

# Major Planned Development Amendment Staff Report

**Date:** December 2, 2025  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager  
**From:** Terence T. Quinn, AICP, Director of Community Development *SK for TQ*  
**CC:** Brett Thomas, AICP, Chief Planner  
Curtis J. Weitkunat, AICP, Long Range Planning Manager  
Steven E. Koster, AICP, Assistant Director of Planning Services  
**Subject:** **Highlands Ranch Planned Development, 81st Amendment**  
**Project File:** **ZR2025-004**

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<b>Planning Commission Hearing:</b>	<b>December 1, 2025 @ 6:00 p.m.</b>
<b>Board of County Commissioners Hearing:</b>	<b>December 16, 2025 @ 2:30 p.m.</b>

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## **I. EXECUTIVE SUMMARY**

The applicant requests approval of a major amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area (OSCA). The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch PD, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility (HRLETF).

The Planning Commission heard the application at its December 1, 2025, public hearing and recommended approval by a vote of 5 to 4.

## **II. APPLICATION INFORMATION**

### **A. Applicant**

Highlands Ranch Community Association  
9568 S. University Boulevard  
Highlands Ranch, Colorado 80126

### **B. Request**

The applicant requests approval of a major amendment to the Highlands Ranch PD proposing the addition of Planning Area K and Planning Area L and a reduction in acreage of Planning Area E within the OSCA.

### **C. Process**

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

Per DCZR Section 1522.08, “The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board’s comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines.”

### **D. Location**

Planning Areas K and L are located within the Highlands Ranch PD, east of US Highway 85, adjacent to the HRLETF. Planning Area E is located north of the intersection of Grigs Road and Daniels Park Road within the eastern portion of OSCA.

### **E. Project Description**

The request proposes to amend Section XIII, Nonurban Area, of the Highlands Ranch PD to establish Planning Area K (Horse Corral - Equine Education Area) and Planning Area L (Basecamp). Planning Area K is proposed to be 20 acres in size and Planning Area L is proposed to be 45 acres in size. The amendment also proposes to remove 65 acres of land from the existing 275-acre Planning Area E to offset the acreage proposed with Planning Areas K and L. The applicant indicates the amendment “will enable HRCA to expand its educational and equestrian programming while protecting the broader mission of the Backcountry.”

Planning Area K is proposed to include agricultural and public or quasi-public facilities similar to what is permitted within other portions of OSCA. In addition, the planning area proposes to allow an equestrian center, equine related programs and activities, dressage riding area, stables, and indoor arena with no single structure to exceed 20,000 square feet in size.

Planning Area L is proposed to include agricultural and public or quasi-public facilities similar to what is permitted within other portions of OSCA. In addition, the planning area proposes to allow outdoor education preschools and administrative offices in buildings not to exceed 20,000 square feet in size, day camps, school programs and field trips, community camps for all ages, and limited overnight camping. In addition, events and gatherings, such as outdoor movies, facility rentals, open houses, and catered events would be allowed with a maximum of six events per year for up to 300 people, and no limits on the number of events with fewer than 150 participants.

No changes are proposed to the uses currently permitted within Planning Area E, only the size is proposed to be reduced from 275 acres to 210 acres.



### III. CONTEXT

#### A. Background

The Highlands Ranch PD was approved by the Board of County Commissioners (Board) in September of 1979. This is the 81st Amendment to the original PD document. OSCA is an 8,200-acre nonurban area within the Highlands Ranch PD that was established as part of an agreement between the Board of County Commissioners, the Mission Viejo Company (the original developer of Highlands Ranch and the predecessor to Shea Homes), and the Highlands Ranch Community Association (“HRCA”) in 1988. Currently, ten planning areas within the OSCA allow for education and recreational opportunities, public and quasi-public facilities, and other uses oriented towards community activities and services.

#### B. Adjacent Land Uses and Zoning

Proposed Planning Areas K and L are located east of US Highway 85 along Ron King Trail. The HRLETF, which is in Planning Areas I and J of the Highlands Ranch PD, is located east of Planning Area K and west of Planning Area L. To the west of Planning Area K, adjacent to US Highway 85, is undeveloped land owned by Colorado Central Power. South of Planning Area K is the Cherokee Ridge Estates subdivision, which is zoned Suburban Residential. A privately-owned horse boarding facility is located southeast of Planning Area K and southwest of Planning Area L, between Cherokee Ridge Estates and the HRLETF. Nonurban Areas of OSCA are located north of Planning Area K, and surrounding Planning Area L on the north, east, and south.

Planning Area E is located between Grigs Road and Monarch Boulevard and north of the East-West Regional Trail. The 65-acre portion of Planning Area E proposed to be removed is surrounded by OSCA Nonurban on the south and west, and portions of Planning Area E to remain on the north and east.

#### Zoning and Land Use

	Zoning	Land Use
<b>North</b>	Highlands Ranch PD	OSCA Nonurban
<b>East</b>	Highlands Ranch PD	OSCA Nonurban
<b>South</b>	Rural Residential Agricultural One	Single-family residential Horse boarding facility
<b>West</b>	Agricultural One	Undeveloped

### IV. PHYSICAL SITE CHARACTERISTICS

#### A. Site Characteristics and Constraints

Planning Areas K and L are proposed along Oxide Draw, a tributary that drains from Daniels Park to Plum Creek. The planning areas are identified as marginal to good wildlife habitat in the OSCA plan and avoid better to best wildlife habitat. Douglas County Wildfire indicated wildfire danger is considered moderate based on existing

fuel types and topography, and it noted large-scale landscape mitigation is not necessary at this time. There are no known geologic hazards or other constraints that would preclude development of the site.

**B. Floodplain and Drainage**

There is a mapped 100-year floodplain that generally runs parallel to Ron King Trail in the vicinity of proposed Planning Areas K and L, as well as the HRLETF. As part of a site improvement plan application, a floodplain development permit is required from Public Works Engineering before any use can be proposed in the floodplain. The Mile High Flood District reviewed the application and has no objections.

**C. Access**

Access to Planning Areas K and L is from Ron King Trail, a private drive that provides access to the Backcountry, HRLETF, and a privately owned horse boarding property. Public Works Engineering identified warranted improvements for auxiliary turning movements for the intersection of US Highway 85 and Ron King Trail. The applicant submitted a letter committing to providing a traffic study with each future land use application and agreed to participate in the implementation of any warranted improvements identified in those studies.

Public Works Engineering is working with the Colorado Department of Transportation (CDOT) to update the access permit for the intersection of Ron King Trail. CDOT noted no comments on this major PD amendment application.

**V. PROVISION OF SERVICES**

**A. Fire Protection**

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and noted a conditional non-objection to the application. South Metro notes site infrastructure does not currently support new structures or expanded uses without approved improvements to site access and fire protection water supplies. South Metro indicates its comments need to be adequately resolved prior to approval of any future site improvement plans.

**B. Sheriff Services**

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. DCSO reviewed the request and noted no comments or concerns with the application.

**C. Water and Sanitation**

Highlands Ranch Water (HRW) provides water and sanitary sewer service within Highlands Ranch. HRW notes it does not have a potable water system within the general vicinity of Planning Areas K and L; however, it does have a groundwater system nearby. HRW states HRCA will be solely and fully responsible for providing its own onsite treatment of raw water supplied by HRW.

HRCA notes in its response letter that raw water will be pumped through an onsite treatment system designed in accordance with Colorado Department of Public Health and Environment regulations. Planning Areas K and L are not included within the HRW District; therefore, the property is considered an extended service area (ESA). As an ESA, HRW indicates its commitment for service would be contingent upon approval from the HRW Board of Directors and execution of a water service agreement with terms and conditions suitable to HRW, and that water service would be subject to ESA rates.

The applicant indicates wastewater treatment for Planning Areas K and L would be provided by on-site wastewater treatment systems (OWTS). The applicant notes that design and permitting of the OWTS will be finalized with a future site improvement plan.

#### **D. Utilities**

Utility service providers include Xcel Energy for natural gas and electrical service, and CenturyLink and Comcast for phone and data services. CenturyLink and AT & T stated no comment on the application. No comments were received from Comcast. Xcel stated that it owns and operates existing electric distribution facilities within the project area, and that any activity, including grading, proposed landscaping, erosion control, or similar activities involving Xcel's existing right-of-way will require its approval.

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

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

All referral agency responses are outlined in the Referral Agency Response Report attached to this staff report. Public Works Engineering noted the need for a traffic impact analysis and an update to the CDOT access permit. HRW noted the proposed planning areas are outside of district boundaries and will require execution of a water service agreement for an extended service area.

South Metro noted site infrastructure does not currently support new structures or expanded uses without approved improvements to site access and fire protection water supplies. The Cherokee Ridge Estates Metro District and HOA expressed concerns with infrastructure, light and noise pollution, impact on wildlife and the environment, incompatibility with the OSCA Agreement, and a need for community outreach.

Courtesy notices of an application in process were sent to landowners abutting this portion of OSCA. Public correspondence generally expressed concerns with traffic impacts, environmental and safety issues, community and ecological impact, public resources and oversight, permit violations by the applicant, and need for community

outreach. Public correspondence submitted in response to the request is also attached to this staff report.

## **VII. PLANNING COMMISSION HEARING**

The Planning Commission heard the proposal at a public hearing on December 1, 2025. Members of the public testified at the Planning Commission hearing. Speakers expressed concerns about the need for a new wildlife study, wildfire mitigation, and a secondary access; limited water supply; previous zoning violations; and the proximity to the Cherokee Ridge Estates subdivision. An attorney for the HRLETF requested future development coordination and disclosures to protect the activities of the HRLETF.

The Planning Commission discussed future water infrastructure, the acreage transfer between planning areas, wildlife migration and habitat, public outreach, emergency access, and outdoor education preschools. The applicant responded to comments from the Planning Commission and public and agreed to coordinate disclosure with the HRLETF.

Four commissioners stated the request did not meet approval criteria 1520.01, 1520.02, 1520.03, and 1520.06. An initial motion to recommend denial failed by a vote of 4 to 5. The Planning Commission then approved a motion to recommend approval by a vote of 5 to 4.

## **VIII. STAFF ANALYSIS**

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

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

*Staff Comment: The intent of Section XIII, Nonurban Area is "to provide land for education and recreational opportunities, public facilities, quasi-public facilities, other uses which are oriented toward community activities and services." No changes are proposed to the development standards or PD commitments. The applicant states, "the amendment will enable HRCA to expand its educational and equestrian programming while protecting the broader mission of the Backcountry."*

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

*Staff Comment: The applicant states the amendment "ensures convenient access and efficient operations while minimizing impacts on the broader Backcountry (OSCA)." HRCA also notes "this thoughtful siting preserves the vast majority of the property for conservation while allowing the community to enjoy safe, sustainable programming in appropriate locations."*

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

*Staff Comment: Concerns have been raised by neighbors to the south in the Cherokee Ridge Estates subdivision, including from the HOA and Metro District. Residents have expressed concern about increased traffic and the potential for accidents associated with additional uses permitted if Planning Areas K and L are established. A concern about light and noise pollution has been expressed related to the proximity of proposed equestrian facilities, as well as events such as outdoor movie nights and other events. Additional concerns noted by residents, the HOA, and Metro District primarily include impacts on wildlife and the environment, and incompatibility with the OSCA Agreement.*

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

*Staff Comment: The proposed amendment would allow additional programming within the Backcountry, which is available to residents of Highlands Ranch as well as surrounding communities.*

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

*Staff Comment: Highlands Ranch Water provided a letter identifying the conditions under which HRW will provide service, the need for a water service agreement with terms suitable to HRW, and the feasibility for providing service subject to extended service area rates.*

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

*Staff Comment: Public facilities and services, including improvements to the intersection with US Highway 85, fire access and fire protection water supplies, water treatment, and OWTS will need to be coordinated at the time of site improvement plan applications.*

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

*Staff Comment: Public Works Engineering identified warranted improvements for auxiliary turning movements for the intersection of US Highway 85 and Ron King Trail. The applicant submitted a letter that is included in the staff report acknowledging it will participate in the implementation of any warranted improvements.*

**IX. STAFF ASSESSMENT**

Staff assessed the major amendment request in accordance with Sections 1519-1523 of the DCZR. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

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**LAND USE APPLICATION**

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

**OFFICE USE ONLY**

PROJECT TITLE: \_\_\_\_\_

PROJECT NUMBER: \_\_\_\_\_

PROJECT TYPE: Planned Development Major AmendmentMARKETING NAME: Highlands Ranch: Basecamp at BackcountryPRESUBMITTAL REVIEW PROJECT NUMBER: PS2022-082**PROJECT SITE:**Address: 5997 Ron King TrailState Parcel Number(s): 2229-261-00-007 (Douglas County Account #R0478770)

Subdivision/Block#/Lot# (if platted): \_\_\_\_\_

**PROPERTY OWNER(S):**Name(s): Highlands Ranch Community Association (ATTN: Mr. Mike Bailey, GM)Address: 9568 S University Blvd - Highlands Ranch, CO 80126Phone: (303) 471-8802

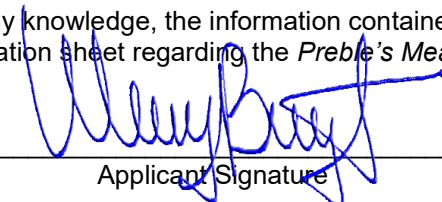
Email: \_\_\_\_\_

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

Name: Weylan A. "Woody" Bryant, M LS, PE | Director of Community Improvement Services, HRCAAddress: 9568 S University Blvd - Highlands Ranch, CO 80126Phone: (303) 471-8802

Email: \_\_\_\_\_

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 SignatureJuly 8, 2025

Date

# Backcountry Major PD Amendment

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September 09, 2025 (Rev 1)



## §1. Executive Summary

The Highlands Ranch Community Association (HRCA) is proposing a Major Planned Development (PD) Amendment to formally establish two new Planning Areas—K and L—within the Backcountry Wilderness Area (BWA). The amendment also removes 65 acres of developable land from Planning Area E to maintain a balanced and responsible development footprint of development within the Highlands Ranch Planned Development (HRPD). The proposed Planning Areas are located within portions of the Open Space Conservation Area (OSCA) that have already been partially improved with low-impact, conservation-aligned facilities such as the Horse Corrals and Base Camp.

Planning Areas K and L meet or exceed all criteria for suitable development identified in the original OSCA Plan, including favorable soils, shallow slopes, and minimal wildlife disruption. These areas are categorized as “marginal” habitat under both the OSCA Plan and Douglas County’s Comprehensive Master Plan, making them among the least sensitive zones within the 8,200-acre BWA. Located adjacent to the Highlands Ranch Law Enforcement Training Facility (HRLETF) and existing infrastructure, these sites allow for logical, clustered use while preserving the remainder of the property for conservation and passive recreation.

This amendment does not expand the overall development footprint of the Highlands Ranch PD; rather, it relocates 65 acres from Planning Area E to more suitable, marginal locations in Planning Areas K and L.

This amendment will enable HRCA to expand its educational and equestrian programming while protecting the broader mission of the Backcountry. All proposed uses are more limited and less intensive than what is allowed in other Planning Areas, and the development approach emphasizes environmental stewardship, public benefit, and operational efficiency.

## §2. Introduction

The Backcountry Wilderness Area (BWA) of Highlands Ranch—also referred to as the Open Space Conservation Area (OSCA)—is an 8,200-acre property located in northwest Douglas County. The majority of the property is owned and managed by the Highlands Ranch Community Association (HRCA), with its land use and development standards governed by Section XIII – Nonurban Area of the Highlands Ranch Planned Development (HRPD) Guide.

The OSCA Plan was originally adopted by the HRCA Board of Directors in 1993, with subsequent revisions in 1996 and 2000. It was developed in alignment with the 1988 rezoning of Highlands Ranch by the Douglas County Board of County Commissioners, which formally established OSCA within the HRPD. The OSCA Plan serves as the guiding framework for the long-term use, management, and limited development of the property.

9568 University Blvd, Highlands Ranch, CO 80126

Eastridge Rec Center: Admin Wing



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The Nonurban Area is divided into three major subareas:

- Areas outside of OSCA;
- Active and limited-use areas within OSCA, designated as Planning Areas A through J (approximately 1,200 acres);
- Open Space portions of OSCA (approximately 7,000 acres) dedicated to wildlife habitat, passive recreation, and conservation.

The OSCA Plan allows for different intensities of use within these areas, as defined in both the Plan and the HRPD. Within the Planning Areas, certain public and commercial uses—such as schools, fire stations, libraries, and recreation centers—are permitted, with structures up to 50,000 square feet allowed by right, and larger facilities requiring special review.

The Plan was developed following a comprehensive environmental analysis, with land use decisions guided by site conditions such as soils, slope, hazard areas, floodplain limits, and wildlife sensitivity. Areas suitable for development were identified based on the following criteria:

- ☒ Favorable soil conditions.
- ☒ Slopes that are less than 15%.
- ☒ Absence of rockfall hazards.
- ☒ Locations outside of designated floodplains.
- ☒ Locations outside of critical wildlife habitat zones.

