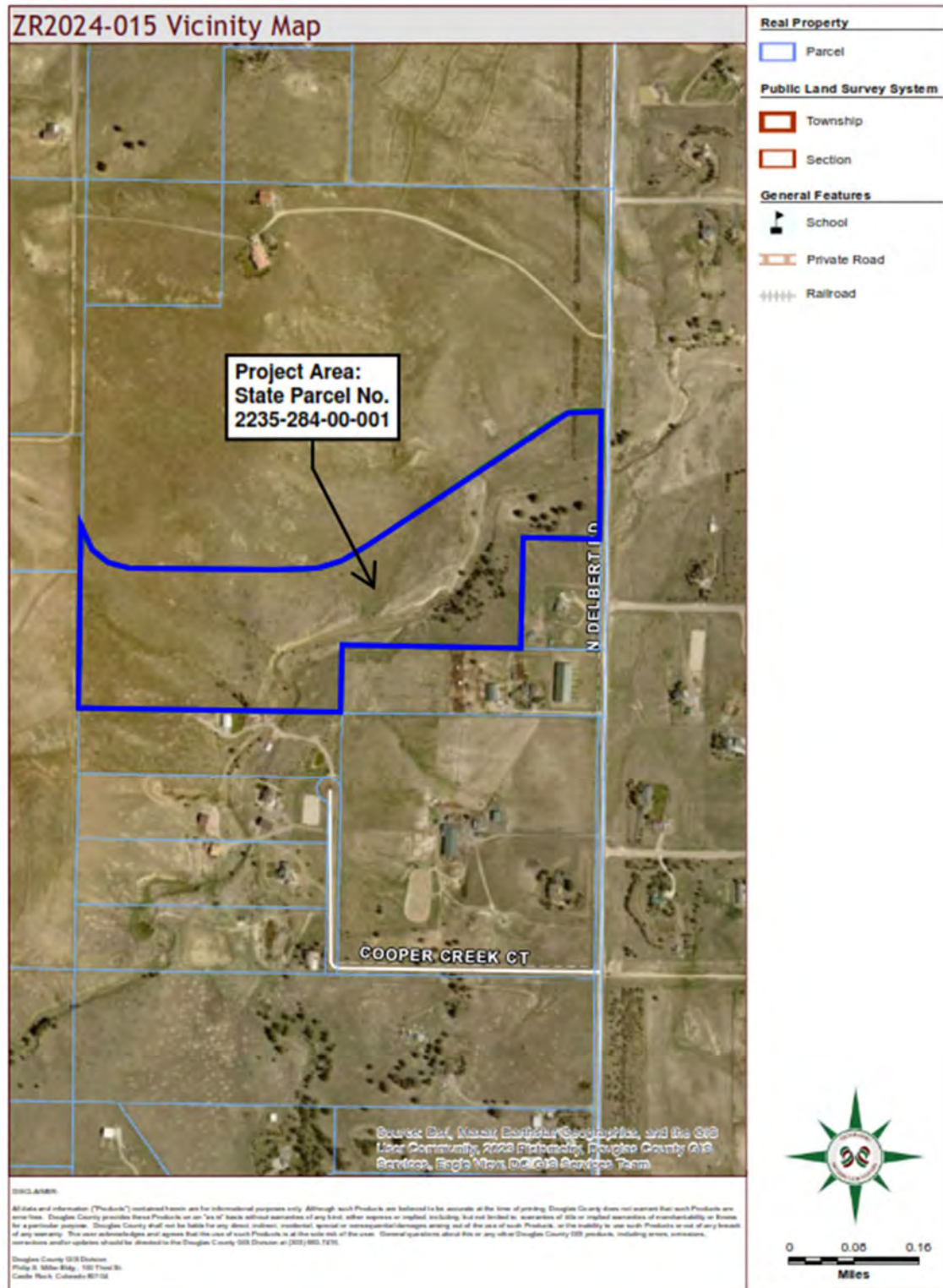
If you have any questions please contact Phil Hackler at (432) 288-8418 or Phil.Hackler@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A



July 24, 2024

CJ Kirst
Authorized Representative
Tahoe Consulting, LLC
9457 South University Blvd., Unit 101
Highlands Ranch, CO 80126

DV 2024-228

Subject: Antelope Crossing - Rezoning

Dear CJ,

Plan Review Summary:

Submitted to Engineering	-	7/11/24
Comments Sent Out	-	7/24/24

Engineering has reviewed the above referenced submittal and have the following comments:

Rezoning Comments

Comment #1-Regarding the Floodplain Analysis, Douglas County and Mile High Flood District criteria requires a CUHP analysis with a 2-year storm duration rather than the Streamstats analysis (streamstats uses a 6-hour storm duration and typically relatively low flow rates).

Comment #2-Our traffic engineers have reviewed the trip generation analysis and concur with the findings that the project will have minimal impacts on the area roadways and no additional analysis is needed.

Comment #3-Please keep in mind if this rezoning is approved, the County's criteria for a single point of access to the subdivision cannot exceed 1200-ft. without a second point of access.

If you have any questions, please give me a call.

Sincerely,



Chuck Smith
Development Review Engineer

cc: Carolyn Washee-Freeland, AICP, Senior Planner

DV24228

August 1, 2024

Carolyn Washee-Freeland, Senior Planner
100 Third Street
Castle Rock, CO 80104

Re: ZR2024-015, Antelope Crossing- Rezoning Request

Dear Mrs. Washee-Freeland:

The letter provides comments regarding the request for approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection.

Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these resources will be necessary at future phases of development, including a Class II cultural resource survey of the property, will need to be addressed if development occurs in the future.

Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator



www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

Date sent July 11, 2024Comments due by **August 1, 2024**
Project Name: Antelope Crossing - Rezoning

Project File #: ZR2024-015

Project Summary:

The applicant requests approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection, SPN: 2235-284-00-001.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Douglas County Conservation District	Phone #: 303 218 2622
Your Name: David Shohet, President <div style="text-align: center; margin-top: 5px;">(please print)</div>	Your Signature: <i>David Shohet</i> <small>6E6057CEE3D2404...</small>
Date: 7/31/2024	

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,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
 Senior Planner, Planning Services
 303-660-7460
cfreeland@douglas.co.us



July 31, 2024

RE: ZR2024-015 Antelope Crossing

According to the Natural Resources Conservation Service (NRCS) soils survey, the Kutch, Bresser-Truckton, and Newlin-Satanta complex, is “somewhat limited” for dwellings with and without basements, and small commercial buildings due to shrink-swell and depth to soft bedrock. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

According to the NRCS the Loamy Alluvial land along the riparian zone is ‘Very Limited’ for building and roads.

Topsoil should be stripped to a depth of 6 inches and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs. /acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30th. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted, double the rate.

The Douglas County Conservation District recommends disturbed land be mulched or revegetated within 45 days of disturbance.

The Conservation District recommends using a phased grading approach. By limiting the area being graded to 15 acres or less and seeding with native grasses the land area disturbed is minimized. The development site is 42.24 acres.

There is no Integrated Noxious Weed Control plan, and it is recommended that an integrated weed management program be reviewed and approved by the Douglas County Weed Inspector and/or Weed Advisory board, the County Extension Agent, NRCS, or a qualified weed management professional prior to the land use authority approval.

Vehicle tracking control stations need to be installed at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock or a vehicle control pad/mat to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

DOUGLAS COUNTY CONSERVATION DISTRICT

PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / 303-218-2622

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The Conservation District does not support development proposals that are located in or near drainages or development that disturbs wetlands.

Silt fences or other forms of erosion barriers need to be planned and installed as a temporary sediment control device used on construction sites to protect water quality.

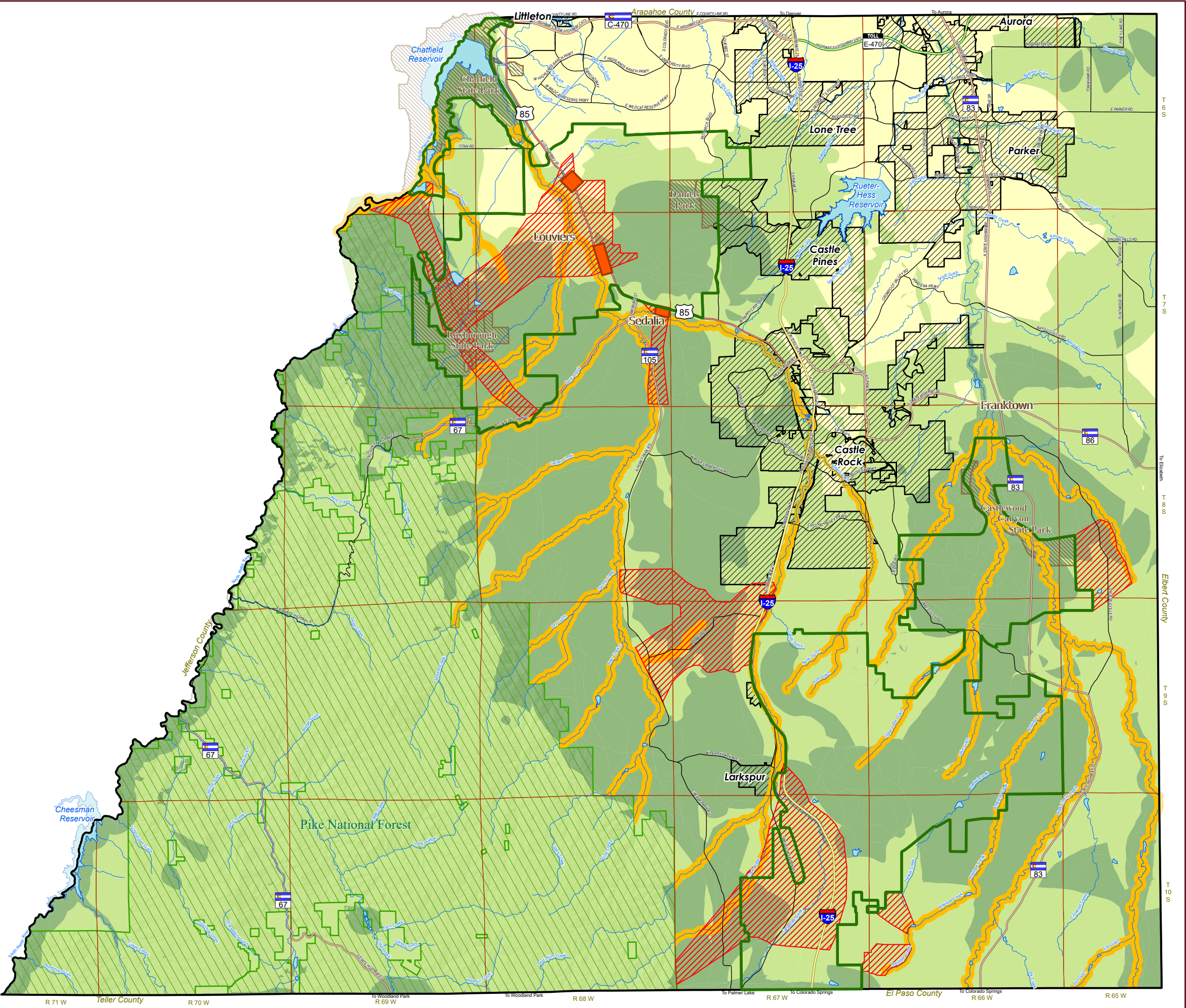
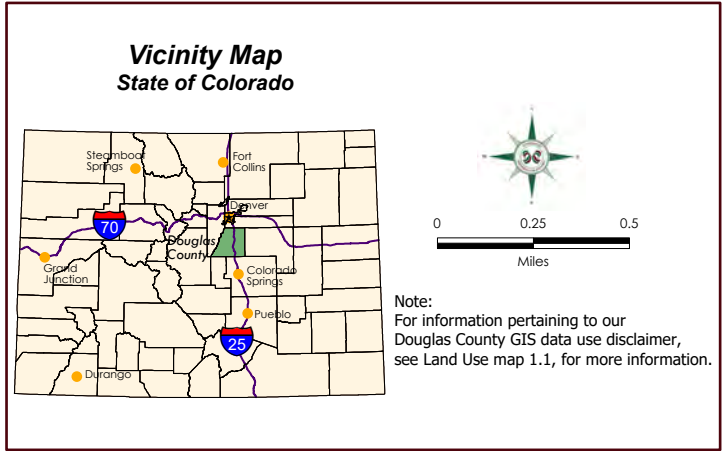
The Douglas County Conservation District strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

With respect to the Comprehensive Master Plan Wildlife Map designates this area as a Moderate Habitat Value area.