Recognizing that conditions would evolve over time, the OSCA Plan was designed to be adaptable. As noted in its Vision Statement: “No plan is forever. Both our natural resources and our society are dynamic and subject to change, and our planning process reflects this. When conditions and problems change enough, new planning with public participation will begin.”

Over the past three decades, both Highlands Ranch and the BWA have experienced substantial change. In keeping with the original intent of the OSCA Plan, HRCA is proposing a major amendment to the Highlands Ranch PD. This amendment would:

- ☒ Remove 65 acres of developable land from Planning Area E; and
- ☒ Establish two new Planning Areas, K and L, totaling 65 acres, located within the existing Open Space portion of OSCA (see drawing PDA, “Base Camp PD Amendment Map”).

The proposed Planning Areas will allow uses similar to—but more restrictive and less intensive than—those in Planning Areas B, D, E, and F. Planning Area L also lies at the edge of the Historical and Cultural Overlay Zone and will comply with all associated development standards.

This narrative will demonstrate that the proposed locations for Planning Areas K and L are equally or more appropriate for limited development than the land currently allocated in Planning Area E—based on environmental suitability, infrastructure access, proximity to existing communities, and overall impact on wildlife and habitat.

## **§3. Proposed Uses of Planning Areas K and L**

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While existing Planning Areas B, D, E, F, and G permit broad, high-intensity uses—including schools, churches, recreation centers, and structures up to 50,000 square feet—the proposed uses for Planning Areas K and L are more limited in both intensity and scope.

Permitted uses will align closely with those currently allowed in the 7,000-acre Open Space portion of the Backcountry, including agricultural use, public and quasi-public facilities, and low-impact recreational amenities such as trails and camps.

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## Planning Area K – Horse Corrals Site

Proposed uses for Planning Area K are equestrian-focused and include:

- An equestrian center with the following components:
  - ☑ Dressage riding area
  - ☑ Indoor arena (not to exceed 20,000 square feet)
  - ☑ Stables (not intended for year-round “for rent” boarding)
  - ☑ Equestrian programming and related educational/recreational opportunities in support of HRCA’s conservation, education, and recreation mission.
- Supporting site improvements:
  - ☑ Equestrian trails
  - ☑ Equine-related programming such as trail rides, riding lessons, and camps.

The total developed site area would not exceed 20 acres. Equestrian programming will remain limited in scale, and all operations will comply with Douglas County vegetation and animal welfare standards.

## Planning Area L – Base Camp Site

Proposed uses for Planning Area L support outdoor education and low-impact, community-based programming. These include:

- Buildings (no individual structure to exceed 20,000 square feet) for:
  - ☑ Preschool facilities and programming (currently licensed as an Outdoor Nature-Based Preschool), with flexibility to adapt licensing type as needed in the future.
  - ☑ Administrative offices in support of land and program management.
- Accessory structures (each under 10,000 square feet), including:
  - ☑ Restroom and shower facilities
  - ☑ Changing rooms
  - ☑ Enclosed storage
  - ☑ Dining facilities to serve camps
- Educational and recreational programs, including:
  - ☑ Day camps, school programs, and field trips for all age groups
  - ☑ Community-based camps and limited overnight camping in support of youth and educational programming:
    - Located in areas with good access and marginal-to-good wildlife habitat
    - Facilities to support overnight camping (max. 10,000 SF per camp)
    - Tent pads, instructional seating areas, and campfire pits
- Community events that support the Backcountry or its 501(c)(3) mission, such as:
  - ☑ Outdoor movies, open houses, catered events, and facility rentals
  - ☑ Events under 150 participants: no limit
  - ☑ Events up to 300 participants: limited to six per year

## **§4. Suitability of Proposed Planning Areas K and L**

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Planning Areas K and L meet—or in some cases exceed—the physical suitability criteria applied to existing Planning Areas B, D, E, F, and G. These criteria include favorable soil conditions, slopes under 15% (with K and L averaging less than 8%), absence of rockfall hazards, and minimal impact to wildlife habitat.

Portions of Planning Areas K and L intersect mapped floodplain areas. Any improvements within a regulatory floodplain will comply with Douglas County permitting requirements, with final design developed during the Site Improvement Plan process.

The OSCA Plan categorizes wildlife habitat into four tiers—best, better, good, and marginal. The existing Planning Areas were designated within “better” habitat areas. In contrast, Planning Areas K and L are located within “marginal” habitat—the lowest habitat value on the property. This is further supported by Map 9.1 (Wildlife Resources) of the Douglas County Comprehensive Master Plan, which identifies these locations as “Low” to “Moderate” habitat value.

Given these characteristics, Planning Areas K and L could have reasonably been included in the original OSCA Plan. Their suitability has only increased over time. Two primary factors likely influenced their exclusion at the time: the presence of cattle grazing operation in the 1990s, and the anticipated siting of the Highlands Ranch Law Enforcement Training Facility (HRLETF).

The proposed areas currently include the Horse Corrals and Base Camp. These areas were previously part of a cattle operation that once represented the sole revenue source for the property. As land stewardship became a greater priority, HRCA reduced cattle numbers by approximately 75%, and permanent loading infrastructure was no longer necessary. Alternative grazing and transport methods have proven effective, reducing the operational footprint of the lease.

Additionally, initial concerns regarding proximity to the HRLETF no longer apply. In practice, HRLETF and HRCA have developed a cooperative and mutually beneficial relationship. Existing facilities—including the Horse Corrals, Base Camp, and Archery Range—operate in close proximity to the HRLETF with minimal disruption and limited community concern. Residential development near the HRLETF has also occurred without issue, further demonstrating compatibility with surrounding land uses.

The establishment of active facilities in Planning Areas K and L has concentrated programming in these locations, allowing the vast majority of the Backcountry to remain undisturbed. Since 2016, when the Horse Corrals and Base Camp were added—and later, the Archery Range in 2018—HRCA has consistently observed that these sites are well suited for limited development, particularly from a conservation standpoint. These factors provide clear justification for formally designating Planning Areas K and L through this proposed amendment to the Highlands Ranch Planned Development.

## **§5. Supporting Factors for Development**

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The proposed Planning Areas K and L are well-suited for limited development due to their physical characteristics, existing infrastructure, strategic location, and minimal impact on neighboring properties and wildlife.

The amendment formalizes existing facilities and ensures all future uses proceed through Douglas County’s established Site Improvement Plan and permitting processes, providing clarity, oversight, and enforceability.

## §6. Proximity to Existing Infrastructure and Use

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Planning Areas K and L are adjacent to the Highlands Ranch Law Enforcement Training Facility (HRLETF), the most intensively used portion of the Backcountry. Clustering new uses near this already active zone minimizes broader environmental disturbance and supports a conservation-minded development approach.

The HRCA and HRLETF maintain a strong collaborative relationship supported by formal agreements. Shared infrastructure includes:

- Access and Roads: Ron King Trail, a paved private road maintained by HRLETF, connects directly to Highway 85 and provides access to the proposed sites.
- Utilities:
  - Electrical infrastructure exists at both Planning Areas.
  - Planning Area K (Horse Facilities): A permitted well will continue serving the horse facilities, with no significant increase in water demand anticipated.
  - Planning Area L (Base Camp, Educational Programs): HRCA is coordinating potable water service with Highlands Ranch Water (HRW). In accordance with the HRW Standard Specifications (May 2020), domestic demand has been calculated using Table 4-1, which prescribes 15 gallons per student per day with a peaking factor of 1.38 (MDD/ADD). Program headcounts yield:
    - Wild Roots (63 student-equivalents): ADD  $\approx$  945 gpd; MDD  $\approx$  1,305 gpd.
    - Camp Day (160 student-equivalents): ADD  $\approx$  2,400 gpd; MDD  $\approx$  3,312 gpd.
    - Planning Peak (220 student-equivalents): ADD  $\approx$  3,300 gpd; MDD  $\approx$  4,554 gpd.

For context, these demands equate to approximately 4.7, 12.0, and 16.5 SFE when compared to HRW's residential indoor allocation of 12,000 gallons per bimonthly cycle (~200 gpd). HRW has noted that non-residential indoor budgets are determined by meter size, not SFE; SFE values are provided for scale only.

Raw Water Delivery: Because the site is served by HRW's raw water system, which operates intermittently with varying flows and pressures, the facility will be supplied by filling the cistern's raw-water compartment on a periodic basis. Based on the maximum day demands noted above, daily deliveries of this magnitude are sufficient. HRCA anticipates a fill rate of 20–30 gpm for 2–4 hours per day during non-peak periods, subject to HRW's operational guidance. Final delivery protocols will be coordinated with HRW staff during the Site Improvement Plan process.

Fire Protection: Fire flow requirements will be determined in accordance with the ISO Guide for Determination of Required Fire Flow (NFF), as directed in the HRW Standard Specifications. While Table 4-2 provides a general guideline of 4,800 gpm for schools, final fire flow will be established with South Metro Fire Rescue (SMFR) at the Site Improvement Plan stage. For PD Amendment planning purposes, the project will provide a dedicated fire-protection cistern of not less than 30,000 gallons, consistent with Douglas County Exhibit C – Standard for Water Supplies for Rural Fire Fighting (250 gpm for two hours).

Cistern Configuration: A single, partitioned cistern will be constructed, consisting of: (1) a fire-reserve compartment (non-potable) of not less than 30,000 gallons with 5" NST

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drafting connection and all-weather access; and (2) a raw-water equalization compartment supplied by HRW. Raw water will be pumped through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank for building distribution. Physical separation and interlocks will ensure the domestic system cannot draw down below the required fire reserve. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

- Wastewater: Both Planning Area K and Planning Area L are anticipated to utilize an independent On-Site Wastewater Treatment System (OWTS/septic), designed in accordance with Douglas County Health Department Regulation 22-01 and state requirements. System design and permitting will be finalized during the Site Improvement Plan process.
- Regulatory Note: Colorado SB 24-078 provides the licensing path for outdoor nature-based preschool programs, with rules due by Dec 31, 2025; this affects licensing only and does not alter the domestic water-demand basis above.
- Communications and Safety: The HRCA leverages HRLETF infrastructure to support Wi-Fi, security systems, and emergency shelter protocols, enhancing safety and operational efficiency. HRCA also coordinates with South Metro Fire Rescue on emergency access and wildfire mitigation. These measures will be incorporated into final site design to ensure compliance with County fire and evacuation standards.

Minimal Visual and Community Impact. Both Planning Areas are remote and largely screened from view:

- Planning Area L is over 800 feet from Highway 85 and nearly a half mile from the nearest residence.
- Planning Area K is located in a topographic bowl, buffered by terrain and adjacent to HRLETF-owned facilities.

Facility design and operations will comply with Douglas County zoning and lighting standards to minimize potential noise or light impacts on nearby communities.

Ron King Trail, a paved private road maintained by HRLETF, connects directly to Highway 85 and provides access to the proposed sites.

A Traffic Impact Study completed in September 2025 analyzed projected trip generation, intersection performance, and queueing at the Ron King Trail and U.S. Highway 85 intersection. At full buildout, the project is expected to generate approximately 772 daily trips, including 252 AM peak-hour and 54 PM peak-hour trips. The study confirmed that existing turn lane storage is sufficient and that the intersection will continue to operate at acceptable levels of service (LOS C or better overall) through 2027 with project traffic. While some westbound turning movements (left turns from Ron King Trail onto U.S. 85) may experience longer delays by 2045, these conditions are typical of unsignalized intersections along arterial highways. Importantly, no roadway safety deficiencies or improvements are recommended at this time. HRCA will continue to coordinate with Douglas County and CDOT to monitor traffic conditions and evaluate potential future improvements as needed.

The site's central location, with direct access from Highway 85, provides convenient service to surrounding communities, including Roxborough, Sterling Ranch, Sedalia, Louviers, Castle Rock, and Highlands Ranch.

## §7. Wildlife and Habitat Considerations

Environmental sensitivity has remained central to the Backcountry's development philosophy. Planning Areas K and L are located in zones classified as "marginal" wildlife habitat per the OSCA Plan and as "Moderate" or "Low" habitat value in Douglas County's Comprehensive Master Plan.

# HRCA Backcountry Major PD Amendment

DougCo ZR2025-004 | Project Narrative

Page 7 of 7

September 09, 2025 (Rev 1)

In contrast to many open space properties with extensive trail networks, the HRCA has concentrated public use into limited areas, significantly reducing wildlife disruption. This strategic clustering of facilities—now including K and L—minimizes overall impact by managing intensity and timing of use.

Wildlife corridors, including the nearby U.S. 85 crossing structure, will be respected in site planning. By clustering uses in already active areas, the amendment avoids fragmenting higher-value habitat and preserves broader connectivity.

## §8. Summary

---

The Highlands Ranch Community Association manages the Backcountry Wilderness Area (BWA) through three guiding pillars:

- ☑ Conservation
- ☑ Education
- ☑ Recreation

Each plays an essential role in supporting the long-term protection of the BWA.

The recreational opportunities offered through trails and horseback riding, along with the educational programs based at Base Camp and the Horse Corrals, foster meaningful connections between the community and the natural environment. These experiences—particularly for youth—help build a lasting commitment to conservation among current and future generations.

By clustering new facilities near existing infrastructure, HRCA ensures convenient access and efficient operations while minimizing impacts on the broader Backcountry. This thoughtful siting preserves the vast majority of the property for conservation while allowing the community to enjoy safe, sustainable programming in appropriate locations.











This proposed amendment is intended to strengthen the educational mission of the BWA and increase the capacity to engage the community in conservation-focused programs.

By investing in thoughtfully planned facilities within suitable areas, HRCA is ensuring that the BWA remains both protected and purpose-driven, benefiting not only Highlands Ranch, but the broader Douglas County region.







# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

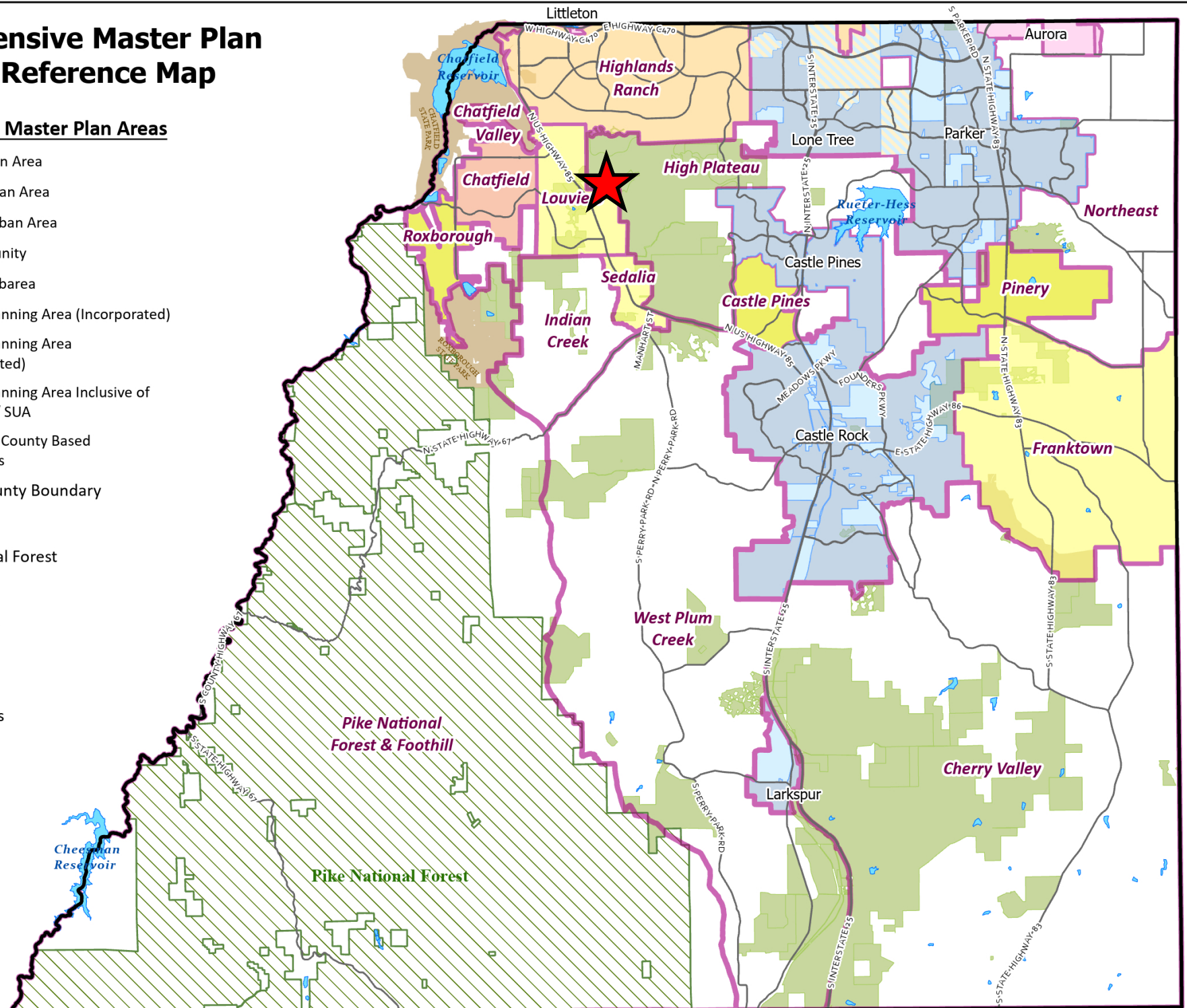
-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas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

## Parks

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

## Roadways

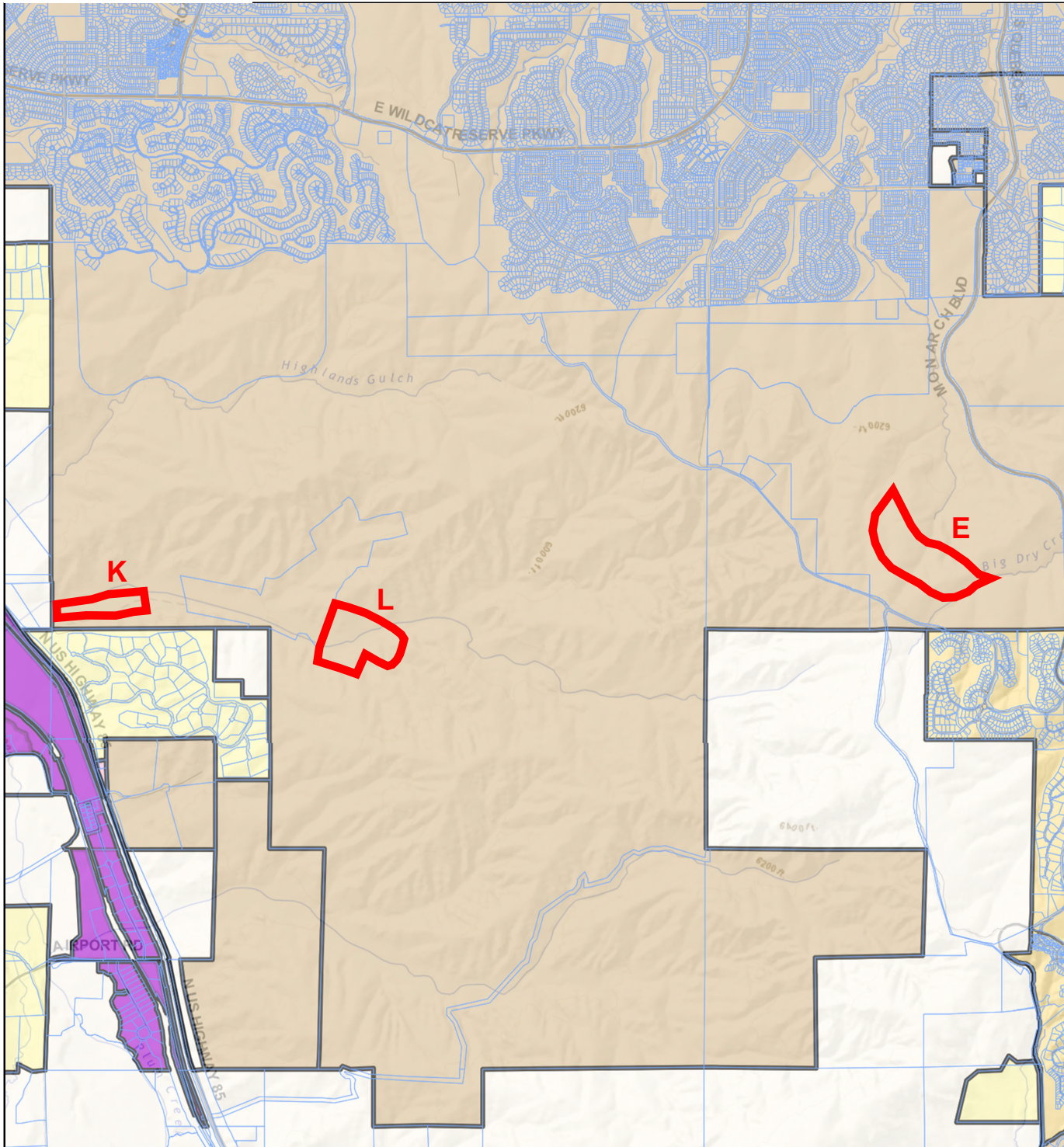
-  Major Roads





# HIGHLANDS RANCH PD 81ST AMENDMENT

ZR2025-004  
ZONING MAP

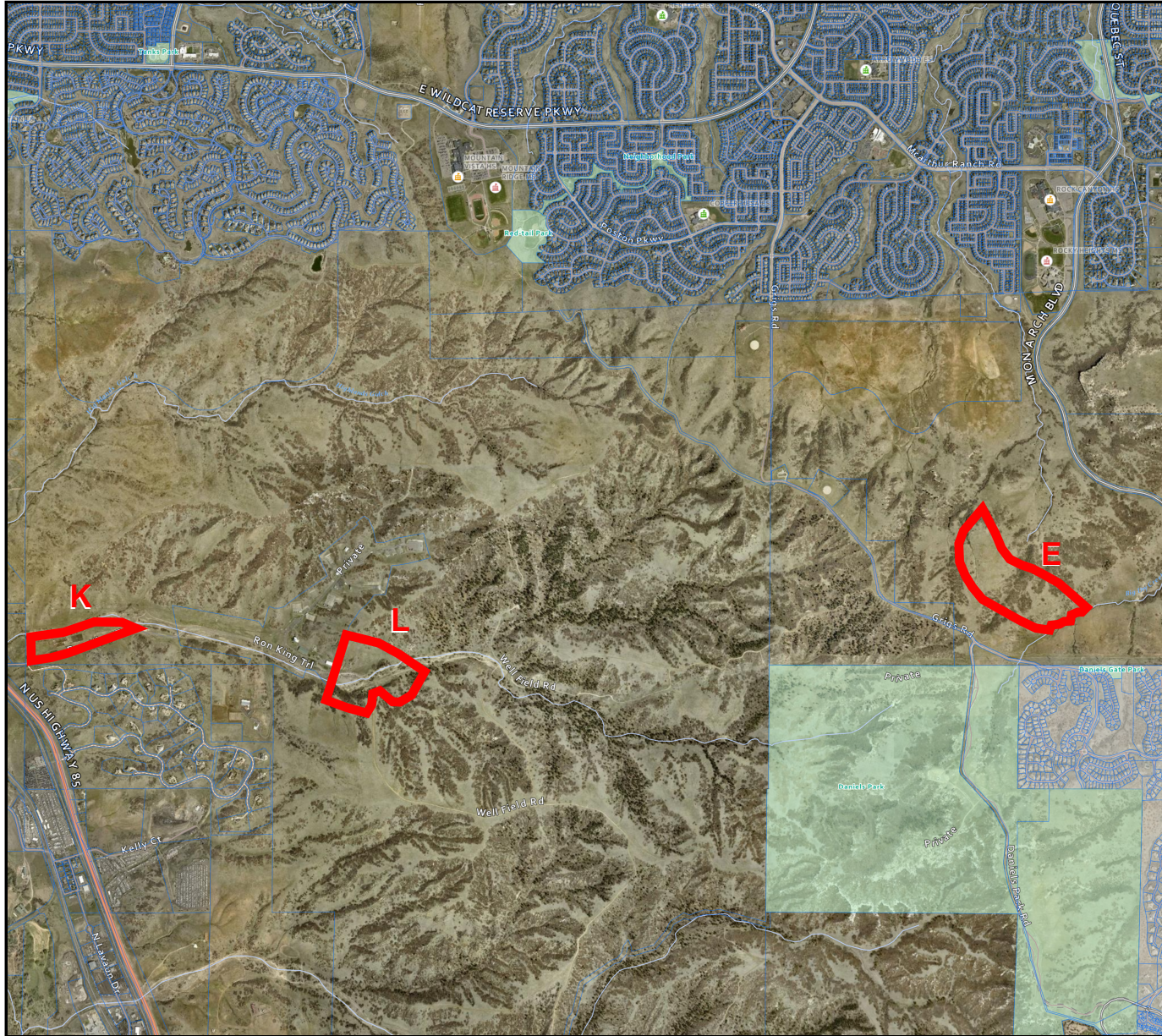


## LEGEND

- PROJECT AREA
- MAJOR ROADS OTHER
- ROADS
- ZONE DISTRICT**
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST
- INCORPORATED AREAS

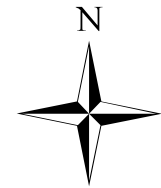









# HIGHLANDS RANCH PD 81ST AMENDMENT

ZR2025-004  
AERIAL MAP



## LEGEND

-  PROJECT BOUNDARY
-  MAJOR ROADS
-  OTHER ROADS

**Referral Agency Response Report****Page 1 of 3****Project Name:** Highlands Ranch Planned Development, 81st Amendment**Project File #:** ZR2025-004**Date Sent:** 07/14/2025**Date Due:** 08/04/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	07/16/2025	No comment.	No action necessary.
AT&T Long Distance - ROW	07/23/2025	<b>Summary of response letter:</b> AT&T reviewed the request and noted no conflict with the application.	No action necessary.
Backcountry Association, Inc		No response received.	
Building Services	07/15/2025	No comment.	No action necessary.
CenturyLink	07/16/2025	<b>Summary of response letter:</b> CenturyLink reviewed the request and noted no objection with respect to the application.	No action necessary.
Chatfield East HOA		No response received.	
Cherokee Ridge Estates HOA	08/04/2025	<b>Summary of response letter:</b> The HOA noted concerns with the potential long-term consequences of the amendment, including incompatibility with the OSCA Agreement, infrastructure and environmental impacts, and concerns with the process.	The applicant provided a response to the HOA related to its concerns with water, noise and events, and fire risk and emergency egress.
Cherokee Ridge Metropolitan District	07/31/2025	<b>Summary of response letter:</b> The Metro District noted concerns with HRCA's zoning violation record, need for an updated traffic study, noise pollution, light pollution, and impact on wildlife.	The applicant provided a response to the Metro District related to its concerns with traffic, noise and light, wildlife, and compliance.
City of Castle Pines		No response received.	
City of Lone Tree	07/21/2025	No comment.	No action necessary.
Colorado Department of Transportation CDOT-Region # 1	07/16/2025	<b>Summary of response letter:</b> CDOT reviewed the request and has no comments.	No action necessary.
Colorado Parks and Wildlife		No response received.	
Comcast		No response received.	
CORE Electric Cooperative	07/15/2025	<b>Verbatim response:</b> We have received the above-referenced referral request. We have reviewed our records and find that this property is not in our service territory.	No action necessary.
Douglas County Health Department	07/31/2025	No comment.	No action necessary.

**Referral Agency Response Report****Page 2 of 3****Project Name:** Highlands Ranch Planned Development, 81st Amendment**Project File #:** ZR2025-004**Date Sent:** 07/14/2025**Date Due:** 08/04/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Engineering Services	08/04/2025	<b>Summary of response letter:</b> Public Works Engineering noted a traffic impact analysis is required and the CDOT access permit is required to be updated.	The applicant has provided a traffic study, as well as a letter acknowledging necessary traffic improvements. Engineering is working with CDOT on updating the access permit.
Highlands Ranch Community Association	07/15/2025	<b>Verbatim response:</b> No response required. The Highlands Ranch Community Association ("HRCA") is the applicant.	No action necessary.
Highlands Ranch Metro District	08/01/2025	No comment.	No action necessary.
Highlands Ranch Water and Sanitation District	09/18/2025 08/01/2025	<b>Summary of response letter:</b> Highlands Ranch Water reviewed the request and noted the site is not included within the district boundaries and is therefore an extended service area (ESA). Commitment for services is contingent upon approval from the HRW Board of Directors and execution of a water service agreement with terms and conditions suitable to HRW, and that water service would be subject to ESA rates.	The applicant provided updated calculations and demand information to HRW. The applicant will work with HRW to obtain an executed agreement in coordination with a future site improvement plan application.
Mile High Flood District	09/02/2025	<b>Summary of response letter:</b> Mile High reviewed the request and has no objections to the project.	No action necessary.
Office of Emergency Management	07/16/2025	No comment.	No action necessary.
Sheriff's Office	07/22/2025	<b>Verbatim response:</b> Deputy Jeff Pelle reviewed this request regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind—no comments or concerns were noted at this time.	No action necessary.
Sheriff's Office E911		No response received.	



**Referral Agency Response Report****Page 3 of 3****Project Name:** Highlands Ranch Planned Development, 81st Amendment**Project File #:** ZR2025-004**Date Sent:** 07/14/2025**Date Due:** 08/04/2025

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
South Metro Fire Rescue	08/01/2025	<b>Summary of response letter:</b> South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Major Amendment to be Highlands Ranch Planned Development with the comments in the attached letter be adequately resolved with SMFR prior to any Site Improvement Plan or Location and Extent approvals.	The applicant acknowledged SMFR comments and noted all site infrastructure, including fire access and water supply, will be evaluated through the site improvement plan in coordination with SMFR.
Wildfire Mitigation	10/16/2025	<b>Summary of response letter:</b> Wildfire assessed the property and indicated wildfire danger is considered moderate based on existing fuel types and topography. Wildfire noted large-scale landscape mitigation is not necessary at this time.	No action necessary.
Xcel Energy-Right of Way & Permits	07/29/2025	<b>Summary of response letter:</b> Xcel reviewed the request and noted no apparent conflict with the application.	No action necessary.

## Brett Thomas

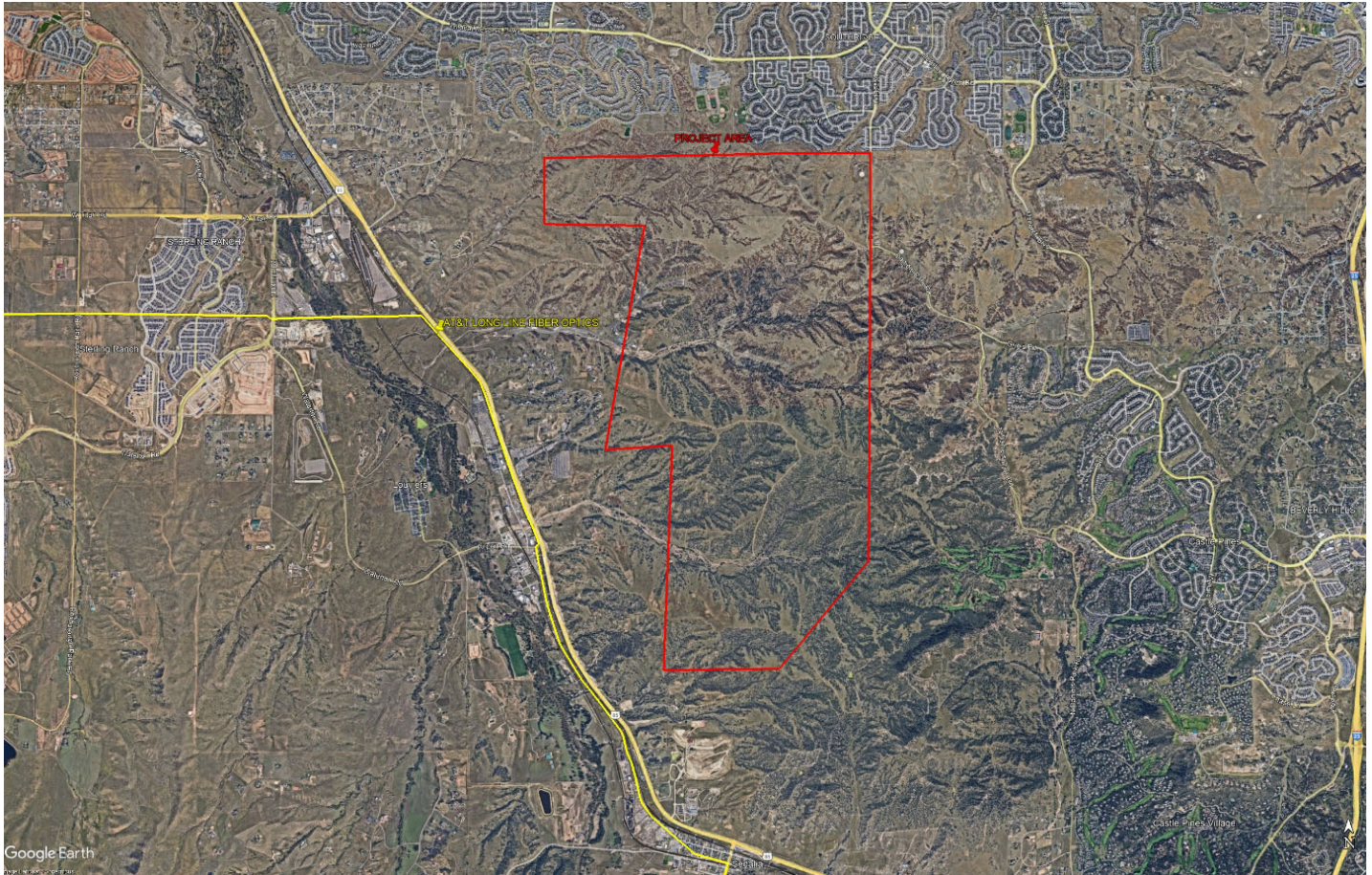
From: annb cwc64.com <annb@cwc64.com>  
Sent: Wednesday, July 23, 2025 3:36 PM  
To: Brett Thomas <bthomas@douglas.co.us>  
Subject: Douglas County eReferral (ZR2025-004)

Hi Brett,

This is in response to your eReferral with a utility map showing your project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address/map you provided near Highlands Ranch Development, Colorado, there are NO conflicts with the line adjustments.