Thank you for the opportunity to respond.

Map 9.1 Wildlife Resources
Comprehensive Master Plan 2040

- Wildlife Habitat Conservation Area
- Overland Connection
- Wildlife Movement Corridor
- Low Habitat Value
- Moderate Habitat Value
- High habitat Value
- Wildlife Crossing Area
- Parks
- Pike National Forest
- Municipalities
- Townships
- Douglas County Boundary
- Streams
- Interstate
- US Highway
- State Highway
- Toll Highway
- Major Road





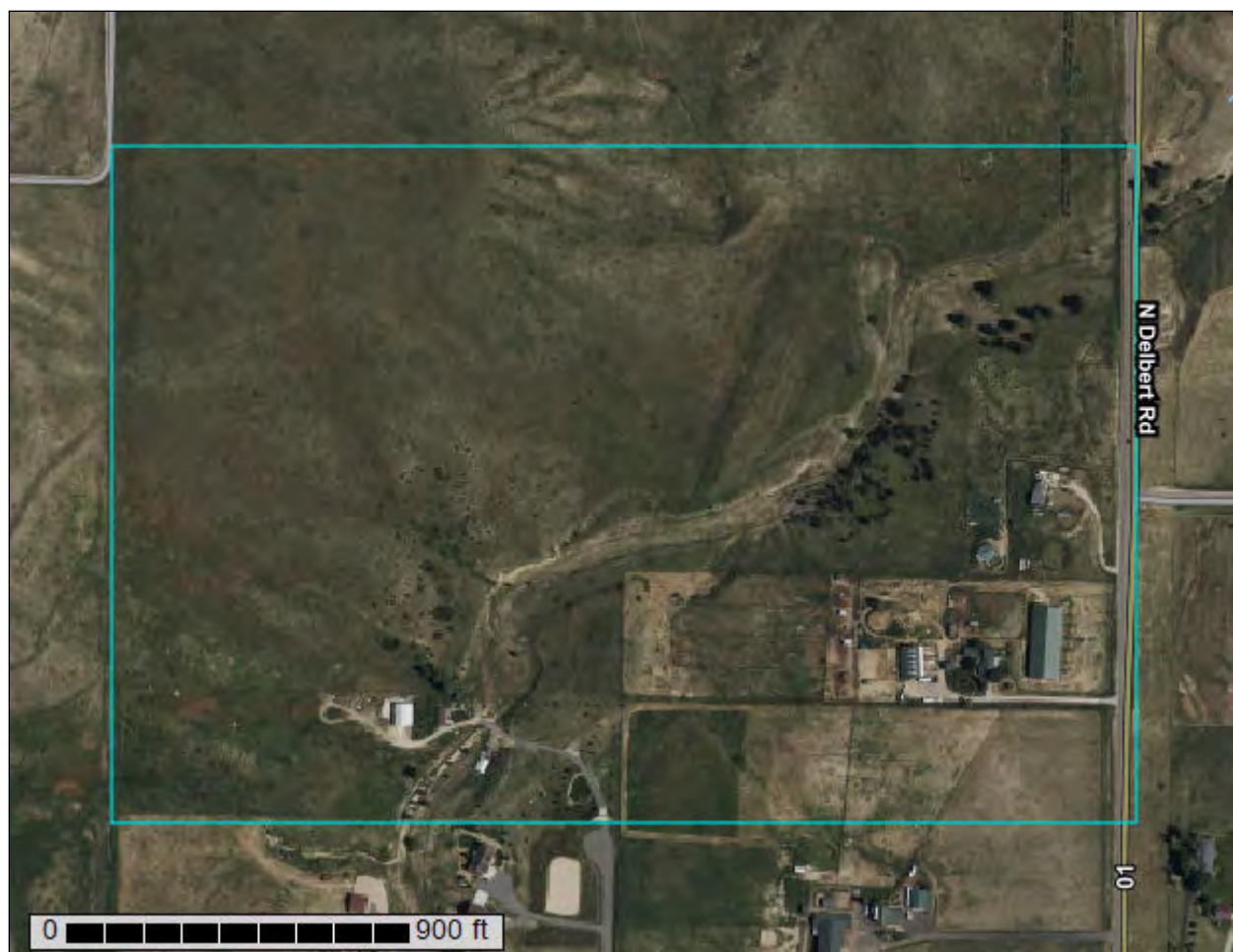
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Castle Rock Area, Colorado**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map



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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	2.8	2.5%
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	37.5	34.1%
KtE	Kutch sandy loam, 5 to 20 percent slopes	34.4	31.4%
KuD	Kutch clay loam, 4 to 8 percent slopes	1.0	0.9%
Lo	Loamy alluvial land	23.2	21.1%
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	11.0	10.0%
Totals for Area of Interest		109.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

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was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Castle Rock Area, Colorado

BrD—Bresser sandy loam, cool, 5 to 9 percent slopes

Map Unit Setting

National map unit symbol: 2tlpk
Elevation: 5,500 to 6,960 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

Bresser, cool, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser, Cool

Setting

Landform: Interfluves
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Tertiary aged alluvium derived from arkose

Typical profile

Ap - 0 to 5 inches: sandy loam
Bt1 - 5 to 8 inches: sandy loam
Bt2 - 8 to 27 inches: sandy clay loam
Bt3 - 27 to 36 inches: sandy loam
C - 36 to 80 inches: loamy coarse sand

Properties and qualities

Slope: 5 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

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Minor Components

Ascalon

Percent of map unit: 10 percent
Landform: Interfluves
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Truckton

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

BtE—Bresser-Truckton sandy loams, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: jqy9
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Bresser and similar soils: 50 percent
Truckton and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser

Setting

Landform: Terraces
Landform position (three-dimensional): Riser, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam

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H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 5 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: R049XB210CO - Sandy Foothill

Hydric soil rating: No

Description of Truckton

Setting

Landform: Terraces

Landform position (three-dimensional): Riser, tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 4 inches: sandy loam

H2 - 4 to 19 inches: sandy loam

H3 - 19 to 60 inches: sandy loam

Properties and qualities

Slope: 10 to 25 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Ecological site: R049XB210CO - Sandy Foothill

Hydric soil rating: No

Minor Components

Newlin

Percent of map unit: 5 percent

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Hydric soil rating: No

Blakeland

Percent of map unit: 5 percent

Hydric soil rating: No

Stapleton

Percent of map unit: 4 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

KtE—Kutch sandy loam, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: jqz5

Elevation: 5,500 to 6,800 feet

Mean annual precipitation: 15 to 19 inches

Mean annual air temperature: 47 to 50 degrees F

Frost-free period: 120 to 135 days

Farmland classification: Not prime farmland

Map Unit Composition

Kutch and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kutch

Setting

Landform: Valley sides, alluvial fans, drainageways

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous fine-loamy clayey shale

Typical profile

H1 - 0 to 6 inches: sandy loam

H2 - 6 to 32 inches: clay

H3 - 32 to 36 inches: weathered bedrock

Properties and qualities

Slope: 5 to 20 percent

Depth to restrictive feature: 20 to 40 inches to paralithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

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Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 7 percent
Hydric soil rating: No

Newlin

Percent of map unit: 7 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

KuD—Kutch clay loam, 4 to 8 percent slopes

Map Unit Setting

National map unit symbol: jqz6
Elevation: 5,500 to 6,800 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Kutch and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kutch

Setting

Landform: Hills, mesas, erosion remnants
Landform position (three-dimensional): Crest
Down-slope shape: Linear
Across-slope shape: Linear

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Parent material: Calcareous fine-loamy clayey shale

Typical profile

H1 - 0 to 6 inches: clay loam

H2 - 6 to 32 inches: clay

H3 - 32 to 36 inches: weathered bedrock

Properties and qualities

Slope: 4 to 8 percent

Depth to restrictive feature: 20 to 40 inches to paralithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Gypsum, maximum content: 2 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Ecological site: R049XB208CO - Clayey Foothill

Hydric soil rating: No

Minor Components

Fondis

Percent of map unit: 7 percent

Hydric soil rating: No

Loamy alluvial land

Percent of map unit: 7 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

Lo—Loamy alluvial land

Map Unit Setting

National map unit symbol: jqzb

Elevation: 7,000 to 8,000 feet

Mean annual precipitation: 17 to 19 inches

Mean annual air temperature: 44 to 46 degrees F

Frost-free period: 115 to 120 days

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Farmland classification: Not prime farmland

Map Unit Composition

Loamy alluvial land: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Loamy Alluvial Land

Setting

Landform: Flood plains, swales

Down-slope shape: Linear

Across-slope shape: Linear

Typical profile

H1 - 0 to 20 inches: sandy loam

H2 - 20 to 40 inches: stratified loamy sand to clay loam

H3 - 40 to 60 inches: sand and gravel

Properties and qualities

Slope: 1 to 5 percent

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 6.00 in/hr)

Depth to water table: About 48 to 72 inches

Frequency of flooding: Frequent

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C

Ecological site: R049XY036CO - Overflow

Hydric soil rating: No

Minor Components

Sampson

Percent of map unit: 7 percent

Hydric soil rating: No

Bresser

Percent of map unit: 7 percent

Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 5 percent

Fluvaquentic haplustolls

Percent of map unit: 1 percent

Landform: Terraces

Hydric soil rating: Yes

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NsE—Newlin-Satanta complex, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: jqzh
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 49 to 51 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Newlin and similar soils: 50 percent
Satanta and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newlin

Setting

Landform: Drainageways, knobs
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Unconformable sandy and gravelly and/or mixed source alluvium

Typical profile

H1 - 0 to 8 inches: gravelly sandy loam
H2 - 8 to 17 inches: gravelly sandy clay loam
H3 - 17 to 22 inches: gravelly sandy loam
H4 - 22 to 60 inches: very gravelly sand

Properties and qualities

Slope: 5 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ
Hydric soil rating: No

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Description of Satanta

Setting

Landform: Drainageways, knobs
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits derived from mixed

Typical profile

H1 - 0 to 9 inches: loam
H2 - 9 to 30 inches: clay loam
H3 - 30 to 60 inches: loam

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
 (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R049XY214CO - Gravelly Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 6 percent
Hydric soil rating: No

Buick

Percent of map unit: 6 percent
Hydric soil rating: No

Truckton

Percent of map unit: 6 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 2 percent
Landform: Swales
Hydric soil rating: Yes

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Building Site Development

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

Dwellings With Basements (ZR2024-015)