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

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.

11/4/25



**Brett Thomas, AICP, Chief Planner  
Planning Services  
Douglas County  
100 Third Street  
Castle Rock, CO 80104**

**SUBJECT: APPROVAL TO PROCEED WITH ENCROACHMENT – P866873**

Project Name & Location: ZR2025-004 / 5997 Ron King Trl, Littleton, CO, 80125

To Whom It May Concern:

Qwest Corporation, Inc. d/b/a CENTURYLINK (“CenturyLink”) has reviewed the request for the subject encroachment and has determined that it has no objections with respect to the areas proposed for encroachment 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 Encroachment shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

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

If you have any questions or would like to discuss this action further, please contact Tom Hoopes at [Tom.Hoopes@lumen.com](mailto:Tom.Hoopes@lumen.com).

Sincerely yours,

/s/

CenturyLink Right of Way Team

**From:** Anthony Colarusso <colarussoa@gmail.com>

**Sent:** Monday, August 4, 2025 4:59 PM

**To:** Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>

**Cc:** ReducingRisk@southmetro.org

**Subject:** Re: Concerns Regarding HRCA's Proposed Building Expansion and Zoning Compliance

Dear Mr. Thomas and Commissioners,

(Please add this to your project file and **South Metro, please note our concerns related to wildfires below.**)

As President of the Cherokee Ridge Estates Homeowners Association, I write on behalf of our community, which borders the proposed Highlands Ranch Planned Development – 81st Amendment (ZR2025-004). We are deeply concerned by the content of this amendment and its potential long-term consequences for the surrounding area.

Despite submitting a formal letter to the Planning Department and Board of Commissioners in February, we have yet to receive any substantive response or see any action taken to address our concerns. Now, with the proposed creation of Planning Areas K and L and the introduction of facilities such as:

- A preschool
- An equestrian center
- Office space
- Outdoor events for up to 300 people
- A potential fifth recreation center

...it is evident that this amendment disregards the intent and purpose of the **Open Space Conservation Area (OSCA) Plan**, established under the 1988 Agreement to protect the area from precisely this type of intensified development.

### **Our Key Concerns:**

#### **1. Incompatibility with the OSCA Agreement**

The proposed uses clearly violate the spirit—and likely the letter—of the original OSCA Plan. These lands were designated to preserve natural landscape and ecological balance, not to host high-traffic event spaces or water-intensive facilities. Approving this amendment sets a dangerous precedent that threatens the future integrity of our open spaces.

#### **2. Infrastructure and Environmental Impact**

- **Water Use:** In a semi-arid region like ours, expanding water usage for equestrian operations and child care facilities is unsustainable without a detailed water impact study.
- **Traffic and Safety:** These developments will result in significant increases in traffic along Ron King Drive and nearby routes—roadways not designed for high-volume public access.
- **Noise Pollution:** Hosting regular movie nights and fundraisers for up to 300 attendees will undoubtedly degrade the residential character and peace of neighboring communities.
- **Fire Risk and Emergency Egress**

**There is only one road in and out—Ron King Drive—which poses a serious safety concern in the event of a wildfire. Recent fire activity in the area has underscored the urgency of reliable evacuation planning. Introducing large-scale**



**facilities and public events without a clearly defined and communicated egress plan would jeopardize the safety of both residents and visitors. Has a fire mitigation or evacuation plan been reviewed as part of this proposal?**

### **3. Process Concerns**

We are disappointed that no action has yet been taken in response to community concerns raised months ago. There has not been enforcement of the current violations. The speed at which this project is advancing makes public input feel more like a checkbox than a meaningful process. We respectfully urge you not to treat the 21-day referral period as a formality, but rather as a critical opportunity to engage residents and weigh long-term community impact.

---

#### **We Strongly Request:**

1. **Rejection or Postponement** of ZR2025-004 until full environmental, traffic, and water studies are completed and made public.
2. **Strict enforcement of the OSCA Plan**, which was designed to prevent precisely this type of high-intensity development.
3. **A community meeting or public hearing** hosted in a location accessible to the affected neighborhoods—before this moves to final vote.

We believe these requests are both reasonable and necessary to preserve the integrity, safety, and quality of life in our area. We ask that the Planning Commission and Board of County Commissioners take these concerns seriously and act with prudence, transparency, and accountability.

Sincerely,

**Anthony Colarusso**

President, Cherokee Ridge Estates HOA

Anthony Colarusso

419.699.7284



## REFERRAL RESPONSE REQUEST

 Date sent: July 14, 2025

 Comments due by: August 4, 2025

Fax: 303.660.9550

**Project Name:** Highlands Ranch Planned Development, 81st Amendment

**Project File #:** ZR2025-004

**Project Summary:**

Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.

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.	
<b>Agency:</b> <u>CHEROKEE RIDGE ESTATES</u> <u>MISTRO DISTRICT</u>	<b>Phone #:</b> <u>303-549-7897</u>
<b>Your Name:</b> <u>JOHN COWAN</u> (please print)	<b>Your Signature:</b> <u><i>John Cowan</i></u>
	<b>Date:</b> <u>7/31/2025</u>

Additional information and documents can be found at [www.douglas.co.us/pro](http://www.douglas.co.us/pro) and searching for the Project File # provided above. 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,



Brett Thomas, AICP, Chief Planner

July 31, 2025

Brett Thomas  
Douglas County Planning Board

Dear Mr. Thomas,

The Cherokee Ridge Estates (CRE) Metropolitan District Board of Directors would like to share our concerns involving project # ZR2025-004 (major amendment to the highlands ranch planned development proposing the addition of planning area K and L within the OSCA), and the expansion of the Back Country recreational facilities by the Highland Ranch Community Association (HRCA). There are several CRE homes within 700 feet of the equestrian area and many more that look down into the valley upon it. Therefore, our communities' concerns include the following issues:

- **HRCA's Compliance Record:** The HRCA has demonstrated a poor record of regulatory compliance with existing requirements for the Back Country equestrian area resulting in several notices of violations letters (e.g., case #CF2022-021). Their slow and at times absent corrective actions have created a trust and credibility deficit with their neighbors and the County. These issues need to be addressed internally within their organization and the County needs to provide enhanced compliance monitoring.
- **Traffic Study:** The impact of the increased vehicle traffic these expansion projects will create at the US 85 and Ron King Trail intersection is concerning. Specifically, the lack of an acceleration lane for right turns from Ron King Trail onto US 85 northbound. An updated traffic study that is acceptable to both CDOT and Douglas County traffic standards is required.
- **Noise Pollution:** We request the HRCA include methods to mitigate noise pollution with respect to any loudspeakers, movie nights, etc.
- **Light Pollution:** With the addition of more facilities such as an expanded parking lot and an indoor horse arena, care needs to be exercised to minimize exterior lighting pollution. Adherence to the Lighting Standards contained in Section 30 of the Douglas County Zoning Resolutions is required.
- **Wildlife:** We have concerns over the potential impact to deer, elk and wild turkey migration corridors and habitat. Please note that the nearby animal crossing path under US 85 leads directly toward the valley floor along Ron King Trail and therefore into the planned expansions to the equestrian area. How are these issues being addressed?

Thank you for your consideration of the concerns we have outlined above.

Respectfully,



John Cowan  
Cherokee Ridge Estates Metro District Board President

## REFERRAL RESPONSE REQUEST

 Date sent: July 14, 2025

 Comments due by: **August 4, 2025**

Fax: 303.660.9550

**Project Name:** Highlands Ranch Planned Development, 81st Amendment

**Project File #:** ZR2025-004

**Project Summary:** Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.

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

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:   	
<input type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> <u>City of Lone Tree</u>	<b>Phone #:</b> <u>720-509-1275</u>
<b>Your Name:</b> <u>Maureen Welsh</u> (please print)	<b>Your Signature:</b> <u>Maureen Welsh</u>
	<b>Date:</b> <u>7/21/2025</u>

Additional information and documents can be found at [www.douglas.co.us/pro](http://www.douglas.co.us/pro) and searching for the Project File # provided above. 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,



Brett Thomas, AICP, Chief Planner

## Brett Thomas

---

**From:** Loeffler - CDOT, Steven <steven.loeffler@state.co.us>  
**Sent:** Wednesday, July 16, 2025 10:31 AM  
**To:** Brett Thomas <bthomas@douglas.co.us>  
**Subject:** Re: Douglas County eReferral (ZR2025-004) Is Ready For Review

Brett,

I have reviewed the referral for the Highlands Ranch Planned Development, 82st Amendment and have no comments.

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)





DV 25-304

## REFERRAL RESPONSE REQUEST

 Date sent: July 14, 2025

 Comments due by: **August 4, 2025**

Fax: 303.660.9550

**Project Name:** Highlands Ranch Planned Development, 81st Amendment

**Project File #:** ZR2025-004

**Project  
Summary:**

Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.

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: <div style="margin-left: 20px;"> <p>1. <u>TRAFFIC IMPACT ANALYSIS REQUIRED</u></p> <p>2. <u>UPDATED CDOT ACCESS PERMIT REQUIRED</u></p> </div>	
<input type="checkbox"/> See letter attached for detail.	
<b>Agency:</b>	<b>Phone #:</b>
<b>Your Name:</b> <div style="text-align: center;">(please print)</div>	<b>Your Signature:</b>
	<b>Date:</b>

Additional information and documents can be found at [www.douglas.co.us/pro](http://www.douglas.co.us/pro) and searching for the Project File # provided above. 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,



Brett Thomas, AICP, Chief Planner

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



September 18, 2025

Highlands Ranch Community Association  
9568 University Blvd.  
Highlands Ranch, CO 80126  
Attn: Woody Bryant

Re: Backcountry PD Amendment ZR2025-004  
Water Supply Request

Dear Mr. Bryant,

The Highlands Ranch Community Association (HRCA) has reached out to Highlands Ranch Water (HRW), regarding the availability of raw water service for their Douglas County PD Amendment, ZR2025-004 (attached). Per the inquiry, it is our understanding that HRCA is requesting raw water be supplied at a maximum-day flow rate of up to 30 gpm for up to 4 hours per day, for a daily maximum volume not to exceed 7,200 gallons.

HRW has reviewed the service request but has not performed a review of the planning/design methodology. HRCA is solely responsible for the accuracy of their proposed demands and compliance with all regulatory requirements for calculating demands. Furthermore, it is our understanding that HRCA would be solely and fully responsible for providing its own onsite treatment of any raw water supplied by HRW, in full compliance with all local, state and federal regulations. Following our review of the request we offer the following:

HRW does not have a potable water system within the general vicinity of the proposed HRCA improvements; however, HRW does have a groundwater system nearby. The groundwater system, when in operation, is suitable to provide non-potable raw water at the requested rate and quantity of up to 30 gpm for up to 4 hours per day. It is important to note that the groundwater system does not operate continuously, and it experiences intermittent periods where water supply will be unavailable. For extended durations when the groundwater system is offline, HRW can provide supplemental water through the existing groundwater system. If supplemental water is provided, understand that there is a reversal in the typical direction of flow within the pipe network and a spike in sediment would be expected, requiring flushing of the water prior to commencing with treatment.

Additionally, the HRCA project site is not included within the Highlands Ranch Metropolitan District or the Highlands Ranch Water District; therefore, the property is considered an Extended Service Area (ESA). As an ESA, a commitment for service would be contingent

upon approval from the HRW Board of Directors, execution of a Water Service Agreement with terms and conditions suitable to HRW, and water service would be subject to ESA rates.

HRW is committed to ongoing discussions regarding the potential service to the HRCA project. Please feel free to reach out directly if you have any further questions or concerns regarding these matters.

Sincerely,



Ryan Edwards  
Director of Engineering



August 1, 2025

Douglas County – Planning Services Division  
100 Third St  
Castle Rock, CO 80104  
Attn: Brett Thomas

Re: Highlands Ranch Planned Development, 81<sup>st</sup> Amendment  
ZR2025-004

Dear Mr. Thomas,

Highlands Ranch Water (HRW) thanks you for the opportunity to review the referral for the proposed project. Our staff has reviewed the referral documents and offer the following response to Douglas County and the applicant.

The Highlands Ranch Community Association (HRCA) PD Amendment application indicates that water service to Planning Area L will be provided through an extension of the Highlands Ranch Law Enforcement Training Facility's (HRLETF) existing system in cooperation with Highlands Ranch Water (fka Centennial Water and Sanitation District). HRW would like to clarify its willingness to collaboratively explore alternatives for HRCA to receive water at Planning Area L; however, HRW has not been involved in substantive conversations regarding the concept proposed in the PD Amendment application nor evaluated its feasibility.

The HRLETF currently receives raw water through HRW's existing groundwater system that is then treated by HRLETF through a state approved on-site water treatment facility. The HRW infrastructure that supplies the HRLETF is both intermittent and variable. The availability, flow rate and pressure of the raw water supplied is dependent upon operational conditions of the HRW groundwater system. HRW currently lacks sufficient information to evaluate and provide an assessment of the ability to serve Planning Area L through an extension of the HRLETF.

HRW remains amenable to collaborating with HRCA and HRLETF to explore the possibility of reaching agreement on terms and conditions for extending service to Planning Area L, through the HRLETF, that are satisfactory to all parties and in compliance with jurisdictional requirements, including but not limited to Douglas County, CDPHE, South Metro Fire, etc.



Furthermore, the Project Narrative does not address sanitary sewer facilities, and HRW does not have any sanitary sewer facilities in the vicinity of the proposed projects. The plan to address wastewater should be included in the narrative.

If you have any questions, please feel free to contact me at 303-791-0430.

Sincerely,



Ryan Edwards

Director of Engineering

September 2, 2025

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10013649

**To:** Douglas County

**Via email**

**Subject:** MHFD Review Comments

**Re:** Highlands Ranch Planned Development 81<sup>st</sup> Amendment: (ZR-2025-004)

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

- Oxide Draw
- Tributary to Plum Creek

#### MHFD comments

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

Please feel free to contact me with any questions.

Sincerely,

*Laura Hinds*

**Laura Hinds, P.E.**

Senior Project Manager, Mile High Flood District

[lhinds@mhfd.org](mailto:lhinds@mhfd.org)

# **SOUTH METRO FIRE RESCUE**

## **FIRE MARSHAL'S OFFICE**

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Brett Thomas, AICP, Chief 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: Highlands Ranch Planned Development, 81st Amendment  
Project File #: **ZR2025-004**  
S Metro Review #: REFPDP25-00129

Review date: August 1, 2025

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

**Project Summary:** Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.

**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 conditional non-objection to the proposed Major Amendment to be Highlands Ranch Planned Development with the comments below to be adequately resolved with SMFR prior to any Site Improvement Plan or Location and Extent approvals.

### **COMMENTS:**

1. Non-objection to amending the PD does not approve the suitability of these planning areas for the intended structures and uses proposed. Site infrastructure will not currently support any new structures or expanded uses without SMFR approved improvements to site access and fire protection water supplies.
2. The comments below are from the SMFR response to the prior Site Improvement Plan (SIP) record SP2023-135 at this location dated April 13, 2023. No new structures may be constructed or uses expanded in this area without meeting the applicable fire code requirements for site access and fire protection water supplies.
  - a. *The proposed 30' diameter Yurts are indicated to be permanent structures as defined within the Building and Fire codes. As such, any new permanent structures will be required to meet the applicable fire access and water supply requirements which are not met in the proposed SIP. As shown on the proposed SIP these structures would not meet the applicable requirements.*

# **SOUTH METRO FIRE RESCUE**

## **FIRE MARSHAL'S OFFICE**

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- b. *There is no approved secondary access for this facility, the trails and ranch roads are not approved to be considered a means of ingress or egress to the property as they do not comply with Douglas County Road standards or any applicable Fire Code requirements for access to buildings or facilities.*
- a. *SIP documents indicate "The quantity of patrons frequenting all three areas... at any one time is limited to 300 participants maximum by the fire department. It is not clear where the 300 limit originated and if that may have been a prior Littleton Fire requirement. If the 300 person limit were applicable it would include the law enforcement facility and any other properties/facilities with access solely from Ron King Trail cumulatively and not just the HRCA area. Further discussion is required on the single access point and the applicable requirements to be on a revised SIP."*

**From:** Dylan Williams <dwilliams@douglas.co.us>  
**Sent:** Thursday, October 16, 2025 1:27 PM  
**To:** Brett Thomas <bthomas@douglas.co.us>  
**Subject:** RE: Douglas County eReferral (ZR2025-004) Is Ready For Review

Brett,

Yes, I went out and took a look at the parcels from the ground and landscape scale mitigation is unnecessary at this time. Here are the comments:

Following the property assessment, wildfire danger is considered moderate based on existing fuel types and topography. However, due to the absence of nearby structures and the presence of natural features that disrupt fuel continuity, large-scale landscape mitigation is not necessary at this time. Any future structures proposed for this property will be subject to the standard building permit process, which includes a Home Ignition Zone defensible space assessment at the time of permit issuance.

Best,

Dylan



**Right of Way & Permits**

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

July 29, 2025

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

Attn: Brett Thomas

**Re: Highlands Ranch Planned Development, 81st Amendment, Case # ZR2025-004**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area and currently has no apparent conflict with the above-mentioned project. Please be aware PSCo owns and operates existing electric distribution facilities within the project area.

Also, Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan/plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com)).

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

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

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](mailto:violeta.ciocanu@xcelenergy.com)

## Memorandum

**Date:** July 30, 2025

**To:** Brett Thomas, AICP, Chief Planner

**From:** DJ Beckwith, Principal Planner  
Lauren Pulver, Planning Supervisor  
Kati Carter, AICP, Assistant Director of Planning Resources  
Chris Pratt, Managing County Attorney

**CC:** Terence T. Quinn, AICP, Director of Community Development

**Subject:** **Water Commission Member Referral Comments**  
**ZR2025-004 Highlands Ranch Planned Development, 81<sup>st</sup> Amendment**

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The Douglas County Water Commission (Commission) met on July 28, 2025 and provided comment on ZR2025-004 – Highlands Ranch Planned Development, 81<sup>st</sup> Amendment (Project). There was no consensus comment from the Commission, only individual comments were provided. All other members had no comment. The following is a summary of comments from each Commission member that provided comments on the Project. This Project was pulled from the agenda for discussion by Commission Member Clark Hammelman.

Clark Hammelman: Member Hammelman commented that the Project is a good example of a developer working with an existing water provider for service, allowing the development to be wrapped into long term planning of the water provider.

## Brett Thomas

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**From:** Monte Moore <montemmoore@gmail.com>

**Sent:** Wednesday, July 30, 2025 4:22 PM

**To:** Brett Thomas <bthomas@douglas.co.us>

**Subject:** HR Amendment

Dear Brett Thomas, please see my objection below to the HR proposed expansion which is both ridiculous and dangerous. Moving HR acreage from an inconvenient location to a different inconvenient location makes no sense, as none of the people who actually live in HR live within the impacted area, it's actually littleton and other residents impacted by adding a preschool, rec center or equestrian center to an already high speed high traffic area. You know why Ron King is named that yes? That is the name of the officer killed there years ago by high speed incident. In recent years there have been motorcycle deaths at the entrance to Cherokee Ridge, car accidents and train deaths at the wrecking yard, because of the high rate of speed in this corridor! Now HR wants to put a pre-school next to a gun range/police facility? WTH, this is ridiculous and dangerous. I beg you not to approve this continued expansion which ruins our already crumbling open space, in no time at all there will be none left.

Sincerely

Monte M. Moore

S Santa Fe Corridor resident.

Monte M. Moore

Artist/Designer/Writer

Phone: 303-901-1870

Web: [www.MavArts.com](http://www.MavArts.com)

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



**From:** Barbara Baker <bakesbakes7@gmail.com>  
**Sent:** Saturday, August 2, 2025 10:44 AM  
**To:** Brett Thomas <bthomas@douglas.co.us>  
**Subject:** Re: Highlands Ranch Planned Development - 81st Amendment

Brett,

What is the plan to access the kids camp, where is the parking? What might the usage be, all year, part and hours of day. Will there be be overnights?

What kind of volume per day of users? I would like to take a closer look at the land being used to determine slope, water issues, electrical access and infrastructure.

What and where specifically will be built on the land.

Thanks, B D POA for the land

## Brett Thomas

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**From:** Amy Turell <aturell3063@gmail.com>

**Sent:** Sunday, August 3, 2025 6:53 PM

**To:** Brett Thomas <bthomas@douglas.co.us>

**Cc:** Jeanette Bare <JBare@douglas.co.us>; Aaron Eyl CDOT <aaron.eyl@state.co.us>; Kirk.allen@state.co.us; Chris Martin <CMartin@douglas.co.us>; Jacob Gabel <jgabel@douglas.co.us>; Aaron Miller <aaron.miller@southmetro.org>; Curt Weitkunat <cweitkunat@douglas.co.us>; Michael Cairry <MCairry@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Parks and Trails <parksandtrails@douglas.co.us>; steven.loeffler@state.co.us

**Subject:** Concerns Regarding HRPD 81st Amendment and HRC Re-Zoning Proposal Project File # ZR2025-004

Dear Mr. Thomas,

I'm writing to express serious concerns regarding the HRPD 81st Amendment and the proposal to allow HRC to re-zone plan activity areas off Ron King Trail. This proposal raises several critical issues:

- **Traffic Impact:** The intersection at Highway 85 and Ron King Trail already poses safety risks due to the lack of a proper northbound acceleration lane. Adding more traffic contradicts the HRDP and would place an undue burden on this area. It is inappropriate for the county to fund road improvements that primarily benefit HRCA's project.
- **Permit Violations:** HRCA continues to exceed its CDOT permit limit of 675 car trips—by more than double, according to their own traffic study. Staggering vehicle arrivals does not reduce the total number of trips and does not address the core issue.
- **Environmental and Safety Concerns:**
  - The proposed location for horse corrals lies within a 100-year floodplain.
  - These planning areas are located in a "high fire danger" area. There have been two large area fires here in the last 2 weeks (one called the "Ron King"), requiring the assistance of multiple firetrucks and helicopters. There have been 3 other substantial fires in the past 5 years. What are the fire safety and exit plans?
  - A designated wildlife crossing exists at this intersection.
  - A herd of 50 to 300 elk frequent this land along with deer, coyote and the endangered "jumping mouse".
  - This area is part of an active migration corridor and serves as a refuge for wildlife. Increased traffic and development would severely disrupt these patterns.
- **Community and Ecological Impact:**
  - Numerous resident letters expressing concern and opposition, including the two attached, still have not been adequately addressed.
  - Referral agency concerns have not been resolved.
  - Light, sound, and dust pollution from the proposed activities would negatively affect neighboring properties and degrade quality of life.
  - Douglas County must uphold its commitment to protecting "Dark Sky" standards.
- **Public Resources and Oversight:**
  - Using taxpayer money to enhance and enable HRC's private project is unacceptable.
  - Events hosting up to 300 people would further strain the area. It is unclear who would be responsible for patrolling and managing these gatherings.

The proposed HRDP 81st Amendment is inconsistent with other existing language in the HRDP, the OSCA Plan, and the conservation easement. I urge the county to reconsider this amendment and prioritize the safety, environmental integrity, and voices of the community.

Sincerely,

Turell



April 12, 2023

**Attention:** Brett Thomas  
Sent via email: [bthomas@douglas.co.us](mailto:bthomas@douglas.co.us)

**Re:** Comments in Response to Courtesy Notification dated March 23, 2023

Project Name: 5997 Ron King Trail, 2nd Revision  
Project File #: SP2022-135  
Project Summary: A Site Improvement Plan ("SIP") Revision to the equestrian, archery, and base camp areas of the Highlands Ranch Community Association's Backcountry Wilderness Area located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail

Foster Graham Milstein & Calisher, LLP represents Amy and Robert Turell who own property near the property subject to the SIP application. This letter is in response to the courtesy notification dated March 23, 2023 that was sent to the Turells. Please include it in the record for the SIP application for consideration by Planning Services in making its administrative determination. For the reasons stated below, the proposed SIP cannot be approved.

### SUMMARY

The SIP property is located within the Nonurban Area of the Highlands Ranch Planned Development ("HRPD") in the most protected and restricted area referred to as the Open Space Area Portion of the Open Space Conservation Area ("OSCA") and is subject to the restrictions contained in Section XIII of the HRPD. Section XIII, in conjunction with the 1980 Open Space Agreement and the 1980 Conservation Easement, constitutes the management plan for this area and is intended to satisfy the 1988 Open Space Conservation Agreement requirements. To approve the SIP, it must be consistent with the approval standards in Section 2703 of the Douglas County Zoning Resolution ("Zoning Resolution"), which includes consistency with the HRPD. The proposed equestrian facility and associated activities and base camp area and associated activities proposed in the SIP application are in violation of Section XIII.J of the HRPD, *Uses Permitted by Right in the Open Space Area Portion of the Open Space Conservation Area*.

### EQUESTRIAN FACILITY

Section XIII.J of the HRPD governing uses in the OSCA Open Space Area does not include an equestrian facility as a use permitted by right. As a result, such a use is subject to review and approval by the Douglas County Planning Director. It may only be approved by the Director under Section XIII.J.k if the equestrian facility will "serve all or a portion of Highlands Ranch similar to and consistent with the uses by right." An equestrian facility is not similar to or consistent with the uses by right included in Section XIII.J. This is demonstrated as other sections of the HRPD in the Nonurban Area that allow more intensive uses also allow equestrian facilities, such as:

- Section XIII.C.3 - **Nonurban Area Exclusive of the OSCA**
  - Allowed, but only with an approved Use by Special Review ("USR")

- Section XIII.E.1.e.5 - **Active Recreation and Public Facility Area of the OSCA**
  - Allowed as a use permitted by right, but cannot exceed 20 acres
- Section XIII.G.c.2 - **Cultural and Educational Area Portion of the OSCA**
  - Allowed as a use permitted by right, but cannot exceed 20 acres
- Section XIII.M.g - **Active Recreation and Public Facility Area of the OSCA**
  - Allowed, but a site in excess of 20 acres requires a USR

Unlike the Open Space Area of the OSCA, the above-mentioned areas support more demanding uses such as equestrian facilities.

Furthermore, the applicant is proposing an equestrian facility with a maximum number of 40 horses, which exceeds what is permitted in the Zoning Resolution. An equestrian facility is not a defined term in the HRPD and the number of horses permitted in the Nonurban Area is also not specified. According to Section V.C of the HRPD, where the provisions of the HRPD do not clearly address a specific subject, the provisions of the Zoning Resolution, or any other ordinances, resolutions, or regulations of Douglas County apply. Therefore, Section 24, *Animals*, is applicable to the use of the SIP property for an equestrian facility. In the most generous section governing animal restrictions on A-1 property, Section 2409 of the Zoning Resolution only allows:

- On lots 35 acres or greater, 4 boarded horses and 4-12 may be permitted by administrative review
- On lots 80 acres or greater, 12 boarded horses and 13-18 may be permitted by administrative review
- \* While an unlimited number of horses may be kept on A-1 property if they are owned by the landowner, the applicant does not own all 40 horses. As a result, the horses fall under the definition of “boarded horses” as defined in Section 36 of the Zoning Resolution and are subject to the limits above.

Additionally, vegetation standards in Section 2412 of the Zoning Resolution and animal waste and odor standards must be complied with by the applicant. The odor from the manure and the lack of regular clean-up has been a continuing problem for the neighbors in violation of Section 2413.04 of the Zoning Resolution.

Lastly, the improvements, including but not limited to, 4 sheds, 14 loafing sheds, 14 temporary canopy tents, 9 corrals, trash area, and the parking expansion, must comply with the development standards in Section XIII.O of the HRPD. Building colors should be generally warm and rich in tone and trash and storage areas shall be shielded from view by placement within buildings or by enclosure. The structures shown on the SIP do not meet these requirements.

### BASE CAMP

Section XIII.J.e.1 of the HRPD governing uses in the OSCA Open Space Area includes community camps as a use permitted by right, subject to SIP approval. Specifically, it allows camps for all ages for supervised educational experience with limited overnight camping and facilities not to exceed 10,000 square feet per camp. While difficult to identify the exact square footage, the base camp facilities and structures appear to measure well beyond 10,000 square feet, in violation of the HRPD.

The base camp is also proposed to include, but is not limited to, daycare, aftercare, birthday parties, fundraising events, and movies, all of which are in violation of Section XIII.J of the HRPD. None of these

uses in the OSCA Open Space Area are included as a use permitted by right. As a result, such a use is subject to review and approval by the Douglas County Planning Director. It may only be approved by the Director under Section XIII.J.k if the uses will “serve all or a portion of Highlands Ranch similar to and consistent with the uses by right.” Daycare, aftercare, birthday parties, fundraising event, and movies are not similar to or consistent with the uses by right included in Section XIII.J.

- Daycare: Daycare center is not defined in the HRPD, and as a result the Zoning Resolution definition applies, which defines it as a commercial facility where care and training is provided for children for periods of less than 24 consecutive hours. The SIP’s description meets this definition. The categorization of it as a daycare center is further evidenced by the need for it to be licensed as such by the State of Colorado. Daycare centers are only allowed in the Nonurban Area Exclusive of the Open Space Conservation area as a use permitted by right, subject to SIP approval pursuant to Section XIII.B.2.c. The same analysis applies if the use was to be considered a “preschool” under Section XIII.B.2.b. Attempting to categorize this use as a camp to qualify it as a use by right under the HRPD is inappropriate.
- Birthday parties, movies, and events: While “commercial recreation” is not defined in the HRPD, these uses reasonably fall under this definition. Commercial recreation is allowed in the Nonurban area **Exclusive of the OSCA**, but only with an approved USR. There are no uses similar to or consistent with the uses by right in Section XIII.J, and they are not allowed in the Open Area of the OSCA.

### ADDITIONAL ISSUES

#### **I. Conservation Easement**

The SIP property is also subject to a conservation easement that encumbers the property dated April 14, 1980 and recorded on June 10, 1980 at Reception No. 253797 in the records of Douglas County and is referred to as the “Restricted Land” in the conservation easement. Section 5.2 of the conservation easement states that the Restricted Land shall at all times be held and kept for predominately agricultural and nonurban purposes, including, but not limited to, ranching, farming, production and sale of crops, raising, breeding, feeding and selling livestock, gardening and horticulture, open space and forests together with structures, buildings, residences, and other improvements related to such agricultural and nonurban purposes. Section 5.3 allows some portions of the Restricted Land to be used to facilitate development in Highlands Ranch, such as roads, utilities, water and sanitation lines, drainage, and signs. The OSCA Plan and the HRPD are intended to implement the restrictions in the conservation easement. In reading them together, there is no doubt that movie nights, licensed daycare/preschool, fundraising events, and a large equestrian facility are not consistent with the conservation easement, the OSCA Plan, or the HRPD. And it is Douglas County’s responsibility to uphold and enforce the restrictions contained within the conservation easement.

#### **II. Water Supply**

There is not enough information included with the application to determine if there is an adequate water supply through the private wells referred to by the applicant for the plethora of uses proposed on the SIP property, including the allowance of 300 participants and 40 horses. Evidence that the wells may be used for these purposes is required.



### III. Traffic Study

There is not enough information included with the application to determine if roadway safety will be negatively impacted by the uses proposed. With 300 potential participants, a traffic impact analysis is warranted.

### IV. Sewer

With proposed year-round uses and the large number of participants, temporary porta-potties are inadequate.

## CONCLUSION

As stated herein, the equestrian facility, daycare/preschool and aftercare, and commercial recreation are not permitted in the Open Space Area of the OSCA. The Open Space Area of the OSCA is the most restricted and protected of all the areas in the HRPD, pursuant to conservation easement, the OSCA Agreement, and the OSCA Plan. While the uses proposed in the SIP application may be acceptable in other Nonurban Areas, they are not compatible with the uses in the Open Space Area of the OSCA. The intensity of these uses make them subject to USR approval in many instances in the HRPD, which is appropriate because water supply, sanitation, traffic, and other impacts need to be adequately addressed, and a management plan can be adopted and enforced. An SIP application is not an appropriate or sufficient process for this scale of development and use.

The applicant has been cited for its violations by Douglas County, but continues to move forward with its plans to expand its operations in violation of the HRPD and despite numerous resident complaints. A presubmittal review letter dated March 24, 2022 was sent to the applicant by Douglas County Planning and Engineering staff providing clear direction to the applicant regarding acceptable uses and process. It reinforces the positions taken in this letter, and states in part:

### **PLANNING COMMENTS:**

***Equestrian Center:*** It appears that the corrals and trailhead have been expanded since the 2016 Site Improvement Plan (SP2016-016) was approved. The approved site plan will need to be revised.