ENG - Engineering

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

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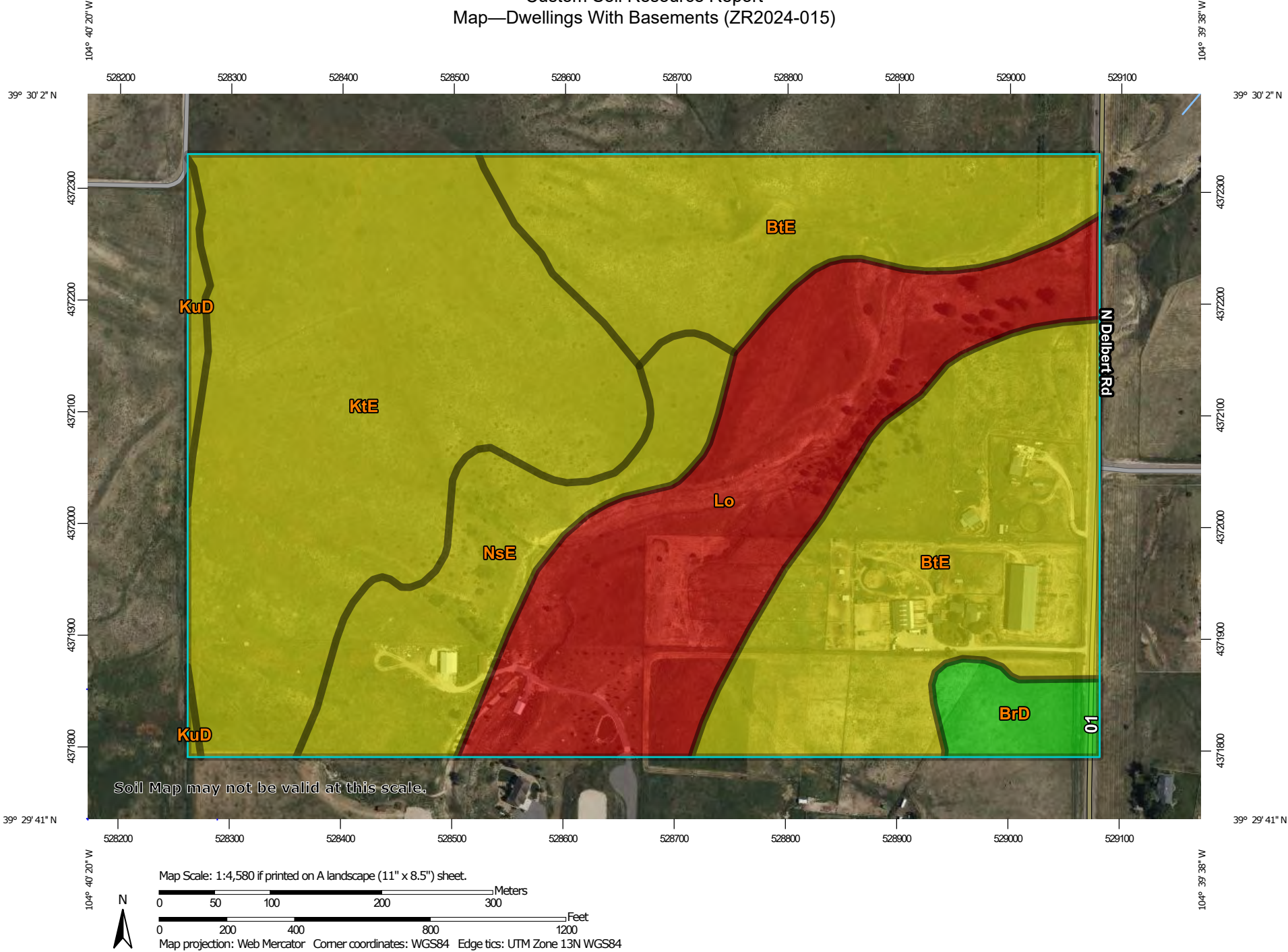
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

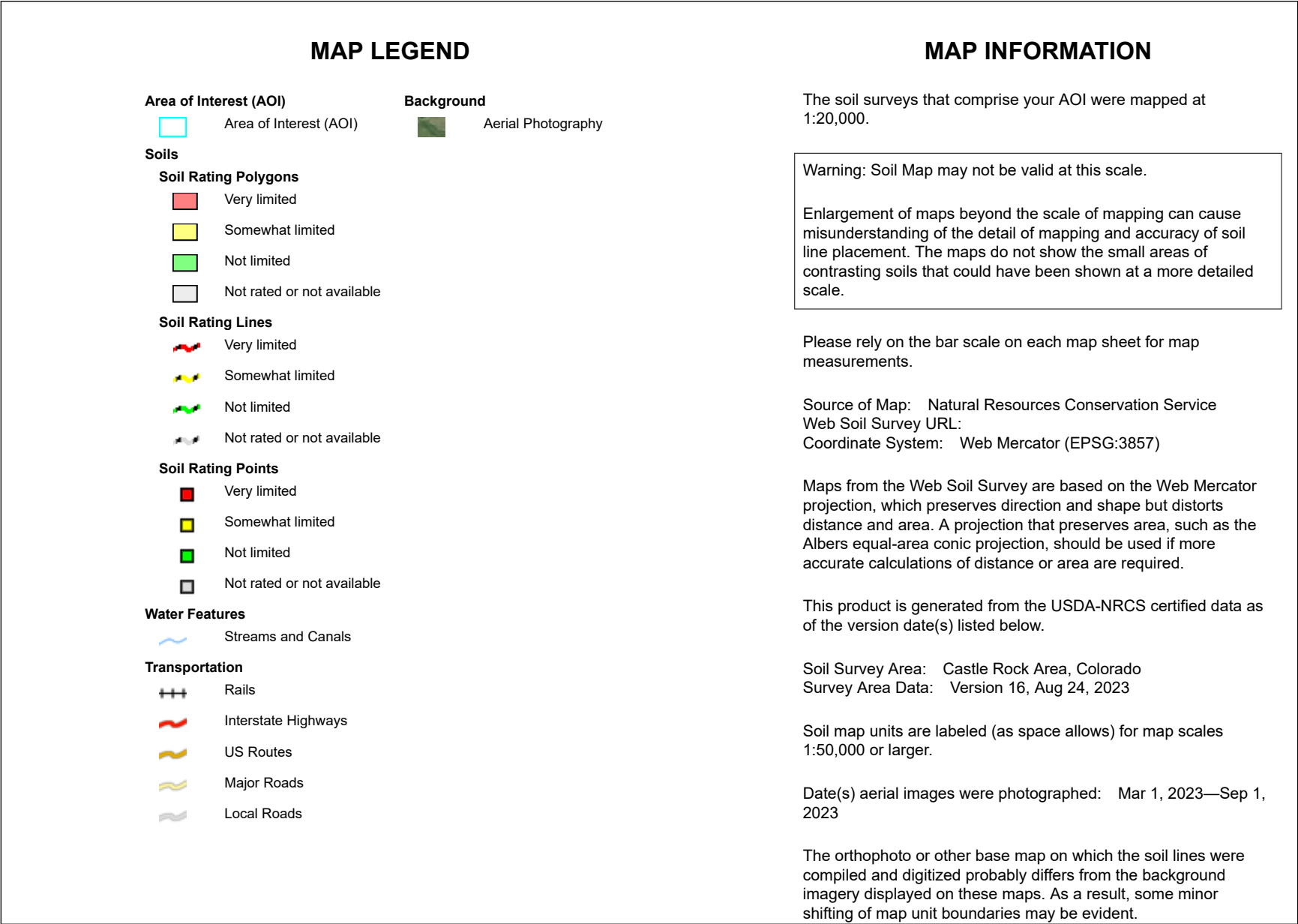
The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report
Map—Dwellings With Basements (ZR2024-015)



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Tables—Dwellings With Basements (ZR2024-015)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	Not limited	Bresser, cool (85%)		2.8	2.5%
			Ascalon (10%)			
			Truckton (5%)			
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	Somewhat limited	Bresser (50%)	Slope (0.16)	37.5	34.1%
KtE	Kutch sandy loam, 5 to 20 percent slopes	Somewhat limited	Kutch (85%)	Slope (0.84)	34.4	31.4%
				Shrink-swell (0.50)		
				Depth to soft bedrock (0.29)		
KuD	Kutch clay loam, 4 to 8 percent slopes	Somewhat limited	Kutch (85%)	Shrink-swell (0.50)	1.0	0.9%
				Depth to soft bedrock (0.29)		
Lo	Loamy alluvial land	Very limited	Loamy alluvial land (80%)	Flooding (1.00)	23.2	21.1%
				Depth to saturated zone (0.15)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Slope (0.84)	11.0	10.0%
Totals for Area of Interest					109.8	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	83.9	76.4%
Very limited	23.2	21.1%
Not limited	2.8	2.5%
Totals for Area of Interest	109.8	100.0%

Rating Options—Dwellings With Basements (ZR2024-015)

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute

Custom Soil Resource Report

being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

August 1, 2024

Carolyn Washee-Freeland
100 Third St.
Castle Rock, CO 80104

RE: ZR2024-015

Dear Carolyn Washee-Freeland,

Thank you for the opportunity to review and comment on the A-1 to a large rural development. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment.

On-Site Wastewater Treatment System (OWTS) – New or Expanded (Rezoning)

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. DCHD has no objection to the subject property being served by OWTS given the proposed use provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. More information is available at <https://www.douglas.co.us/health-department/environmental-health/>.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, DCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Domestic Well

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from

depending on your needs. The CDPHE laboratory web site is located at:
<https://cdphe.colorado.gov/laboratory-services/water-testing>.

Please feel free to contact me at 720-907-4897 or smccain@douglas.co.us if you have any questions about our comments.

Sincerely,



Shania McCain
Environmental Health Specialist I
Douglas County Health Department



620 Wilcox Street
Castle Rock, Colorado 80104

July 12th, 2024

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

RE: Antelope Crossing Rezone (ZR2024-015)

Dear Ms. Washee-Freeland,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is seeking approval to rezone a parcel of approximately 42 acres from A1 to LRR (Large Rural Residential) for future subdivision and residential development. The property is generally located ½ mile north of the intersection of Delbert Road and Copper Creek Court and is located within the Mountain View and Northeast Elementary School attendance area.

It is our understanding that per Douglas County zoning regulations, LRR zoning allows for a maximum residential density of 1 dwelling unit for every 10-acres. Based on this residential density, DCSD anticipates that 5 students will be generated from this development requiring a total land dedication of 0.108 acres. Since this amount of land dedication is smaller than DCSD's minimum site requirements DCSD requests a cash-in-lieu of land dedication. Please be aware that DCSD standard student generation ratios (and pursuant land dedication estimates) are based on residential density and will be updated at the time of final plat to reflect final, proposed residential densities.

Pursuant to Section 1004.05.3 of the Douglas County Subdivision Resolution, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Board to evaluate the adequacy of the proposal. This information shall include at least one appraisal of the property by a qualified appraiser."

Should the future subdivision of the property be deemed and processed by Douglas County as a minor development plat, DCSD requests a cash-in-lieu of land dedication in accordance with Section 1004.05.04 of the Douglas County Subdivision Resolution. This section states, "For residential minor development final plat or replats creating 10 or fewer residential lots, the minimum cash-in-lieu fee shall be \$500 per each new residential lot."

Assuming the applicant and Douglas County agree with the updated calculation and payment of these fee requirements at the time of final plat, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents

Sincerely,

Shavon Caldwell
 Planning Manager, DCSD Planning & Construction
scaldwell2@dcsdk12.org
 office: 303.387.0417

DCSD Estimated Student Generation and Land Dedication

CASH-IN-LIEU CALCULATION STUDENT GENERATION

PROJECT NAME: ANTELOPE CROSSING REZONE (ZR2024-015)					
DU/	ACRES		DENSITY		
4	42		0.10		
			Generation	Number	
<u>STUDENT GENERATION RATES</u>	<u>No. of DU's</u>		<u>Rate</u>	<u>of Students</u>	
ELEMENTARY	4	X	0.5	2	
MIDDLE SCHOOL	4	X	0.2	1	
HIGH SCHOOL	4	X	0.4	2	
				Required	
			School	Land	
	Number		Acreage	Dedication	
<u>SCHOOL LAND DEDICATION</u>	<u>of Students</u>		<u>Per Student</u>	<u>Acreage</u>	
ELEMENTARY	2	X	0.018	0.036	
MIDDLE SCHOOL	1	X	0.030	0.024	
HIGH SCHOOL	2	X	0.030	0.048	
			TOTAL	0.108	

REFERRAL RESPONSE REQUEST

 Date sent July 11, 2024

 Comments due by **August 1, 2024**
Project Name: Antelope Crossing - Rezoning

Project File #: ZR2024-015

Project Summary:

The applicant requests approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection, SPN: 2235-284-00-001.