- The proposed addition of indoor and outdoor arenas and associated structures is interpreted to be an equestrian center.
- ***An equestrian center is not a permitted use in the Open Space Portion of the OSCA.***
- *Within the HRPD, an equestrian center of 20 acres or less is allowed in the Active Recreation and Public Facility, Cultural and Educational Portions of OSCA (Planning Areas B-G) with a Site Improvement Plan.*

***Basecamp:*** The proposed basecamp (exclusive of the equestrian center, preschool, and offices) may be considered a “community camp” and allowed in the Open Space Portion of the OSCA, provided it is consistent with the requirements and restrictions for community camps listed in HRPD Section XIII. L.c.

- ***A community camp would be processed as a Use by Special Review (USR) since the associated structures and improvements exceed 10,000 square feet in size. See DCZR Section 21 for the requirements specific to a USR application.***
- *A follow up presubmittal is required to discuss the specific requirements of the USR process for a community camp with structures of more than 10,000 sf.*
- ***Preschool: A preschool is not a permitted use in OSCA. Per the HRPD, preschools are explicitly allowed only in the Nonurban Area Exclusive of the OSCA.***

*The OSCA Planning Area boundaries may be amended pursuant to HRPD Section XIII.Q.*

- *A major amendment will be subject to public hearings before the Planning Commission and the Board of County Commissioners.*
- *Please refer to the Douglas County Zoning Resolution (DCZR) Section 15 – Planned Development District, subsections 1519, through 1523 for direction related to a Major Amendment.*
- *Please provide documentation that the existing well can serve the existing uses and is permitted to serve those uses.*

**ENGINEERING COMMENTS:**

*The following items are required by Engineering Services:*

- *Construction Plans, as outlined in Chapter 3 of the Roadway Design and Construction Standards.*
- *GESC Plan and Report, as outlined in Section 3 of the Grading, Erosion and Sediment Control (GESC) Manual.*
- *Drainage Report, as outlined in Chapter 4 of the Storm Drainage Design and Technical Criteria Manual.*
- *Traffic Impact Analysis, as outlined in Chapter 17, Section B of the Roadway Design and Construction Standards.*
- *Pavement Design Report, as outlined in Chapter 5 of the Roadway Design and Construction Standards.*
- *Stormwater Quality Recommendations, as outlined in Chapter 14 of the Storm Drainage Design and Technical Criteria Manual.*
- *Detention and/or Water Quality on site. Requires submittal to the State for water impoundment structure.*
- *Primary and Secondary Access*
- *Improvements Agreements with future SIP: SIPIA, SIA-Private*
- *Engineering Permits Needed: Construction/ROW; others as needed*

Many of the items requested above are not included in the application materials. Staff's direction in the letter dated March 24, 2022 is accurate and should be followed. To do otherwise violates the HRPD.

Respectfully,



Kristin A. Decker

cc: Amy and Robert Turell

August 29, 2024

Sent via email: [bthomas@douglas.co.us](mailto:bthomas@douglas.co.us)

Brett Thomas, Chief Planner  
Department of Community Development, Planning Services  
100 Third Street  
Castle Rock, CO 80104

Re:	Project Name:	5997 Ron King Trail, 2nd Revision
	Project File Number:	SP2022-135
	Project Summary:	A Site Improvement Plan (“SIP”) Revision to the equestrian, archery, and base camp areas of the Highlands Ranch Community Association’s Backcountry Wilderness Area located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail
	Applicant:	Highlands Ranch Community Association (“HRCA”)

Brett,

On behalf of Amy and Robert Turell, Foster Graham Milstein & Calisher, LLP (“FGMC”) submits this letter in response to HRCA’s letter dated August 1, 2024 in response to FGMC’s letter dated April 12, 2023 (“August Response”) and in response to the updated information submitted to Douglas County by HRCA. Please include it in the record for the SIP Revision application for consideration by Planning Services in making its administrative determination.

### SUMMARY

Despite being sent numerous notices of violation by Douglas County beginning in 2022, HRCA continues to operate the area known as the Open Space Area Portion of the Open Space Conservation Area (“OSCA”), the most protected and restricted area of the OSCA, in clear violation of the current SIP and the Highlands Ranch Planned Development (“HRPD”). The violations were listed as: additional horse pens, additional tents, additional sheds, expansion of the parking area(s), keeping more than 20 horses, bare ground area exceeding 1.5 acres, more than 60 kids participating in camps, and providing activities such as movie nights and private events. The notices of violation required corrective action, including that HRCA seek approval of an SIP Revision and cease movie nights and private events. While movie nights have been discontinued, the private events continue in blatant disregard of the County’s notice. Additionally, the proposed SIP Revision application is completely inadequate to bring the SIP property into compliance with the HRPD.

In 2022, the County laid out a path for HRCA to come into compliance with the HRPD in its presubmittal review letter dated March 24, 2022. It was included in my previous letter, and I'm including it again because HRCA continues to ignore the direction in it. Relevant sections are highlighted below:

- Equestrian Center
  - It appears that the corrals and trailhead have been expanded since the 2016 Site Improvement Plan (SP2016-016) was approved. The approved site plan will need to be revised.
  - The proposed addition of indoor and outdoor arenas and associated structures is interpreted to be an equestrian center.
  - An equestrian center is not a permitted use in the *Open Space Portion of the OSCA*.
  - Within the HRPD, an equestrian center of 20 acres or less is allowed in the *Active Recreation and Public Facility, Cultural and Educational Portions of OSCA* (Planning Areas B-G) with a Site Improvement Plan.
- Basecamp
  - The proposed basecamp (exclusive of the equestrian center, preschool, and offices) may be considered a "community camp" and allowed in the *Open Space Portion of the OSCA*, provided it is consistent with the requirements and restrictions for community camps listed in HRPD Section XIII. L.c.
  - A community camp would be processed as a Use by Special Review (USR) since the associated structures and improvements exceed 10,000 square feet in size. See DCZR Section 21 for the requirements specific to a USR application.
  - A follow up presubmittal is required to discuss the specific requirements of the USR process for a community camp with structures of more than 10,000 sf.
- Preschool
  - A preschool is not a permitted use in OSCA.
  - Per the HRPD, preschools are explicitly allowed only in the *Nonurban Area Exclusive of the OSCA*.
- Offices
  - Offices are not permitted in OSCA.
  - Offices are explicitly allowed only in the *Nonurban Area Exclusive of the OSCA*.
  - An office in support of the community camp may be considered incidental and accessory to the camp.
- For ensuring wildlife habitat and passive uses, the HRPD limits activities and uses in OSCA as noted in Section XIII P.b:
 

*No acreage south of the regional trail west of Monarch Blvd. extended and no acreage east of the regional trail east of Monarch Blvd. extended shall be developed in accordance with the "Active Recreation and Public Facility Area, the Cultural and Education Area, the Playfield Area, Driver Training Area, and the Golf Course Area". The only exception may be a portion of a wildlife or nature interpretive center or other permitted uses within Planning Area G and permitted uses within Planning Area I.*
- The OSCA Planning Area boundaries may be amended pursuant to HRPD Section XIII.Q.
- A major amendment will be subject to public hearings before the Planning Commission and the Board of County Commissioners.
- Please refer to the Douglas County Zoning Resolution (DCZR) Section 15 – Planned Development District, subsections 1519, through 1523 for direction related to a Major Amendment.
- Please provide documentation that the existing well can serve the existing uses and is permitted to serve those uses.

## EQUESTRIAN FACILITY / EQUESTRIAN AREA

In its August Response, HRCA states that, "The use of the term "Equestrian Facility" in the previous submittal was incorrect. This area, now correctly referred to as the "Equestrian Area," provides uses [th]at are consistent with Section XIII.J.e.2 of the HRPD." The label change made by HRCA makes no difference, since equestrian center is not a defined term and the proposed equestrian uses remain unchanged from the previous submittal. The "Equestrian Area" which is proposed to allow 40 horses, 40 riders, 4 enclosed sheds, 12 loafing sheds, 14 tents, 9 corrals, 5 arenas, 1 staging area, 2 round pens, a parking expansion and 2 yurts is not consistent with Section XIII.J.e.2 of the HRPD as claimed by HRCA, which permits the limited equestrian uses of riding trails and associated rest stops and picnic areas. The number of horses, riders, structures and other improvements proposed in the Equestrian Area goes well beyond "riding trails" and is incompatible with the Open Space Area Portion of the OSCA and non-compliant with the referenced section of the HRPD, as well as the Zoning Resolution, as discussed in more detail in FGMC's April 2023 letter. This position is consistent with the March 2022 Douglas County letter highlighted above.

HRCA should also be required to distinguish between non-owned horses and owned horses to determine what limits and restrictions apply. In its review comments, Douglas County requested a separate SIP sheet for each area so that the improvements and their location are clearly visible. HRCA declined to do so, which will make it difficult to monitor compliance with the SIP in the future. Douglas County also requested the maximum area of devegetation be included on the SIP, which also has not been adequately addressed. Lastly, Douglas County requested that HRCA remove the tents from the floodplain or obtain a floodplain permit, which HRCA also declined to do. Each of these issues needs to be resolved before the SIP Revision application can be approved.

### BASE CAMP

Section XIII.J.e.1 of the HRPD governing uses in the Open Space Area Portion of the OSCA includes community camps as a use permitted by right, subject to SIP approval. Specifically, it allows camps for all ages for supervised educational experience with limited overnight camping. “Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restroom, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.”

The square footage of base camp in the proposed SIP Revision application is 457,380 square feet, over 40 times the permitted size. HRCA states in its August Response that, “The intent of this section was to limit any single structure from being greater than 10,000 square feet, not an aggregate total of the minor structures...” That interpretation is wrong. The plain language of the HRPD cited states otherwise. In accordance with Section XIII.L, a community camp with facilities exceeding a total of 10,000 square feet per camp may be allowed as a use by special review. It is not a use permitted by right.

Section XIII.J.e.1 of the HRPD also only allows community camps for supervised education experience in areas limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan, attached for reference. It appears that HRCA’s base camp falls outside these areas and may extend into the better wildlife habitat area where the camp is not permitted.

The base camp is also proposed to include, but is not limited to, daycare, aftercare, birthday parties and fundraising events, all of which are in violation of Section XIII.J of the HRPD. None of these uses in the Open Space Area Portion of the OSCA are included as a use permitted by right nor are they similar to other uses permitted by right. In its August Response, HRCA states that these events “are used to support the various 501(c)(3) non-profits associated with the Backcountry.” Following that logic would mean that any event or activity is allowed if it’s in support of non-profits associated with the Backcountry. It’s the activity that is subject to review – not whether it’s raising money for HRCA. The proposed activities are not permitted. HRCA also states that these events have environmental themes stressing environmental education. A review of HRCA’s website demonstrates otherwise as shown below.



**Big Foot Bash:** Celebrate the end of Camp Backcountry Summer Camp at our Bigfoot Bash! Explore Base Camp filled with a dunk tank, rock-climbing bounce house, tie-dye station, face painting, delicious food truck (for purchase), and more. Expect a wild time to wrap up this amazing camp season. All are welcome!

#### Backcountry Birthday Parties



Let your little explorer spend his/her big day in the Backcountry! You pick the theme and we tailor a party to what your birthday kid loves most! Whether they love bugs, ponies, princess unicorns, or just being outdoors, we'll put on a celebration to remember!



**Haunted Forest:** The gates of the Backcountry Wilderness Area Haunted Forest crack open and reveal sinister scenes for two nights this month on October 18 and 19. Discover what's lurking behind every tree and bush in this three-quarter-mile creep through the woods. (Recommended for ages 10+).

And Base Camp includes a retail component, in violation of the HRPD.



HRCA claims it also previously used incorrect terminology when it called the education programs “daycare” and “preschool.” Once again, the change in the label makes no difference. The use currently described on HRCA’s website as Wild Roots education program (formally referred to as a preschool on its website) is the equivalent of day-care center/preschool, defined in the Douglas County Zoning Resolution as a commercial facility where care and training are provided for children or adults for periods of less than 24 consecutive hours. As stated in the March 2022 Douglas County letter above, preschools are not allowed in any areas of the OSCA.



## ADDITIONAL ISSUES

### **I. Water Supply and Sanitation**

An adequate water supply compliant with Section 18A of the Zoning Resolution for all the uses shown on the proposed SIP Revision application has not been demonstrated.

The proposed 18 porta-potty toilets (which are generally used for temporary uses) to serve the permanent year-round uses shown on the proposed SIP Revision application are insufficient. For such a high intensity use, a septic system should be considered. Additionally, it should be demonstrated that the placement and screening of any porta-potty toilets is in fact out of sight from the nearby residents, as HRCA claims. A photo-simulation of the visual impacts should be required pursuant to Section 2705.11 of the Zoning Resolution.

### **II. Traffic Study**

The September 2023 Traffic Impact Study (“TIS”) indicated that the 2023 uses on the SIP property negatively impacted the Ron King Trail and Highway 85 intersection and warranted a right turn acceleration lane. An addendum to the TIS was done to attempt to demonstrate that a change in schedules would reduce the right turn volume enough to eliminate the need for the acceleration lane. However, there were numerous omissions and errors in the addendum. For example, it did not include before and after parameters as requested by Douglas County. It also does not appear to factor in the traffic from the Sheriff Training Center. Also, Douglas County requested that HRCA define a process by which it will implement and monitor the change to traffic operations to determine if potential adjustments are necessary, which was not done. If a specific traffic operations plan is not included, future enforcement will be difficult and the traffic levels will likely increase beyond what is permitted. At the very least, a CDOT access permit for a higher daily trip threshold is required. However, until demonstrated otherwise, the 2023 TIS shows a northbound acceleration lane is also warranted.

### **III. Hunting**

According to Section XIII.J.e.4, limited hunting for wildlife management according to Division of Wildlife guidelines is permitted. However, after reviewing HRCA’s Backcountry website for other issues related to this letter, it was discovered another zoning violation exists in that HRCA permits elk trophy hunts for a fee. See below. Trophy hunts are not consistent with the HRPD.

#### Fees

- All Hunts Require an HRCA Staff Guide; the guide is included in the fees.
- Auction and Raffle winners do not pay the fees.
- Fees do not include the purchase of the CPW tag/license. The hunter, regardless of method they won the hunt, must purchase the CPW tag/license.
  - Bull Elk:
    - Trophy: \$2,500
    - Management: \$1,500
    - Youth Management: \$300

## CONCLUSION

The Turells and their neighbors did their due diligence prior to purchasing their property and relied on all the agreements (most of which Douglas County is a party) and zoning in place to protect the OSCA. HRCA is being allowed to violate these agreements and the HRPD and expand its unlawful activities. Since it has been over 2 years of non-compliance by HRCA, Douglas County should take steps to stop these activities until HRCA is able to comply with the County's regulations. The proposed SIP Revision application does not meet the approval standards set forth in Section 27 of the Zoning Resolution. Specifically, for all the reasons stated in this letter, the proposed SIP Revision application fails to meet the following sections and is not approvable.

- |         |  |
|---------|--|
| 2703.01 | It is not consistent with the Zoning Resolution.<br>It is not consistent with the HRPD.<br>It is not consistent with the Roadway Design & Construction Standards Manual.<br>It is not consistent with the Storm Drainage Design and Technical Criteria Manual. |
| 2703.03 | All revision to the SIP do not comply with the Zoning Resolution.  |
| 2703.04 | Use and development of the site do not conform to the approved SIP.  |
| 2703.06 | A site improvement plan improvements agreement to implement the SIP was not submitted.   |
| 2703.07 | A sufficient water supply in terms of quantity, quality and dependability in conformance with the applicable standards was not demonstrated.   |

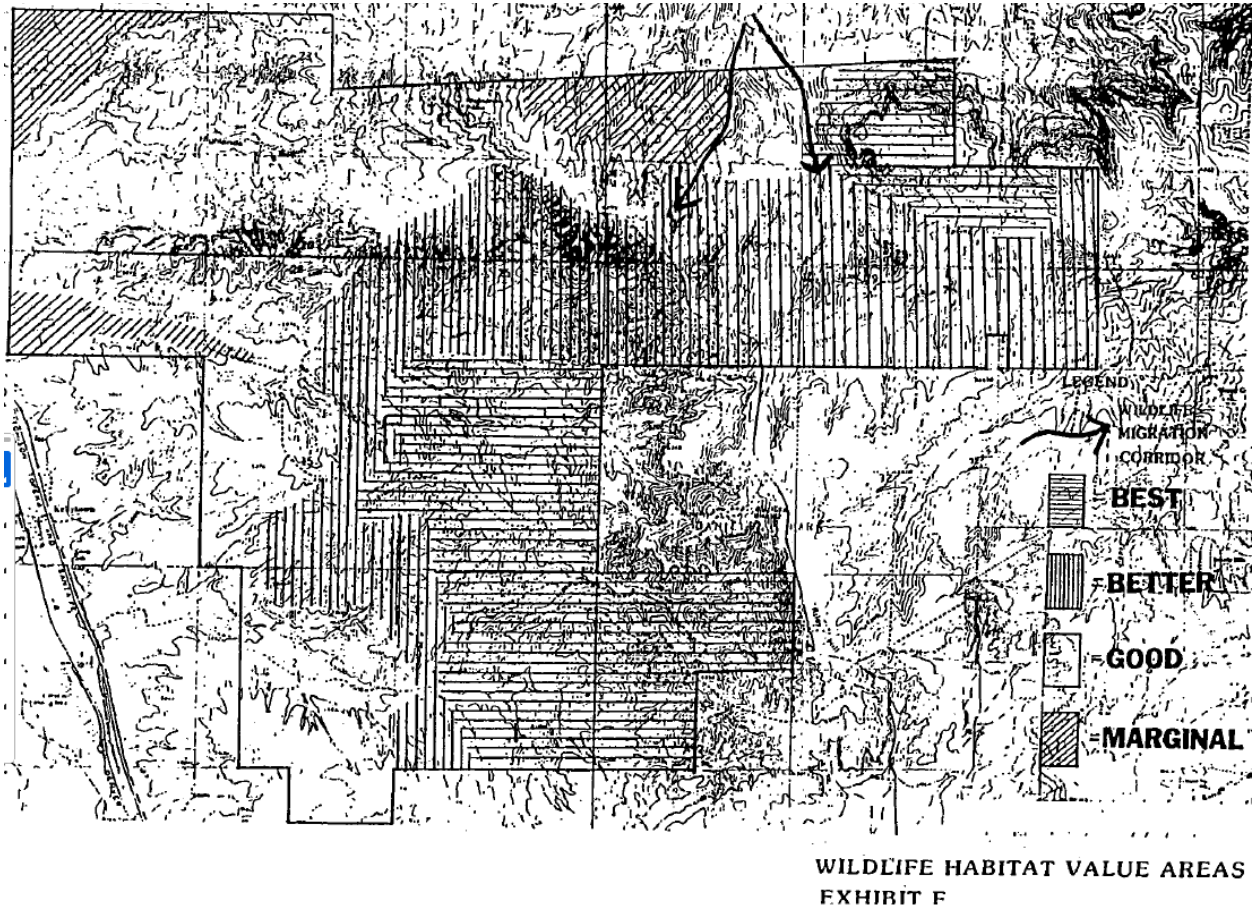
Respectfully,



Kristin Decker

cc: Amy and Robert Turell

## EXHIBIT F TO OSCA PLAN



**From:** sarah.bigrockadvisors.com <sarah@bigrockadvisors.com>  
**Sent:** Monday, August 4, 2025 1:27 PM  
**To:** Brett Thomas <bthomas@douglas.co.us>  
**Subject:** Highlands Ranch encroachment into conservation land

Dear Mr. Thomas:

I write in reference to Project File # ZR2025-004, in which Highlands Ranch proposes to amend the Open Space Conservation Plan PD. This amendment is designed to enable the development of significant facilities on land that has been dedicated for conservation dating back to before the development of Highlands Ranch. I oppose this proposal for several reasons, several of which are highlighted below.

First, this area is not suited for the proposed development. Access is via a driveway "Ron King Trail" that is single ingress and egress. It is also the emergency exit access designated for Cherokee Ridge estates. Bringing more people and traffic to this area significantly increases the likelihood of threat to life in the event of a natural disaster such as a fire (there have been at least 5 wildland fires directly in or adjacent to this area in the last five years, two within the last month). Furthermore, it is in a 100 year flood plain, calling into question the wisdom of constructing structures, offices and camps in this area. While 100 years may seem like an unlikely scenario, we have witnessed in recent years 100 (or more) year flood events that have been completely devastating (most recently, Texas).

Second, Highlands Ranch has been disingenuous with its residents and the broader community about its intentions for many years, dating back to the mid-2010's. At that time, HR surveyed its residents as to their desire for this type of development in the planning areas that currently would allow for (at least some of) their present plans. The significant majority responded with a resounding "NO" — they did not want this development anywhere in the conservation area. This was not just a "NIMBY" view, rather, they desired to preserve the area for conservation. HR has been out of compliance with the zoning requirements in the area they now proposed to significantly develop for years. They recently sought and gained county approval to be back in compliance by making a number of representations, including that the development that they now propose was "moot" because they were "not being sought at this time." Almost immediately after the county waived their non-compliance, the current proposal was submitted with even more use and development included than previously proposed. Given this history and that the HR representative has touted constructing a "fifth rec center" in this area, it hardly seems that their plans will be limited to the currently proposed development. The County needs to stand up and protect this dedicated conservation area from continued encroachment.

Third, the number of horses that HR currently keeps in the equestrian center area of 20 acres is too large, and it seems that this number will only increase with this proposal. HR argues that they can keep as many horses as they like given the "8200 acres" of the Backcountry. But they keep the horses on 20 acres, not 8200. Humane treatment of the animals, along with courtesy for abutting properties, dictates that the number be limited. Furthermore, attention should be given to the County's devegetation requirements as set out in the County's Guide to Animals. I suspect the current usage has resulted in devegetation that exceeds these limitations. The new proposal would result in even more devegetation. The following is from the Guide (emphasis added):

Vegetation Requirements Vegetation requirements apply to all land having permitted livestock. The site, excluding that area which is allowed to be devegetated, must be maintained with vegetative groundcover. Vegetative groundcover includes native or introduced grasses and forbs, but does not include weeds on bare dirt. In areas where exposed shelf-rock or caprock is the natural terrain, this will be considered to be vegetative groundcover. The maximum land area that may be devegetated is as follows: Lot Area Maximum Devegetated Area 2.3 - 4.49 acres 25% of the total site 4.5 - 8.9 acres 1.25 acres or 20%, *whichever is greater* 9 - 34.9 acres 2 acres or 15%, *whichever is greater* 35+ acres 5.2 acres or 10%, *whichever is greater*, to a maximum of 10 acres All corrals, outdoor arenas, paddocks, run pens, round pens, unpaved or ungraveled parking areas shall be included when calculating the maximum area devegetated. The area within



the required minimum setback shall be fully maintained with vegetation. A variance from the above vegetation standards may be sought from the Board of Adjustment.

Finally, the County and the developers recognized the value to our community to having space that is protected from development. Significant work, including extensive studies of the topography and wildlife, went into the evaluation of this area before designating the planning areas within the Open Space Conservation Area (see the OSCA Plan). HR suggests in their proposal that this area is "marginal" for wildlife based on the original studies. HR also correctly notes that there has been significant development in the area since those original studies. Given the growth and development in the area, wildlife patterns have likely been altered since those studies. This is a major migration area for the elk and deer population, especially since the creation of the wildlife crossing area near Ron King and Santa Fe completed in recent years (see attached picture of elk just south of Ron King and east of Santa Fe). The County should demand a new wildlife study before considering any amendment of the Open Space Conservation Area PD, and presumably also the Conservation Easement, to ensure that the parties respect the original goal of preserving the wildlife and land in this area.

Respectfully,  
Sarah Kilgore  
An Abutting Landowner



**From:** Amy Turell <[aturell3063@gmail.com](mailto:aturell3063@gmail.com)>  
**Sent:** Friday, September 5, 2025 7:01 AM  
**To:** Brett Thomas <[bthomas@douglas.co.us](mailto:bthomas@douglas.co.us)>  
**Cc:** Anthony Colarusso <[Colarussoa@gmail.com](mailto:Colarussoa@gmail.com)>; sarah bigrockadvisors.com  
<[sarah@bigrockadvisors.com](mailto:sarah@bigrockadvisors.com)>  
**Subject:** Re: BOA Hearing Date

Brett,

The September 30th date does not work for everyone for the appeal. The consensus is to forgo the appeal and attend the upcoming hearing for the HRCA's extensive expansion, amendment.

Make no mistake, the community of Cherokee Ridge Estates opposes your recent approval of HRCA's violations. And furthermore, disagrees with the DOCO Planning Department turning a blind eye for years while HRCA continued to build and operate in violation in the Open Space Conservation land.

Our community has had lawyers review the HRDP and OSCA Plan documents and qualified that HRCA's operations are not in compliance with said documents. Based on the intent and purpose of those plans, it is very clear development was never intended to occur off of Ron King Trail. (Topography, flood zones, and wildlife surveys were just a couple of the considerations when zoning/planning areas were established.)

Additionally, multiple people have written letters with valid logical reasons to support not developing the area in question: the wildlife, fire danger, traffic, water issues, noise and light pollution, and lack of logic placing a preschool next to a firing range. Who will monitor events for 150-300 people?

Please review the commenting letters from residents and referral letters, as well as your own SIP review notes in 2023 and 2025, that have gone unaddressed.

Our HOA president will be out of the country September 30 so he cannot present. We will attend the hearing on the bigger issue of HRCA's plan to rezone. Please let us know when that hearing date has been set.

Regards,

Amy Turell  
Sent from my iPhone



**Brett Thomas**

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From: Tricia Stuart <tricia.stuart@sbcglobal.net>  
Sent: Saturday, November 22, 2025 6:13 AM  
To: Brett Thomas <bthomas@douglas.co.us>  
Subject: ZR2025-004/ HR Planned Development tp 81st Amendment

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

Hello Mr. Thomas,

I left a message and I would like this written opposition to the planned development in Highlands Ranch - ZR2025-004/ HR Planned Development tp 81st Amendment

You are planning things that will destroy our community's health and well being and cannot be rebuilt again once you do it.

Tricia Stuart  
9888 Spring Hill Drive  
Highlands Ranch, CO  
303-886-3010



# HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Friday - October 31, 2025 (Rev 1)

Board of County Commissioners

**DOUGLAS COUNTY**

100 Third Street

Castle Rock, CO 80104

RE: **HIGHLANDS RANCH PD AMENDMENT 81**

**Backcountry Base Camp: Traffic Improvement Warrants**

Dear Commissioners:

On behalf of the Highlands Ranch Community Association (HRCA), this letter is provided in support of the above-referenced Planned Development (PD) Amendment. Traffic analyses prepared for the Backcountry Base Camp—specifically the 2023 Traffic Impact Study and updated 2027 projections—identified that certain auxiliary turning movements at the primary access intersections would be warranted under CDOT criteria based solely on modeled peak-hour volumes. However, HRCA also prepared and submitted a Transportation Management Plan (TMP) that outlines our operational approach to managing seasonal traffic associated with camps, equine programming, archery, and community events. The TMP demonstrates that Base Camp traffic is dispersed over broad arrival and departure windows through staggered scheduling, carpooling, and active on-site management.

As part of the prior Site Improvement Plan Revision approval, HRCA agreed to conduct annual weekday turning-movement counts during both the morning and afternoon peak hours of Base Camp's peak operating season. These annual counts will be used to monitor traffic trends, validate assumptions in the TIS and TMP, and ensure continued compliance with CDOT access-permit requirements and County expectations. HRCA will document the results each year and provide updates to County staff as needed to maintain transparency and alignment with the TMP.

Further, HRCA commits to submitting a Traffic Impact Study with each future land-use application and agrees to participate in the implementation of any warranted improvements identified in those studies.

We appreciate the County's continued collaboration and consideration as this amendment advances through review. Please include this correspondence as part of the official record for the Board's deliberation.

Respectfully submitted,

**HIGHLANDS RANCH COMMUNITY ASSOCIATION**



**Mike Bailey**

CEO / General Manager



HRCAonline.org

9568 University Blvd

Highlands Ranch, CO 80126

Highlands Ranch Planned Development, 81st Amendment

Project File ZR2025-004, Major PD Amendment

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# HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Tuesday – September 09, 2025

Sent Via: Email to: [bthomas@douglas.co.us](mailto:bthomas@douglas.co.us)

Mr. Brett Thomas AICP, Chief Planner  
**DOUGLAS COUNTY, COMDEV DPT: PLANNING**  
100 Third Street, Suite 200  
Castle Rock, CO 80104-2425

RE: **HRCA Backcountry PD Major Amendment (ZR2025-004)**

6005 Ron King Trail  
Highlands Ranch, CO

**2<sup>nd</sup> Submittal & Referral Response**

Greetings, Brett:

On behalf of the Highlands Ranch Community Association (HRCA), thank you for coordinating the referral review process for the proposed Backcountry Planned Development (PD) Amendment (ZR2025-004). We appreciate the thoughtful input provided by Douglas County staff, various referral entities, and community members. HRCA has carefully reviewed all comments received and prepared point-by-point responses.

Attached are the following revised documents for your continued review and inclusion in the project record:

- **Project Narrative** dated September 05, 2025 (Rev 1).
- **Traffic Impact Study** dated September 2025 (prepared by SM Rocha)
- **Section XIII – Nonurban Area** of the Highlands Ranch Planned Development Guide, minor revisions.

For ease of reference, the *Project Narrative* and *Section XIII* documents include a "I" annotation on the right side of the page to indicate text or formatting that was revised (as illustrated in this paragraph).

The following is our point-by-point response to the various comments that were offered to date. Where appropriate, the referral comment offered is presented in *blue serif font*.

**DougCo Planning Comments (your comments)**

*Confirm if any other revisions are necessary to Section XIII – Nonurban Area of the Highlands Ranch PD. As an example, Section Q (proposed S) Planning Area Boundaries currently references Planning Areas A-J; should this now include Planning Areas K and L?*

Yes. The PD Amendment proposes to add Planning Areas K and L to the Highlands Ranch PD. References within Section XIII that currently cite Planning Areas A–J will be updated to include Planning Areas K and L.

No other revisions to Section XIII are necessary beyond this adjustment.



[HRCAonline.org](https://www.hrcaonline.org)

9568 University Blvd

Highlands Ranch, CO 80126

Highlands Ranch Planned Development, 81st Amendment

Project File ZR2025-004, Major PD Amendment

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U:\hrca\backcountry\osca\basecamp pd amendment (zr2025-004)\2025-09-09 2nd submittal to dougco\\_working (not for submittal)\zr2025-004\_2025-09-



*Provide documentation of Highlands Ranch Water's ability to serve, the amount of water available, and the feasibility of extending services pursuant to Section 1806A.02 of the Zoning Resolution.*

HRCA has formally requested that Highlands Ranch Water provide documentation consistent with DCZR §1806A.02. This documentation will confirm their ability and intent to serve Planning Area L, identify available supply, and address the feasibility of extending service. The Project Narrative identifies HRCA's preferred potable water approach for Planning Area L as a dedicated cistern system (including fire storage) with on-site treatment, modeled after the HRLETF facility. Final system design will be developed during the Site Improvement Plan process in coordination with Highlands Ranch Water and Douglas County.

*Confirm if any amendments are necessary to the Conservation Easement, Open Space Conservation Agreement, Open Space Conservation Area Plan, or other applicable documents related to the use and preservation of the Open Space Conservation Area.*

Relative to the current Amendment being processed, no additional amendments to the referenced documents are necessary. However, as stewards of the Open Space Conservation Area, we are continuously analyzing needs and opportunities, which may result in a stronger and more respectful management strategy for OSCA. As such, we reserve the right to propose amendments to these documents in the future. Should any future updates be required, they would be handled through the applicable review and approval procedures.

#### **DougCo Engineering Comments (AI Peterson)**

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*All Rezonings and/or PD Amendments require a traffic study. That study should be based on whatever the most intensive use would be allowed by the amendment. In the future that study can be refined to be more specific to the proposed use at Site Improvement Plan.*

A Traffic Impact Study was completed in September 2025 by SM Rocha, LLC (attached).

Consistent with County requirements, the study was based on the most intensive use allowed by the PD Amendment. As such, the trip generation assumptions are deliberately conservative, reflecting maximum buildout conditions rather than the specific programming envisioned by HRCA.

At this intensity, the project is expected to generate approximately 772 daily trips, including 252 AM peak-hour trips and 54 PM peak-hour trips.

The analysis confirmed that existing turn lane storage is sufficient and that the intersection will continue to operate at acceptable levels of service (LOS C or better overall through 2027 with project traffic). While some westbound turning movements may experience longer delays by 2045, these conditions are typical of unsignalized intersections along arterial highways.

Importantly, the study concluded that no roadway safety deficiencies were identified, nor are any improvements recommended at this time.

A Final, refined TIS will be prepared and submitted with the Site Improvement Plan(s) to reflect actual uses, programming, and site design.



*Updated CDOT Access Permit required.*

An updated CDOT Access Permit is not warranted at this stage. The current TIS provides a conservative, worst-case assessment that satisfies rezoning/PD Amendment requirements.

A revised Access Permit would be more appropriate at the Site Improvement Plan stage, when refined trip generation data are available. At that time, HRCA will coordinate with Douglas County to ensure compliance with access permitting requirements.

### **Highlands Ranch Water (HRW) Comments**

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**NOTE:** *Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

HRCA acknowledges HRW's clarification regarding the PD Amendment application and has prepared a written narrative (submitted separately on HRCA letterhead) in response to HRW's request. That narrative incorporates the Highlands Ranch Water and Sanitary Sewer Standard Specifications (May 2020) as the governing criteria for domestic demand and fire protection planning.