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

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns:	
Seems like some of the property owners within a small radius on the Elbert County side might have been left out of the mailing notice list. I do not see Meadow Station Homeowners who are directly across the street. Other than noticing, consider contacting Elbert County R&B concerning the proximity of access points.	
<input type="checkbox"/> See letter attached for detail.	
Agency: Elbert County Planning	Phone #: 303-621-3135
Your Name: Danny Klibaner	Your Signature: <i>DJK</i>
(please print)	Date: July 30, 2024

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,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
 Senior Planner, Planning Services
 303-660-7460
cfreeland@douglas.co.us

REFERRAL RESPONSE REQUEST

 Date sent July 11, 2024


 Comments due by **August 1, 2024**
Project Name: Antelope Crossing - Rezoning

Project File #: ZR2024-015

Project Summary:

The applicant requests approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection, SPN: 2235-284-00-001.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: 	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Mile High Flood District	Phone #: 720-642-7332
Your Name: Derek Clark, PE	Your Signature: 
(please print)	Date: August 1, 2024

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,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP
 Senior Planner, Planning Services
 303-660-7460
cfreeland@douglas.co.us

MAINTENANCE ELIGIBILITY PROGRAM (MEP)

MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	106664
Submittal ID:	10012866
Partner ID:	ZR2024-015
MEP Phase:	Referral

Date: August 1, 2024
To: Carolyn Washee-Freeland, AICP
Via Douglas County Website
RE: MHFD Referral Review Comments

Project Name:	Antelope Crossing – Rezoning
Location:	Douglas County
Drainageway:	Coal Creek

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Coal Creek

In general, we do not object to the proposed rezoning, but we have the following comments to offer on the drainage report and floodplain letter for clarification:

- 1) Drainage report (Page 8) – Maintenance aspects of the design – Who will have the ultimate maintenance responsibility over the existing Coal Creek channel?
- 2) Drainage report – There are both CUHP and SWMM runoff analysis provided within the drainage report that seem to be in conflict. The CUHP output in the 100-year storm event for basin PR-1 shows a peak flow rate of 1000.72 cfs, while the SWMM model only shows a peak flow of 290.63 cfs. It should be noted that the MHFD Manual states that CUHP should be used for runoff evaluation while SWMM is only utilized for proposed routing of several CUHP basins. Since there is only one CUHP basin, the SWMM analysis is not needed. Please provide all the CUHP inputs and outputs as part of the drainage report.
- 3) Floodplain Letter – Please help us understand why Streamstats flow rates are being used for this analysis when there are more detailed CUHP analysis being done as part of this report? Also, please note that the proposed development's basin was included as part of the hydrologic analysis done for the Coal Creek (Yale to County Line) FHAD of 2014. While the FHAD did not include delineation of floodplains south of County Line, it did establish peak flow rates for these reaches. Please review and reference as necessary.

MHFD requires responses to the review comments, please include these responses with any future submittal.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Project Name: 1900 South Chamber
MEP ID: 106691
Date: 8/1/24

Mile High Flood District (MHFD)
MEP Referral Review Comments

Sincerely,



Derek Clark, PE
Project Manager
Mile High Flood District

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Carolyn Washee-Freeland, AICP, Senior 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: Antelope Crossing
Project File #: **ZR2024-015**
S Metro Review #: REFGRP24-00123

Review date: July 17, 2024

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

Project Summary: The applicant requests approval to rezone a 42.24-acre parcel from Agricultural-One (A-1) to Large Rural Residential (LRR), to allow for future development of single-family residential lots. The subject property is located immediately west of the Delbert Road and Meadow Station Road intersection, SPN: 2235-284-00-001.

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 rezoning.

Applicants are encouraged to reach out to SMFR to discuss applicable requirements for access and fire protection water supplies prior to design for further development.



Right of Way & Permits

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

July 30, 2024

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

Attn: Carolyn Washee-Freeland

Re: Antelope Crossing, Case # ZR2024-015

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Antelope Crossing Rezone**.

Public Service Company has no objection to this proposed rezone, 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 via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities.

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

November 6, 2024

Ms. Carolyn Washee-Freeland
Community and Development Services
100 Third Street
Castle Rock, Colorado 80104

**Re: Referral Agency, Response Letter
Antelope Crossing Rezoning Request, Post Referral Review Letter
Project Numbers: ZR2024-015, DV2024-228**

Dear Carolyn,

We are submitting this letter to respond to the Referral Agency and County's comments on the Rezoning submittal for the project referenced above. Referral Agency comments are included and our response thereafter.

CENTURYLINK (Referral Comment 7/23/24)

CenturyLink of Colorado, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject rezone and has determined that it has no objections with respect to the areas proposed for rezone as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this rezone shall not reduce our rights to any other existing easement or rights we have on this site or in the area. This rezone response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the rezoned area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Response: Applicant will comply this condition.

CHERRY CREEK BASIN WATER QUALITY AUTHORITY (Letter 7/16/24)

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for ZR2024-015, Antelope Crossing – Rezoning Request have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org . The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

Response: Per our correspondence with Chuck Smith with DC Engineering, we will work with Engineering on meeting compliance with Reg 72.

COLORADO DIVISION OF WATER RESOURCES (Letter 7/17/24)

Summary of Comment Letter: A review of our records shows well permit no. 53878 may be located on the subject property. The well under permit no. 53878 was constructed on May 23, 1972 and is permitted to be used for domestic purposes. The well is constructed in the not-nontributary Upper Dawson aquifer. Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. As such, an augmentation plan is required to offset depletions caused by the pumping of the well or the well must be plugged and abandoned upon subdivision approval.

Response: Please see the attached updated 9/16/24 Water Supply Letter & Water Plan (prepared by Eric Trout, McGeady Becher Cortese & Williams P.C.). Mr. Trout states “after thorough inspection of the property the Owner has not located Well 53878. The well permit file for Well 53878 provides only a generic location for the well somewhere in the 40 acres in the NE1/4 of the SE1/4 of Section 28, Township 6 South, Range 65 West of the 6th P.M. There are no distances from the Section lines indicated in the file which would provide a more precise location. Therefore, based on the extensive physical search of the Subject Property, and the vagueness of the permitted location, the Owner does not believe that Well 53878 is located on the Subject Property.” Mr. Trout then states that “the Division of Water Resources may consider Well 53878 abandoned, if applicable...”

DOUGLAS COUNTY CONSERVATION DISTRICT (Letter 7/31/24)

Summary of Comment Letter: Letter addresses limitations on buildings, roads, excavations, floodplain & weed mitigation plan.

Response: The Applicant acknowledges these comments. One specific comment stated that “according to the NRCS the Loamy Alluvial land along the riparian zone is ‘Very Limited’ for building and roads.” Only a limited portion of the roadway will be built above the Type Lo soil. The road in this area will be built 5' +/- above existing grade. The fill soils will be tested during construction to ensure compliance with the recommendations provided in the geotechnical report for suitable soils, compaction, and subgrade preparation. An exhibit has been provided with this resubmittal showing the area of concern. Weed mitigation plan is included with this resubmittal.

DOUGLAS COUNTY HEALTH DEPARTMENT (Letter 8/1/24)

Summary of Comment Letter:

On-Site Wastewater Treatment System (OWTS) – New or Expanded (Rezoning) - DCHD has no objection to the subject property being served by OWTS given the proposed use provided that the system is permitted, inspected and operated in accordance with DCHD’s current OWTS Regulation.

Response: All OWTS (new or expanded) will be permitted, inspected and operated in accordance with DCHD’s current OWTS Regulation.

Radon - In order to prevent radon from infiltrating the home, DCHD recommends designing new homes so that they are radon resistant.

Response: This will be communicated to the homebuilders for each lot.

Domestic Well - The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality.

Response: This will be communicated to the future lot owners that will hire the well driller for their lot.

DOUGLAS COUNTY HISTORIC PRESERVATION (Letter 8/1/24)

Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these resources will be necessary at future phases of development, including a Class II cultural resource survey of the property, will need to be addressed if development occurs in the future.

Response: Please see the attached 9/13/24 Cultural Resource Study prepared by Kelsey Bibb, Ayuda Companies, Inc. Ayuda conducted a records search, a literature review, and a Class III pedestrian survey of the Property. A Colorado Office of Archaeology and Historic Preservation (OAHP) Compass database search on August 21, 2024 revealed that two surveys have been conducted within a 2.5 mile radius of the Project area, but no surveys have been conducted in the immediate vicinity of the 42-acre parcel. A review of county assessor records indicates that the 42-acre does not contain buildings meeting the 50-year threshold for historic preservation. On August 26, 2024, Ayuda conducted a Class III pedestrian survey of the APE (42 acres). Archaeologists walked linear transects spaced 30 meters (m) apart along a north-south orientation. Ayuda determined there are no historic properties within the APE that are listed in or considered eligible for listing in the NRHP.

DOUGLAS COUNTY PARKS & TRAILS (Referral Comment 7/31/24)

Applicant will be responsible for meeting park land dedication standard as outlined in article 10 of the Douglas County Subdivision Resolution.

Response: Applicant acknowledges that they are responsible for meeting park land dedication as stated in article 10 of the County's Subdivision Reg's.

DOUGLAS COUNTY SCHOOL DISTRICT (Letter 7/12/24)

Summary of Comment Letter: Should the future subdivision of the property be deemed and processed by Douglas County as a minor development plat, DCSD requests a cash-in-lieu of land dedication in accordance with Section 1004.05.04 of the Douglas County Subdivision Resolution. This section states, "For residential minor development final plat or replats creating 10 or fewer residential lots, the minimum cash-in-lieu fee shall be \$500 per each new residential lot."

Response: Applicant acknowledges the fee-in-lieu of land will be \$500 for each new residential lot and will make this payment at the time of platting.

ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES (Comment Response 7/1/24)

Comment: Seems like some of the property owners within a small radius on the Elbert County side might have been left out of the mailing notice list. I do not see Meadow Station Homeowners who are directly across the street. Other than noticing, consider contacting Elbert County R&B concerning the proximity of access points.

Response: The Applicant did not prepare notification to property owners, this was completed by Douglas County. Per 2NCivil's correspondence with Dale Guillen, P.E., County Engineer, the spacing does meet Elbert Counties road spacing requirements.

DOUGLAS COUNTY ENGINEERING SERVICES (Letter 7/24/24)

Comment #1-Regarding the Floodplain Analysis, Douglas County and Mile High Flood District criteria requires a CUHP analysis with a 2-year storm duration rather than the Streamstats analysis (streamstats uses a 6-hour storm duration and typically relatively low flow rates).

Response: The Streamstats analysis has been removed from the Phase I drainage report. MHFD's comments indicate that this development's basin was analyzed as part of the FHAD completed by Matrix Design for Coal Creek dated August 2014. The Floodplain Letter for this project has been revised to utilize the 100-year flow published in the FHAD. The CUHP analysis completed for this project will remain a part of the Phase I report, indicating general consistency with flows provided in the FHAD study.

Comment #2-Our traffic engineers have reviewed the trip generation analysis and concur with the findings that the project will have minimal impacts on the area roadways and no additional analysis is needed.

No response required.

Comment #3-Please keep in mind if this rezoning is approved, the County's criteria for a single point of access to the subdivision cannot exceed 1200-ft. without a second point of access.

Response: The road design for the subdivision provides a 1,040 foot long public road and cul-de-sac for access to lots 1 and 2. Lots 3 and 4 are served from a private driveway that connects to the cul-de-sac. The

County's regulations for Typical Residential Driveway Construction allow for up to 3 lots or parcels to be shared by a driveway with a minimum 16-foot-wide all-weather driving surface. In response to this proposed layout, Chuck Smith with DC Engineering responded 8/15-16, "*you are correct – the length cannot exceed 1200-ft., however you can access up to 3-lots on a driveway – thanks.*"

MILE HIGH FLOOD DISTRICT (Letter 8/01/24)

1) Drainage report (Page 8) – Maintenance aspects of the design – Who will have the ultimate maintenance responsibility over the existing Coal Creek channel?

Response: Maintenance within the individual lots will be the responsibility of the property owner and will include weed removal, mowing of grasses, debris and litter removal, growing medium replacement, and sediment removal and/or erosion repair. The natural drainageway conveys flow from a large upstream basin with several developed properties. The proposed development consists of 4 single family homes on 10 acre lots, thus the impact on the channel from this development can be considered negligible. Drainage easements will be granted to the County for access to the drainageway for inspection and maintenance purposes.

2) Drainage report – There are both CUHP and SWMM runoff analysis provided within the drainage report that seem to be in conflict. The CUHP output in the 100-year storm event for basin PR-1 shows a peak flow rate of 1000.72 cfs, while the SWMM model only shows a peak flow of 290.63 cfs. It should be noted that the MHFD Manual states that CUHP should be used for runoff evaluation while SWMM is only utilized for proposed routing of several CUHP basins. Since there is only one CUHP basin, the SWMM analysis is not needed. Please provide all the CUHP inputs and outputs as part of the drainage report.

Response: The SWMM analysis has been removed from the Phase I report. The CUHP analysis completed for this project will remain a part of the Phase I report, indicating general consistency with flows provided in the FHAD study, but will not be used in the design of any storm improvements. Additional input/output information from CUHP has been provided.

3) Floodplain Letter – Please help us understand why Streamstats flow rates are being used for this analysis when there are more detailed CUHP analysis being done as part of this report? Also, please note that the proposed development's basin was included as part of the hydrologic analysis done for the Coal Creek (Yale to County Line) FHAD of 2014. While the FHAD did not include delineation of floodplains south of County Line, it did establish peak flow rates for these reaches. Please review and reference as necessary.

Response: We were not aware that a FHAD was available for this reach, thus Streamstats flow rates were used for the initial study. The Floodplain Letter for this project has been revised to utilize the 100-year flow rate published in the FHAD.

SOUTH METRO FIRE DISTRICT (Letter 7/17/24)

Summary of Letter: Applicants are encouraged to reach out to SMFR to discuss applicable requirements for access and fire protection water supplies prior to design for further development.

Response: The Applicant has been in communication with Aaron Miller (SMFD) regarding access and fire protection water supplies and believes they are satisfied. The narrative has been updated to reflect how the project will meet the County's Water Supply for Rural Fire Fighting requirements.

XCEL ENERGY (Letter 7/30/24)

Summary of Letter: The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Response: The Applicant/Owner/Developer acknowledges that an application for new natural gas is required and that it is their responsibility to contact the Xcel Designer for approval design standards. In addition, the Applicant/Owner/Developer acknowledges that additional easements may be needed for new facilities.

We appreciate your time in reviewing this information. Please feel free to contact us with any questions or concerns.

Sincerely,



CJ Kirst
Authorized Representative

February 10, 2025

Ms. Carolyn Washee-Freeland
Community and Development Services
100 Third Street
Castle Rock, Colorado 80104

**Re: Referral Agency, Response Letter
Antelope Crossing Rezoning Request, 2nd Post Referral Review Letter
Project Numbers: ZR2024-015, DV2024-228**

Dear Carolyn,

We are submitting this letter to respond to your 12/17/24 2nd Post Referral Review Letter and are providing the following responses to these below.

DECLARATION OF PROTECTIVE COVENANTS

The applicant is required to execute a Declaration of Restrictive Covenants for the rezoning request. This request is to rezone approximately 42 acres from Agricultural One (A-1) to Large Rural Residential (LRR). Confirm that the legal description as shown on the rezoning exhibit depicts the correct acreage for this request. The DORC will need to be executed for only the water under the 42.61-acre parcel.

Response: Applicant will comply this condition.

FIRE PROTECTION CAPACITY

The resubmittal materials and narrative indicated that the applicant intends to purchase and utilize additional water capacity/supply from the Rattlesnake Fire District's water cistern located near the Antelope Crossing property. Please provide documentation from South Metro Fire & Rescue (SMFR) stating that they will accept this water supply in the event of a fire within the proposed development. The SMFR letter should be depicted on SMFR letter head.

Response: Please see the attached 1/29/25 letter from South Metro Fire stating their acceptance of the suitability of use for the Rattlesnake Fire existing cistern location across the street from the project in the Meadows Station subdivision.

SECTION 18A WATER SUPPLY

Thank you for providing the revised water supply letter from your water attorney. In review of the letter, a copy of the 1997CW095 Adjudicated Water Decree was referenced, however it was not included with this resubmittal. Please send a copy of the water decree with the next resubmittal.

Response: The water decree is included with this resubmittal.

We appreciate your time in reviewing this information. Please feel free to contact us with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "CJ Kirst". The signature is stylized with a large, looped "C" and a distinct "K".

CJ Kirst
Authorized Representative

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Carolyn Washee-Freeland, AICP, Senior 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: Antelope Crossing
Project File #: **ZR2024-015**

Date: January 29, 2025

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

Antelope Crossing under Douglas County Project ZR2024-015 has proposed utilizing the existing cistern located at 125 Meadow Station, Rattlesnake Fire Station 253 as the water supply meeting the Douglas County Standard for Water Supplies for Rural Fire Fighting.

Attached letter from Chief Kilduff of Rattle Snake Fire confirms they are accepting the use of their fire protection water supply and conditions applicable to the refill of such use.

SMFR has inspected this fill site and confirmed its suitability for use by SMFR as a usable water supply meeting the requirements. This water supply is located approximately 1.3 road miles from the access to the most remote proposed lot.

Prior to any construction or combustible materials brought onsite for Antelope Crossing, the applicant shall coordinate with Chief Kilduff to install a KnoxBox at the fill site at 125 Meadow Station which shall be dual keyed with SMFR and Rattlesnake Knox keys and contain a key for activating the pump at the fill site unless other approved arrangements are made.

Thank you,

Aaron Miller
Plan Reviewer

Mr. Aaron Miller
South Metropolitan Fire District ("SMFD")
9195 E. Mineral Avenue
Centennial, CO 80112

September 30, 2024

Re: Antelope Crossing, Douglas County, CO ("Property") – Meadows Station Cistern Will Serve

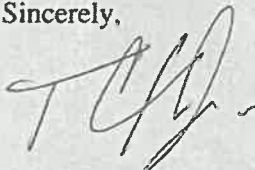
Dear Mr. Miller:

This letter is in response to the overall Antelope Crossing rezoning and subdivision that is being proposed by the property owner, DCLA-3 LLC in Douglas County. The Antelope Crossing project in total is 203 acres, will include (16) residential lots ranging from 10-20 acres and is located approximately 1.3 miles south of E. Parker Road on the west side of Delbert Rd. (more particularly located in the east half of Section 28, Township 6 South, Range 65 West of the 6th P.M.).

We have been in discussion with the Property Owner's representative CJ Kirst, Tahoe Consulting LLC, regarding the possibility of allowing SMFD use of our Meadows Station 30,000 gal. cistern located directly east of Antelope Crossing. We have determined that we can provide SMFD with the use of this cistern so long as the property owner agrees to pay for the water used at a rate of \$20/1,000 gallons if the cistern is used to suppress a fire in Antelope Crossing.

Please let me know if you have any questions or need anything further from us at this time.

Sincerely,



Chief Cass Kilduff
Rattlesnake Fire Protection District

DCLA-3 LLC hereby agrees to reimburse Rattlesnake Fire Protection District at a rate of \$20/1,000 gallons in the event that the Meadows Station cistern is utilized to suppress a fire in the Antelope Crossing subdivision at stated above.



DCLA-3 LLC

10-8-24
Date

Carolyn Freeland

From: Carolyn Freeland
Sent: Monday, July 22, 2024 3:19 PM
To: CJ Kirst; CJ Kirst
Cc: Curt Weitkunat
Subject: ZR2024-015 - Antelope Crossing Rezoning - Abutting Property Owner

Hi CJ,

An abutting property owner came in the Community Development office this afternoon and wanted more information on the Antelope Crossing rezoning project and the proposed access into the property. His contact information is as follows:

David Brooks
9015 Cooper Creek Ct
720-979-8141
jldbbrooks@msn.com

Please give him a call to discuss your proposed project. He was concerned about potential access into the property through Cooper Creek Ct, which is a private access drive.

Let me know the outcome of your discussion, so I can add to the public record for the project. Thank you.

Sincerely,

Carolyn Washee-Freeland, AICP | Senior Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4361
Email | cfreeland@douglas.co.us

Carolyn Freeland

From: Jonathan Horowitz <jjhorowitz@gmail.com>
Sent: Wednesday, July 31, 2024 11:27 AM
To: Carolyn Freeland
Subject: Antelope Crossing - Rezoning

Hi Carolyn,

I want to thank you for taking the time to talk with me on Monday about the Antelope Crossing - Rezoning (ZR2024-015). We live at 9255 N Delbert Rd, Parker, CO 80138 to the south and east of the project area. Given what you said about how the proposed plan is to subdivide the 42.24-acre parcel into up to four parcels with LRR zoning, that maintains the essence of what Delbert Rd represents in terms of the ability to have animals, agriculture, and rural residences. We believe it's a special setup that we affectionately refer to as "the edge of nowhere," meaning that it offers a lifestyle in the country with easy access to resources offered in Parker or other easily accessible areas in Denver metro. I'm not sure that quality would continue if the plan were to subdivide the parcel to build, for example, 50 single-family homes, but the subdivision into up to 4 single-family residential lots will maintain the character of what the area represents to us.

All the best,

Jonathan Horowitz
9255 N Delbert Rd, Parker, CO 80138
(949) 246-7075

From: Kelly and Stephan Rank <kelnstef@gmail.com>
Sent: Thursday, August 1, 2024 8:40 PM
To: Carolyn Freeland
Subject: Re: ZR2024-015

And one more thing...

I don't know if this is some sort of ploy to be able to build more higher density housing on the north side of the proposed parcel. I seem to recall something about lot size and the amount property line feet that is near other property determining the size of the lots. If there is something that says already what the size of the lots should be and its bigger than what is being proposed then I want the bigger lot size. And I do not want smaller lots built to the north of the proposed parcel...I smell something sneaky afoot.

Kelly

On Thu, Aug 1, 2024 at 7:47 PM Kelly and Stephan Rank <kelnstef@gmail.com> wrote:

Hello Sirs and Madams,

I may be a day late in submitting my comments, my apologies. My youngest daughter ended up in the hospital on Tuesday and my mind has been elsewhere.

In regards the notice sent regarding rezoning, here are my comments/thoughts:

- 1) No
- 2) Realistically I get it. We moved out to the country and chose this area because it had some neighbors, not tons of neighbors. I would be happier with 3 lots, not 4.
- 3) Houses should be built away from the northern/western property lines on the western/northern property lines of the new parcel, no larger than 4,500 sq/ft.
One barn, one shop to be built on the front 5 acres with the house, leaving pasture connecting the lots to still create that sense of country.
- 4) Our private road is not available for use. They will need to build their own road.
- 5) No interference with Coal Creek, except for improvements to drainage.
- 6) It has become clear over the last 10 years we have lived out here that Douglas County really doesn't care about the way of life we have carved out here. There continue to be large acreages bought, divided and gigantic houses built with no regard for the way of country life all up along this northern section, east to west of the county lines.
- 7) The light pollution allowed in this area is unreal. I do not want to see a ton of houses lit up with lights all over the place. We enjoy being in the dark at night and reveling in the stars. I have seen a new house that was allowed to be built over by E. Parker Rd near Rosie's Ranch and their lights are polluting the sky every night, dimming the beauty for those living around it.
- 8) And then there is Elbert County...don't even get me started about what they are allowing.

I look forward to hearing more about this project.
Thank you for your time.

Kelly Hering-Rank
9085 Cooper Creek Ct. Parker

Carolyn Freeland

From: Kelly and Stephan Rank <kelnstef@gmail.com>
Sent: Saturday, March 29, 2025 9:43 PM
To: Carolyn Freeland
Subject: Sb2024-066

Sorry to be late. I just found the information I was looking for. There are current guidelines allow for you to split a property to no smaller than the size of at least 50% of the adjacent properties. They add up the borders and that's required to be 50% at least. I don't know what it adds up to. I make up it isn't enough to let them build 10 acre lots. So I say no. This seems to be an end around to build more.

Thanks,

Kelly Hering-Rank
9085 Cooper Creek Ct

From: CJ Kirst <cjkirst@tahoelandservices.net>
Sent: Friday, August 2, 2024 9:42 AM
To: Carolyn Freeland
Cc: Kelly and Stephan Rank; Curt Weitkunat
Subject: Re: ZR2024-015

Ms. Rank - thank you for your questions. I spoke with another property owner regarding use of Cooper Creek Ct., we are not using this for access. We are requesting rezoning to LRR which restricts us to no lot being less than 10-ac. The LRR zoning identifies many things that we are bound to like setbacks. We go through an extensive review process with the County and other referral agencies before we are allowed to proceed to hearings.

Thank you,
-CJ

On Fri, Aug 2, 2024 at 9:37 AM Carolyn Freeland <cfreeland@douglas.co.us> wrote:

Hi Kelly,

Thank you for your correspondence regarding ZR2024-015, Antelope Crossing Rezoning project. Your comments will be included in the public record and will be provided to the Planning Commission and the Board of County Commissioners as part of their consideration of the rezoning request. I have copied the applicant to address your concerns.

Sincerely,

Carolyn Washee-Freeland, AICP | Senior Planner

Douglas County Department of Community Development

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

Direct | 303-814-4361

Email | cfreeland@douglas.co.us

From: Kelly and Stephan Rank <kelnstef@gmail.com>
Sent: Thursday, August 1, 2024 8:40 PM
To: Carolyn Freeland <cfreeland@douglas.co.us>
Subject: Re: ZR2024-015

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I look forward to hearing more about this project.

Thank you for your time.

Kelly Hering-Rank

9085 Cooper Creek Ct. Parker

--

Thanks,
CJ Kirst
(303) 330-8947



From: CJ Kirst <cjkirst@tahoelandservices.net>
Sent: Friday, June 6, 2025 3:42 PM
To: Carolyn Freeland
Cc: Kelly and Stephan Rank
Subject: Re: Sb2024-066
Attachments: Contiguous Exhibit.pdf

Mrs. Rank - we are complying with the County rezoning guidelines stating that you have to be adjacent to like zoning or similar lot sizes with at least 50% of your property proposed for rezone. The attached contiguity map illustrates this.

-CJ

On Mon, Mar 31, 2025 at 11:53 AM Carolyn Freeland <cfreeland@douglas.co.us> wrote:

Thank you for your email. This correspondence will be placed in public record in the project file. I have also copied the applicant, CJ Kirst to address your concerns and answer any further questions you may have about this project.

CJ, please contact Mr. and Mrs. Rank and address their concerns. Thank you.

Sincerely,

Carolyn Washee-Freeland, AICP | Senior Planner

Douglas County Department of Community Development

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

Direct | 303-814-4361

Email | cfreeland@douglas.co.us

From: Kelly and Stephan Rank <kelnstef@gmail.com>
Sent: Saturday, March 29, 2025 9:43 PM
To: Carolyn Freeland <cfreeland@douglas.co.us>
Subject: Sb2024-066

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Thanks,

Kelly Hering-Rank

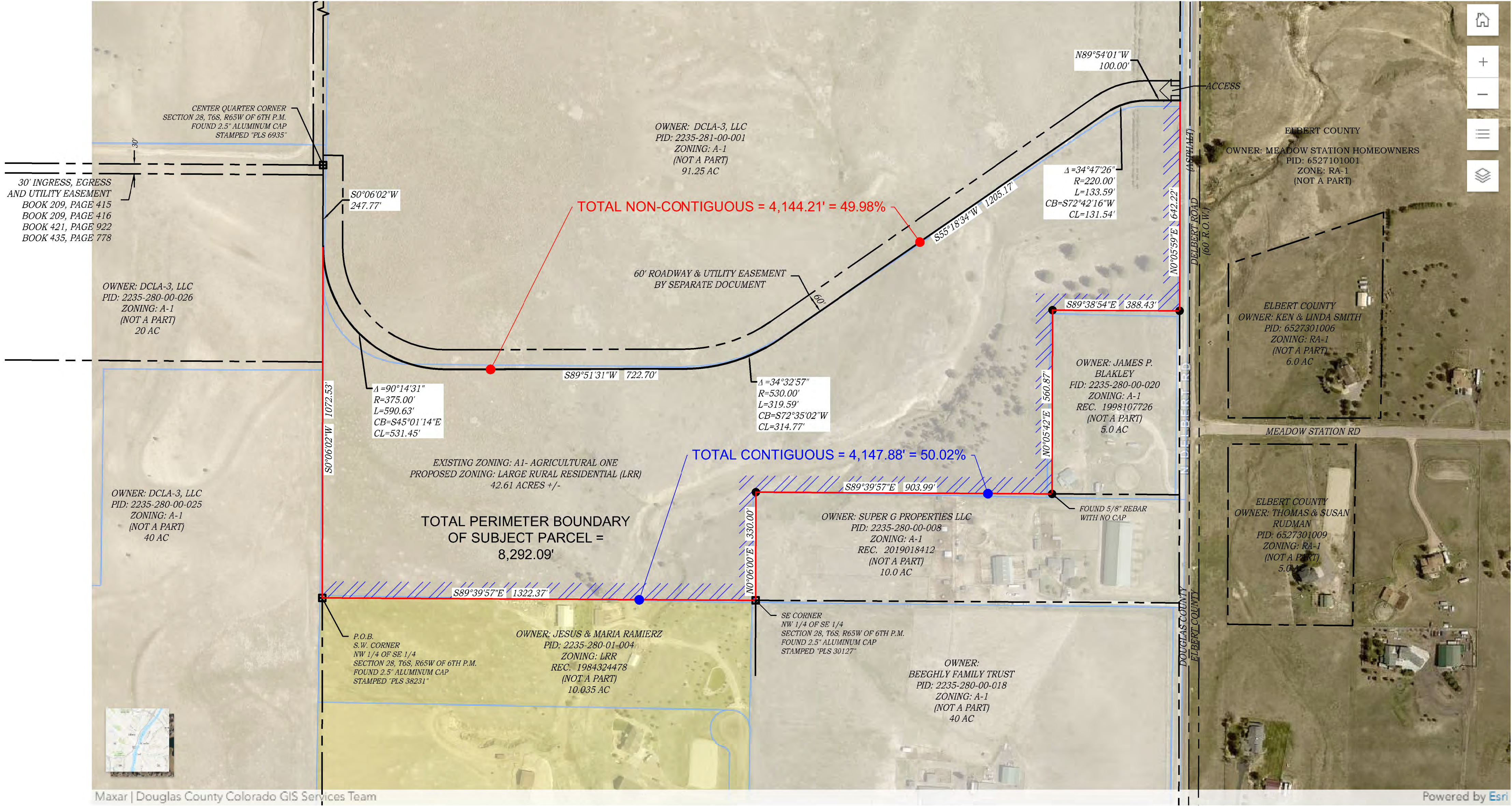
9085 Cooper Creek Ct

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Thanks,
CJ Kirst
(303) 330-8947



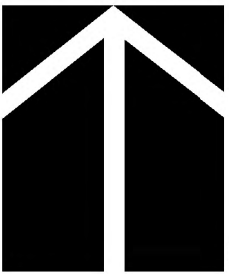
ANTELOPE CROSSING FILING NO. 1
A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
42.61 ACRES ±



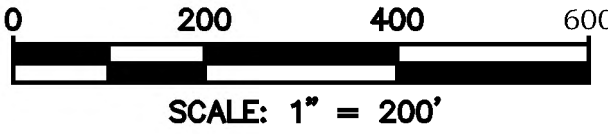
- LEGEND
- SUBJECT PROPERTY LINE
 - ADJACENCY
 - ADJOINER PROPERTY LINE
 - EASEMENT LINE
 - CENTERLINE OF ROAD
 - ROAD RIGHT OF WAY

Direction	Total Acreage	Percent of Adjacency	Zone District	Max. Gross Density Allowed
North	91.25	0	A-1	1 du / 35 ac
South (LRR Zoning)	10.035	15.9%	LRR	1 du / 10 ac
South (A-1 Zoning)	15.00	15.6%	A-1	1 du / 35 ac
East (Elbert County RA-1 Zoning)	6.00	7.7%	RA-1*	1 du / 5 ac
East (A-1 Zoning)	15.00	10.7%	A-1	1 du / 35 ac
West	60	0.0%	A-1	1 du / 35 ac
Total Adjacency		50.02%		

* = Elbert County (Meadows Station)



NORTH



April 5, 2024

Chris Martin
Douglas County Engineering
100 Third St.
Castle Rock, CO 80104

RE: Traffic Impact Letter
Antelope Crossing Subdivision
2N Civil Project No: 22005

This letter serves to outline the traffic impact of the proposed Antelope Crossing Subdivision located along the eastern boundary of Douglas County. The project is located on the west side of Delbert Road, approximately 1 ½ miles south of the intersection of Delbert Road and East Parker Road. The site lies in the East half of Section 28, Township 6 South, Range 65 West of the Sixth Principal Meridian, County of Douglas, State of Colorado.

Delbert Road

The existing public Delbert Road, which this project will gain roadway access from, is categorized as a Collector within the county's 2040 Transportation Master Plan (TMP). The roadway is currently a paved two-lane road with approximately 12-foot-wide travel lanes and 1-2' gravel shoulders. The current right-of-way varies.

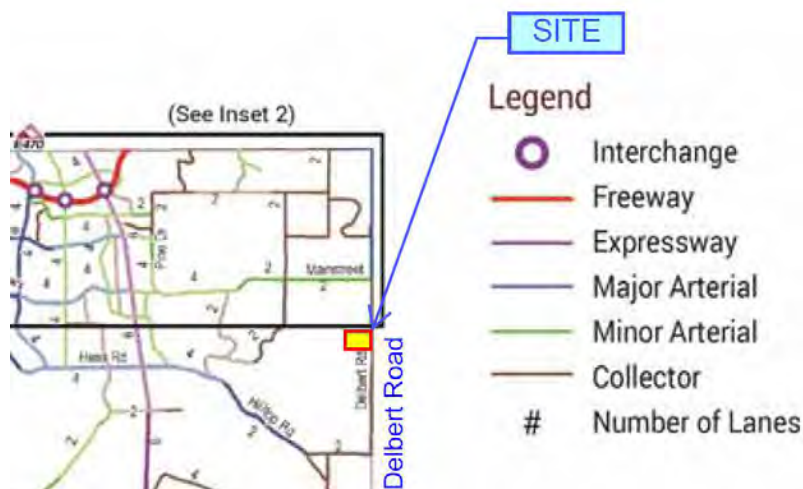


Figure 1: Existing Roadway Network - Douglas County Transportation Master Plan

Section V. Transportation Plan Implementation of the TMP indicates that Delbert Road is prioritized as a long-term improvement and is planned to be widened from two to four lanes and designated as a Major Arterial for the planning horizon of 2031 through 2040.

Driveway Geometry

The private driveway access has been located a minimum of 330 feet from the nearest existing curb opening, a private driveway to the north, in accordance with Section 13.2 Access Requirements and Criteria of the Douglas County Roadway Design and Construction Standards.

The vertical profile of Delbert Road in the vicinity of the private driveway intersection consists of an approximately 1,000 foot long vertical sag curve, with the driveway located near the low point of the curve. Using a design speed of 45 mph (Delbert Road is posted at 40 mph), AASHTO indicates the minimum intersection sight distance (ISD) for a Left Turn from Stop is 500 feet; the existing sag curve provides a sight distance of greater than 900 feet. The ISD for a Right Turn from Stop is 430 feet; the existing road geometry provides a sight distance greater than 1,000 feet.

Trip Generation

Figure 6 of the TMP indicates that the existing average daily traffic volumes for Delbert Road is less than 20,000 vpd.

Trip generation rates for this development were obtained from the ITE Trip Generation Manual, 7th Edition for Land Use 210 (Single-Family Detached Housing). Table 1 shows the Daily, AM peak, and PM peak hour trip generation estimates. The estimated trips generated by this development are 38 two-way trips out of which 3 two-way trips occur in the AM peak hour and 4 two-way trips occur in the PM peak hour. Please see the following table:

Time of Day	Description	ITE Land Use Category	Land Use Code	New Lots	Daily Trip Rate	Daily 2-Way Trips		Directional Distribution IN	Directional Distribution OUT	Daily Trips In (vpd)	Daily Trips Out (vpd)
Daily	SF Housing	SF Housing	210	4	9.57	38		50%	50%	19	19
AM Peak	SF Housing	SF Housing	210	4	0.77	3		26%	74%	1	2
PM Peak	SF Housing	SF Housing	210	4	1.02	4		64%	36%	3	1

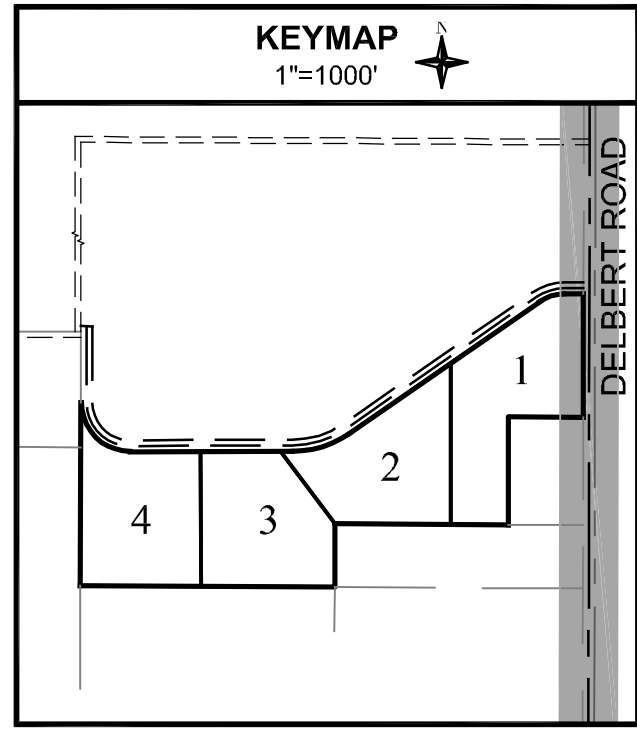
Conclusion

The assumed proposed trips generated will have minimal impact on the traffic on Delbert Road.

Respectfully submitted,

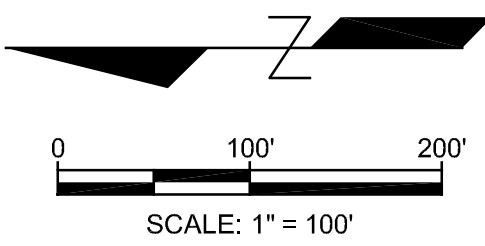


Todd West, P.E., LEED® AP
Project Manager

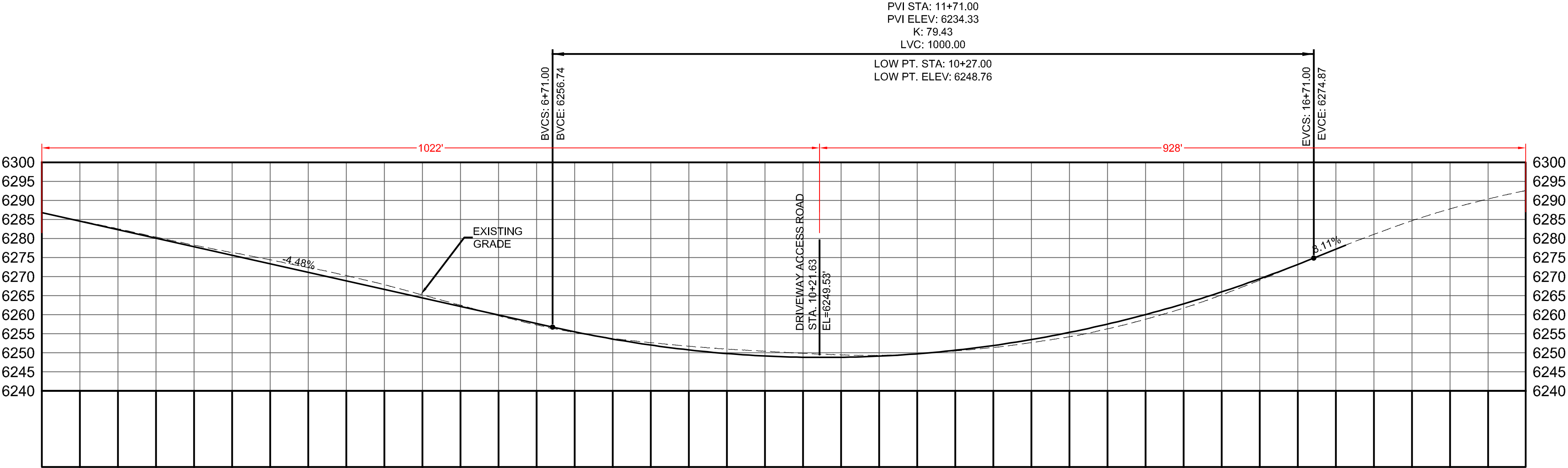
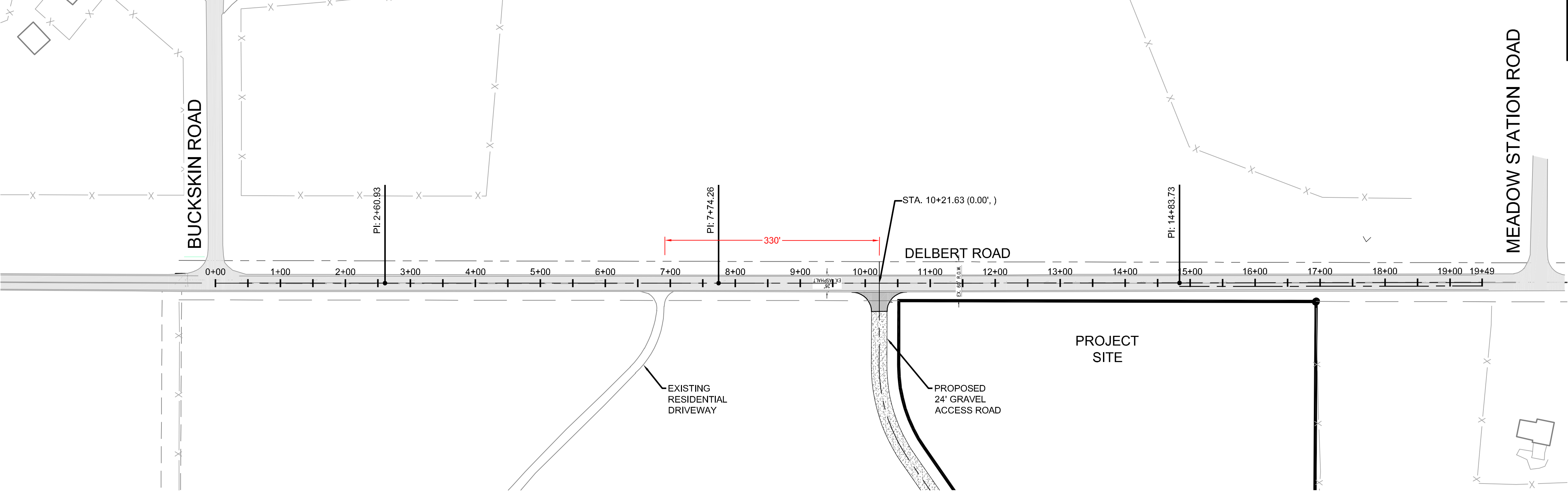


ACCESS GEOMETRY EXHIBIT FOR
ANTELOPE CROSSING

LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING ASPHALT
	PROPOSED ASPHALT
	PROPOSED GRAVEL
	EXISTING FENCE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	DIRECTION OF FLOW & GRADIENT



Delbert Road PROFILE
SCALE: (H) 1" = 100' (V) 1" = 20'
START STA: 0+00.00, END STA: 19+49.34



303.925.0544
www.2ncivil.com



PREPARED FOR:
NEIGHBORHOOD CAR WASH
SMOKEY HILL LLC
14205 E DAVIES AVE
CENTENNIAL, CO 80112

Road Plan & Profile
CONSTRUCTION PLANS
ANTELOPE CROSSING
DOUGLAS COUNTY, COLORADO

DATE:
BY:

REVISIONS:
1.
2.
3.
4.

PROJECT NUMBER: 24001
ISSUED DATE: XX-XX-XXXX
DESIGNED BY: TEW
REVIEWED BY: EPT

Road Plan &
Profile

ANTELOPE CROSSING FILING NO. 1

ZONING PLAN

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

42.61 ACRES ±
ZR2024-015

LEGAL DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

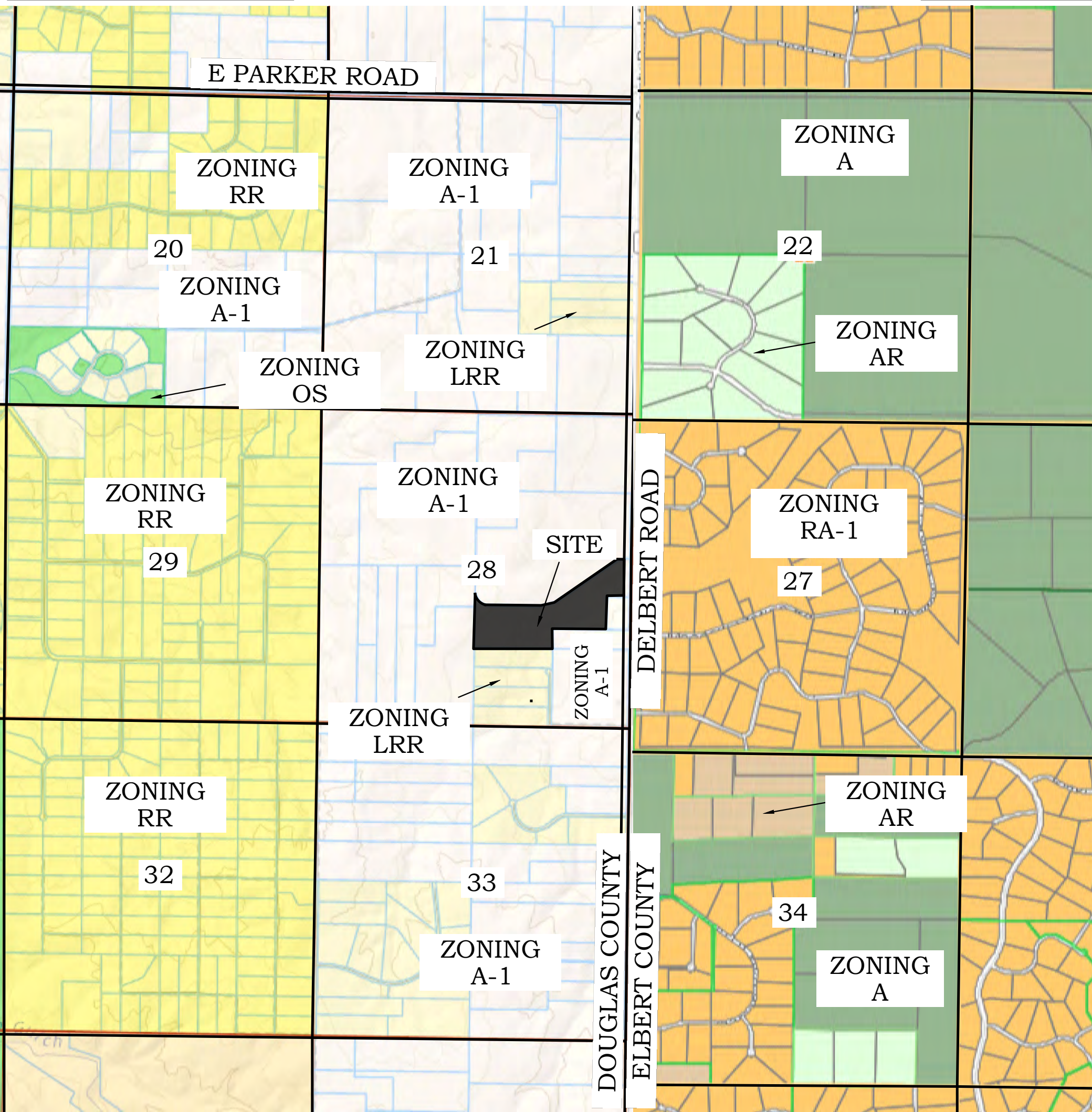
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 TO BEAR N00°06'02"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°39'57"E ALONG SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 1322.37 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 2019018412 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID RECEPTION NO. 2019018412 THE FOLLOWING TWO (2) COURSES;

- N00°06'00"E A DISTANCE OF 330.00 FEET;
 - S89°39'57"E A DISTANCE OF 903.99 FEET, TO THE SOUTHWEST CORNER OF A PARCEL OF PROPERTY AS DESCRIBED IN RECEPTION NO. 1998107726;
- THENCE ALONG THE WEST AND NORTH LINE OF SAID RECEPTION NO. 1998107726 THE FOLLOWING TWO (2) COURSES;
- N00°05'42"E A DISTANCE OF 560.87 FEET;
 - S89°38'54"E A DISTANCE OF 388.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF DELBERT ROAD AND A POINT 30.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N00°05'59"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 642.22 FEET;
- THENCE N89°54'01"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVE;
- THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 34°47'26", AND AN ARC LENGTH OF 133.59 FEET WHOSE CHORD BEARS S72°42'16" W A DISTANCE OF 131.54 FEET;
- THENCE S55°18'34"W A DISTANCE OF 1205.17 FEET TO A POINT OF CURVE;
- THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 34°32'57" AND AN ARC LENGTH OF 319.59 FEET WHOSE CHORD BEARS S72°35'02"W A DISTANCE OF 314.77 FEET;
- THENCE S89°51'31"W A DISTANCE OF 722.70 FEET TO A POINT OF CURVE;
- THENCE ALONG SAID CURVE TO RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 90°14'31", AND AN ARC LENGTH OF 590.63 FEET, WHOSE CHORD BEARS N45°01'14"W A DISTANCE OF 531.45 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°06'02"W ALONG SAID WEST LINE A DISTANCE OF 1072.53 FEET TO THE POINT OF BEGINNING.

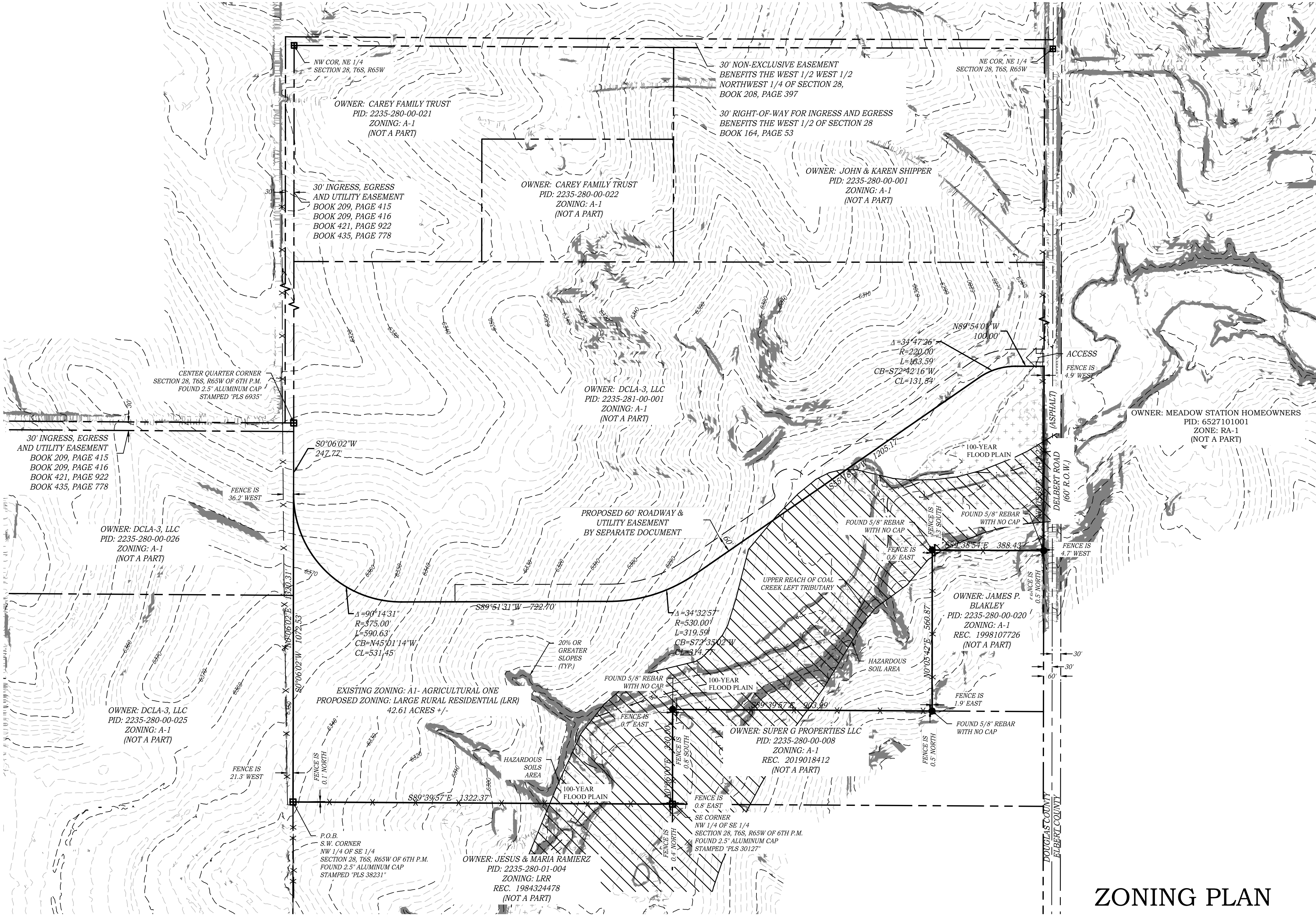
CONTAINING 42.61 ACRES MORE OR LESS


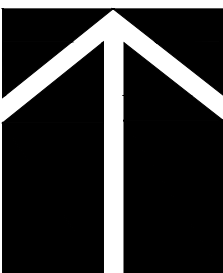


VICINITY ZONING MAP

SCALE N.T.S.

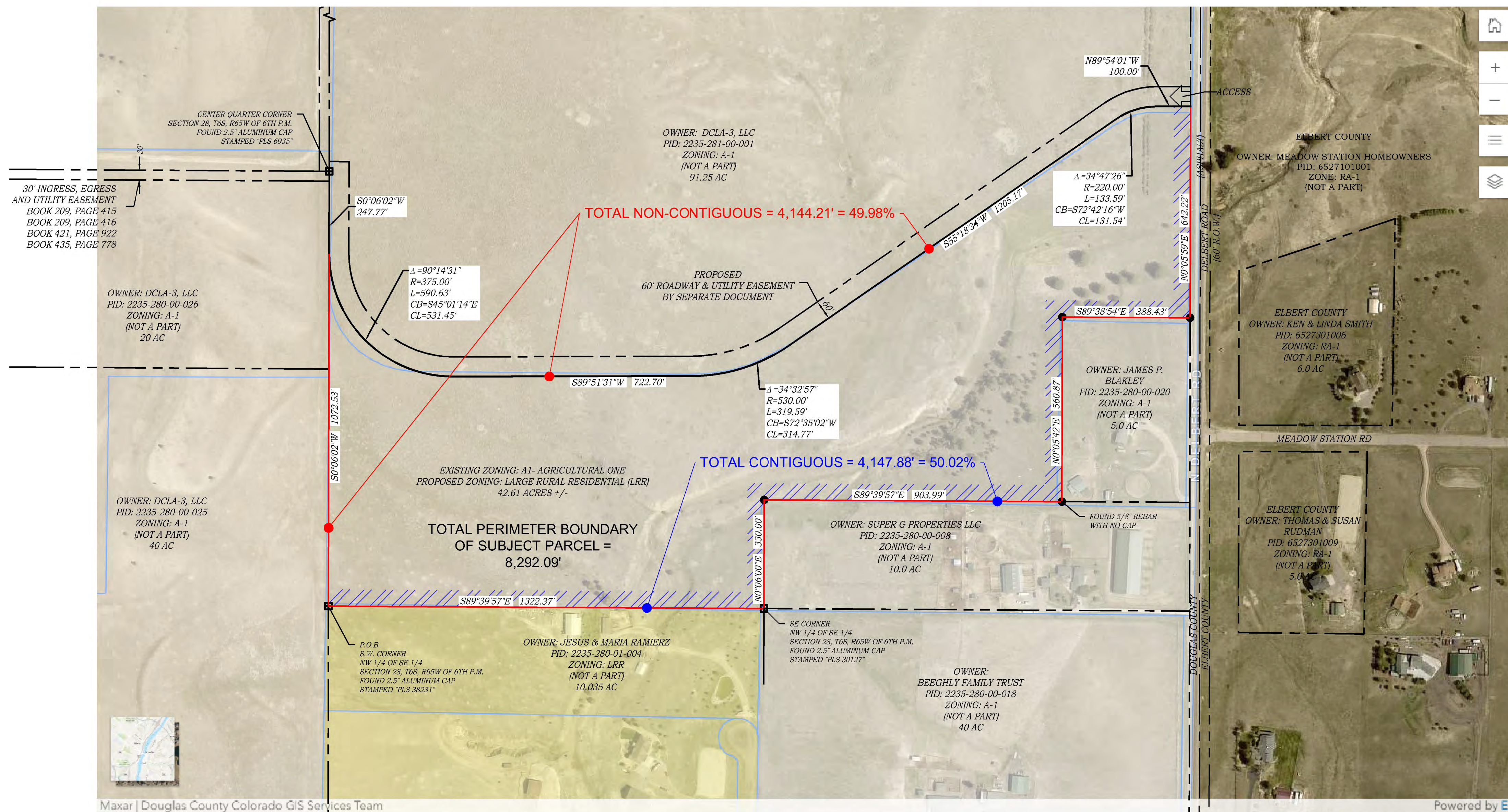


LEGEND:		ZONING MAP LEGEND:	
	SUBJECT PROPERTY LINE		FOUND REBAR
	ADJOINER PROPERTY LINE		FOUND ALUMINUM CAP
	EASEMENT LINE		POINT OF BEGINNING
	CENTERLINE OF ROAD		100 YR FLOODPLAIN
	ROAD RIGHT OF WAY		HAZARDOUS SOILS AREA
	EXISTING FENCE		SLOPE GREATER THAN 20%
	WATER COURSE		
	MAJOR CONTOUR LINE		
	MINOR CONTOUR LINE		
		A-1	AGRICULTURAL ONE
		LRR	LARGE RURAL RESIDENTIAL
		RA-1	RESIDENTIAL AGRICULTURE-ONE
		RR	RURAL RESIDENTIAL
		OS	ZONED OPEN SPACE CONSERVATION
		A	AGRICULTURE
		AR	AGRICULTURE RESIDENTIAL



OWNER		DEVELOPER/APPLICANT		DOUGLAS COUNTY, COLORADO	
DCLA-3, LLC		DCLA-3, LLC		JOB NO. 65467	
14205 E. DAVIES AVE.,		FRANCIS GAY		DATE 2-13-24	
CENTENNIAL, CO 80112		14205 E. DAVIES AVE.,		REVISIONS 5-31-24	
		CENTENNIAL, CO 80112		REVISIONS 10-31-24	
				REVISIONS 7-25-25	
SURVEYOR		ENGINEER		SHEET 1 OF 1	
ELIJAH FRANE		ERIC TUIN			
ENCOMPASS SERVICES, LLC		2N CIVIL			
2750 S. WADSWORTH BLVD, SUITE C-202		6 INVERNESS CT E, STE 125			
DENVER, CO 80227		ENGLEWOOD, CO 80112			
TEL (303)-955-6080				 Providing Solutions	
				 NORTH	
				 SCALE: 1" = 200'	
				 2750 S. WADSWORTH BLVD, SUITE C-202 DENVER, COLORADO 80227 303-955-6080 WWW.ENCOMPASSSERVICES.COM	

A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 65 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
42.61 ACRES ±



ADJACENCY EXHIBIT

CONTIGUOUS					
Boundary Segment	Adjacent Acreage	Length (ft)	Percentage of Adjacency	Zone District	Max. Gross Density Allowed
East (Elbert County RA-1 Zoning)	6.00	642.22	7.7%	RA-1*	1 du / 5 ac
East (A-1 Zoning)	5	388.43	4.7%	A-1	1 du / 35 ac
South (A-1 Zoning)	5	560.87	6.8%	A-1	1 du / 35 ac
South (A-1 Zoning)	10	903.99	10.9%	A-1	1 du / 35 ac
East (A-1 Zoning)	10	330.00	4.0%	A-1	1 du / 35 ac
South (LRR Zoning)	10.035	1322.37	15.9%	LRR	1 du / 10 ac
Totals	46.04	4,147.88	50.02%		

* = Elbert County (Meadows Station)

Total Length of Perimeter
Boundary of Subject Parcel (ft) = 8,292.09

LEGEND

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- A diagram illustrating various boundary lines and easements. It consists of several horizontal lines with labels to their right:
- A solid red line labeled "SUBJECT PROPERTY LINE".
 - A blue hatched area labeled "ADJACENCY".
 - A solid red line labeled "ADJOINER PROPERTY LINE".
 - A dashed black line labeled "EASEMENT LINE".
 - A solid black line labeled "CENTERLINE OF ROAD".
 - A dashed black line labeled "ROAD RIGHT OF WAY".