For Planning Area L (Education Programs), HRCA has calculated indoor demand using Table 4-1 (Domestic Demands – Unit Flow), which prescribes 15 gallons per student per day with a peaking factor of 1.38 (MDD/ADD). Based on program headcounts, maximum day demands are approximately 1,305 gpd for Wild Roots (48 students + 15 staff), 3,312 gpd for Camps (140 students + 20 staff), and 4,554 gpd for the Planning Peak (200 students + 20 staff). For scale only, these correspond to approximately 4.7, 12.0, and 16.5 SFE, recognizing that HRW's non-residential indoor budgets are determined by meter size, not SFE.

Because Planning Area L will be served by HRW's raw water system, which operates intermittently with variable flows and pressures, HRCA proposes to meet demand through a partitioned cistern system:

- A fire-reserve compartment (non-potable) of not less than 30,000 gallons, consistent with Douglas County Exhibit C – Standard for Water Supplies for Rural Fire Fighting (250 gpm × 2 hours), with a 5" NST drafting connection and all-weather access. Final fire flow will be determined in coordination with South Metro Fire Rescue (SMFR) using the ISO NFF methodology or NFPA 1142, as approved, during the Site Improvement Plan process.
- A raw-water equalization compartment supplied by HRW. Based on the maximum day demands noted above, daily raw-water deliveries of this magnitude are anticipated to be sufficient. At a planning level, HRCA anticipates a fill rate of 20–30 gpm for 2–4 hours per day during non-peak operating periods, subject to HRW's operational guidance. Raw water will be pumped from this compartment through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank for building distribution. Fire reserve will be physically protected from domestic drawdown by compartmentalization and interlocks. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

With respect to wastewater, both Planning Area K and Planning Area L are anticipated to utilize independent On-Site Wastewater Treatment Systems (OWTS/septic), designed in accordance with Douglas County Health Department Regulation 22-01 and state requirements. Final design



and permitting of both water and wastewater facilities will occur at the Site Improvement Plan stage, in full coordination with Douglas County, HRW, SMFR, and other applicable agencies.

#### **South Metro Fire Rescue (SMFR) Comments (Aaron Miller, Fire Marshal's Office)**

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*Non-objection to amending the PD does not approve the suitability of these planning areas for the intended structures and uses proposed. Site infrastructure will not currently support any new structures or expanded uses without SMFR approved improvements to site access and fire protection water supplies.*

Acknowledged. HRCA understands that PD Amendment approval does not, in itself, constitute approval of site suitability for specific facilities. All site infrastructure, including fire access and protection water supply, will be evaluated in detail through the Site Improvement Plan process in coordination with SMFR.

*Comments from prior SIP (SP2023-135) remain applicable. No new structures may be constructed or uses expanded without meeting fire code requirements for access and fire protection water supplies.*

HRCA acknowledges these requirements. All future development in Planning Areas K and L will comply with applicable provisions of the Douglas County Fire Code, International Fire Code, and International Building Code, as adopted by Douglas County, with final review and approval occurring through the Site Improvement Plan process.

*Permanent structures (e.g., yurts) must meet applicable fire access and water supply requirements, which were not met in the prior SIP.*

HRCA acknowledges this requirement. Any permanent structures proposed in future SIPs will be designed to meet all applicable fire access and water supply standards, subject to SMFR review and approval.

*No approved secondary access currently exists; trails and ranch roads do not qualify as ingress/egress under County or Fire Code standards.*

HRCA acknowledges this requirement. Secondary access will be evaluated and addressed during the SIP process, with design coordinated between HRCA, Douglas County, and SMFR to ensure compliance with applicable standards.

*Uncertainty regarding the "300 participant maximum" cited in prior SIP materials; further discussion is required given the single access point and cumulative facilities using Ron King Trail.*

HRCA acknowledges that participant capacity and access limitations require further coordination. Event and facility capacities will be reviewed as part of the SIP process in consultation with SMFR to ensure compliance with applicable codes and safe operations, considering all facilities served by Ron King Trail.

This item was also addressed during the recent Site Improvement Plan Revision, which included a Transportation Management Plan.





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**AT&T (via Clearwater Consulting Group)**

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AT&T reviewed the project area and confirmed that there are no conflicts with their buried long-line fiber optic facilities.

No response or further action is necessary.

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**Colorado Department of Transportation (CDOT)**

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CDOT reviewed the referral and stated that they have no comments on the PD Amendment.

No response or further action is necessary.

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**CenturyLink / Lumen**

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CenturyLink (Lumen) acknowledged receipt of the referral and assigned project number P866873 for tracking. They indicated that requests will be addressed in the order received and provided contact information for their project manager.

No technical comments were provided. No response is required at this time.

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**City of Lone Tree**

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The City of Lone Tree submitted the referral form without providing substantive comments.

No response or further action is necessary.

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**Public Service Company of Colorado (Xcel Energy)**

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Xcel Energy (PSCo) reported no apparent conflict with the proposed PD Amendment. They noted existing electric distribution and transmission facilities in the project area and reminded that any activity affecting their right-of-way will require PSCo approval and potentially a License Agreement. They also outlined the standard process for new or modified electric service requests.

These requirements will be addressed as part of future Site Improvement Plan reviews.

No further response is necessary at the PD Amendment stage.

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**Cherokee Ridge Estates HOA**

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**NOTE:** *Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The Major PD Amendment relocates 65 acres of development potential from Planning Area E to proposed Planning Areas K and L, both of which are adjacent to existing active uses and identified in the OSCA Plan as marginal habitat. This clustering approach minimizes disturbance across the broader 8,200-acre Backcountry.

Water Use:

Planning Area K will continue to utilize its existing permitted well for equestrian purposes, with no significant increase in demand anticipated.



For Planning Area L (Base Camp, Education Programs), HRCA is coordinating with Highlands Ranch Water (HRW) and applied the HRW Standard Specifications (May 2020, Table 4-1) to determine domestic demand. Based on program headcounts, the projected maximum day demands are approximately 1,305 gpd (Wild Roots program), 3,312 gpd (Camp programs), and 4,554 gpd (Planning Peak). These demands will be met through a partitioned cistern system, consisting of a ≥30,000-gallon fire-reserve compartment (consistent with Douglas County Exhibit C – 250 gpm for 2 hours) and a raw-water equalization compartment supplied by HRW. Raw water will be delivered on an intermittent basis, with anticipated fill rates of 20–30 gpm for approximately 2–4 hours per day, subject to HRW’s operational guidance.

Raw water will be pumped through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank for distribution to the building. The fire reserve will be physically protected from domestic drawdown through compartmentalization and interlocks. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

Final design details, including meter sizing, fire flow confirmation, cistern construction drawings, and raw-water operating protocols, will be developed during the Site Improvement Plan stage in coordination with HRW, South Metro Fire Rescue, and Douglas County. Traffic and Safety: The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage to handle projected volumes. No roadway safety deficiencies or improvements are currently recommended.

Noise and Events: Community events with attendance of over 150 participants are capped at six per year; events under 150 are not limited. Facilities are limited to a modest scale compared to what is permitted in other Planning Areas. These limits are designed to balance community benefit with preservation of the Backcountry’s character.

Fire Risk and Emergency Egress: HRCA coordinates with South Metro Fire Rescue on emergency access and wildfire mitigation. These measures will be refined through the Site Improvement Plan process to ensure compliance with County fire and evacuation standards.

The PD Amendment does not expand overall Backcountry development capacity but rather relocates it to the least sensitive, already active areas. This approach maintains the integrity of the OSCA Plan while allowing modest, community-serving uses in appropriate locations.

## **Cherokee Ridge Estates Metropolitan District**

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***NOTE:*** *Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The Major PD Amendment relocates 65 acres of development potential from Planning Area E to proposed Planning Areas K and L, adjacent to existing active uses and identified in the OSCA Plan as marginal habitat. This approach allows modest programming growth while protecting the remainder of the 8,200-acre Backcountry.

Compliance: HRCA acknowledges the importance of maintaining a strong compliance record. The purpose of this PD Amendment is to bring existing facilities into alignment with the Highlands Ranch PD and OSCA Plan, ensuring that future operations are fully reviewed, permitted, and monitored under Douglas County standards.



Traffic: The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage to accommodate projected volumes. While some long-term delays may occur with unsignalized intersections, no roadway safety deficiencies or improvements are currently recommended. HRCA will continue to coordinate with Douglas County and CDOT on traffic operations.

Noise and Light: All facilities and events will comply with Douglas County's zoning and lighting standards. Community events are limited in frequency and size, and noise and light impacts will be minimized through site design and operational restrictions.

Wildlife: Planning Areas K and L were identified as marginal habitat in the OSCA Plan and as Low to Moderate value habitat in the Douglas County Comprehensive Master Plan. Concentrating limited uses in these areas helps protect more sensitive wildlife corridors elsewhere in the Backcountry.

The PD Amendment is designed to formalize existing active use areas, limit their scale compared to other Planning Areas, and strengthen long-term conservation of the broader Backcountry.

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#### **Response to Comment – Monte Moore**

***NOTE:** Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The PD Amendment removes 65 acres from Planning Area E and relocates them to proposed Planning Areas K and L, adjacent to existing active uses. These sites were identified in the OSCA Plan as marginal habitat and are among the least environmentally sensitive.

Traffic safety was studied in detail through the September 2025 Traffic Impact Study. That analysis confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage. While westbound turning movements may experience some delay in the long-term, this is typical of unsignalized intersections on arterial roadways. Importantly, no safety deficiencies or roadway improvements are currently recommended.

It is also important to note that Base Camp and the Horse Corrals have already operated adjacent to the Law Enforcement Training Facility (LEFT) for nearly a decade, along with residential neighborhoods nearby. These uses have coexisted with LEFT with minimal disruption and no documented safety conflicts. The PD Amendment formalizes and modestly expands programming in these established locations, rather than introducing new conflicts.

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#### **Response to Comment – Barbara Baker**

***NOTE:** Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The proposed Planning Area L (Base Camp site) would support outdoor education and low-impact, community-based programming. Facilities could include small buildings (no structure to exceed 20,000 square feet) for an outdoor education preschool, administrative offices, and supporting amenities such as restrooms, changing rooms, enclosed storage, and dining space. Overnight camping may be permitted in limited numbers, with camps capped at 10,000 square feet each, and events up to 300 participants are limited to six per year; events under 150 have no annual limit.



Parking and access are provided via Ron King Trail, a private road directly connected to U.S. Highway 85. The September 2025 Traffic Impact Study confirmed that the access and turn lane storage are sufficient to accommodate projected traffic volumes without requiring roadway improvements.

Programming is expected to occur primarily during daytime hours with seasonal and school-year variations, while overnight programs would be occasional and modest in scale. These facilities are clustered near existing active uses and infrastructure to minimize new disturbance.

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### **Response to Comment – Sarah Kilgore**

***NOTE:** Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The proposed Major PD Amendment relocates 65 acres of development potential from Planning Area E to proposed Planning Areas K and L, both of which are adjacent to existing active uses and identified in the OSCA Plan as marginal habitat. This approach clusters limited development near established facilities while preserving the remainder of the 8,200-acre Backcountry in open space.

The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage. While Ron King Trail also serves as an emergency access point for Cherokee Ridge, South Metro Fire Rescue coordinates with HRCA and will review emergency access and wildfire mitigation during site design. Emergency coordination measures will be incorporated into final site design.

Portions of Planning Areas K and L intersect mapped floodplain areas. Any improvements in these areas will comply with Douglas County floodplain requirements, including permits and mitigation as applicable. Final site design during the SIP process will ensure compliance with drainage and fire safety standards.

Equestrian programming in Planning Area K will be limited in scale, with a maximum developed footprint of 20 acres. All uses must comply with Douglas County's vegetation and animal welfare standards, and HRCA remains committed to ensuring sustainable management practices.

Regarding wildlife, Planning Areas K and L were designated as "marginal" habitat in the OSCA Plan and as "Low" to "Moderate" value habitat in the Douglas County Comprehensive Master Plan. Concentrating uses in these marginal areas reduces the need to disturb more sensitive habitat elsewhere in the Backcountry.

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### **Response to Comment – Amy Turell**

***NOTE:** Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The proposed Major PD Amendment removes 65 acres from Planning Area E and establishes Planning Areas K and L in locations identified in the OSCA Plan as marginal wildlife habitat—the lowest habitat value classification. Both sites are adjacent to existing active uses and have been operating with equestrian and educational programming for several years.

The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage. While some delays may occur in the long-term at unsignalized intersections, no roadway safety deficiencies or improvements are recommended at this time.



Portions of Planning Areas K and L do intersect mapped floodplain areas. Any improvements located within a regulatory floodplain will comply with Douglas County requirements, including permits and mitigation as applicable. Final site design during the SIP process will ensure compliance with all floodplain and drainage standards .

HRCA coordinates closely with South Metro Fire Rescue and Douglas County on emergency access and wildfire mitigation measures, and these protocols are incorporated into site planning.

With respect to wildlife, Planning Areas K and L are located in zones identified as "marginal" habitat in the OSCA Plan and "Low" to "Moderate" habitat in the Douglas County Comprehensive Master Plan. Concentrating programming at these locations minimizes broader disturbance to the 8,200-acre Backcountry.

We trust that these responses and supporting revisions fully address the referral comments received to date. HRCA remains committed to working closely with Douglas County staff, Highlands Ranch Water, South Metro Fire Rescue, and other reviewing agencies as the project advances. Final design details will be developed and coordinated during the Site Improvement Plan stage to ensure full compliance with all applicable County and State requirements. We appreciate your continued guidance and support and look forward to your further review.

Feel free to call or email me with questions, or if you wish to review the information discussed above in greater detail. Thank you.

Sincerely,

**HIGHLANDS RANCH COMMUNITY ASSOCIATION**

Community Improvement Services

**Weylan A. "Woody" Bryant, M LS, PE**

Director: Community Improvement Services

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Woody.Bryant@hrcaonline.org (email) | commercialreview@hrcaonline.org (alternate email)

Attachments: As noted, if applicable.

Cc: Mr. Mark Giebel, HRCA via: [mark.giebel@hrcaonline.org](mailto:mark.giebel@hrcaonline.org)

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HELP CONSERVE OUR NATURAL RESOURCES!



# HIGHLANDS RANCH

COMMUNITY ASSOCIATION

Friday – September 05, 2025

Sent Via: Email to: [jklassen@hrwater.org](mailto:jklassen@hrwater.org)

Mr. Jon Klassen, Project Manager

**HIGHLANDS RANCH WATER**

62 Plaza Drive

Highlands Ranch CO 80129

RE: **BACKCOUNTRY PD AMENDMENT (ZR2025-004)**

6005 Ron King Trail

Highlands Ranch, CO

**Backcountry Education Programs: Domestic Water Demand and Fire Protection Cistern Basis**

Greetings, Mr. Klassen:

In response to your request for a written narrative, the Highlands Ranch Community Association (HRCA) has evaluated the anticipated water demand and storage requirements for the proposed Backcountry education programs. This evaluation has been prepared using the Highlands Ranch Water and Sanitary Sewer Standard Specifications (May 2020) as the governing criteria.

The education programs are expected to accommodate approximately forty-eight students and fifteen staff members on a typical day (Wild Roots), one hundred forty campers and twenty staff on a camp day, and up to two hundred students with twenty staff during a planning peak. Applying Table 4-1 of the Standard Specifications, which prescribes 15 gallons per student per day with a peaking factor of 1.38 (MDD/ADD), yields the following results:

- Wild Roots (63 “student-equivalents”): Average Daily Demand (ADD)  $\approx$  945 gpd; Maximum Day Demand (MDD)  $\approx$  1,305 gpd.
- Camp Day (160 “student-equivalents”): ADD  $\approx$  2,400 gpd; MDD  $\approx$  3,312 gpd.
- Planning Peak (220 “student-equivalents”): ADD  $\approx$  3,300 gpd; MDD  $\approx$  4,554 gpd.

For scale only, these values correspond to approximately 4.7, 12.0, and 16.5 Single-Family Equivalents (SFE) when compared to HRW’s residential indoor allocation of 12,000 gallons per bimonthly cycle (~200 gpd). We understand that non-residential indoor budgets are determined by meter size rather than SFE; these figures are provided solely as an equivalency reference.

With the above demand established, HRCA anticipates supplying the facility by filling the raw-water equalization compartment of the cistern on an intermittent basis. Based on the maximum day demands noted above, daily raw-water deliveries of this magnitude would be sufficient. At a planning level, HRCA anticipates a fill rate in the range of 20–30 gallons per minute for 2–4 hours per day during non-peak operating periods. We respectfully request HRW’s input on preferred delivery frequency, rate, and timing, recognizing that the raw-water system experiences varying flows and pressures. Final operating protocols will be coordinated with HRW staff and incorporated into the Site Improvement Plan design.

Fire flow requirements will be determined in accordance with the ISO Guide for





Determination of Required Fire Flow (NFF), as directed in Section 4.01 of the Standard Specifications. Table 4-2 provides a general guideline of 4,800 gpm for schools, but final values will be established through coordination with South Metro Fire Rescue (SMFR) at the Site Improvement Plan stage. For PD Amendment planning purposes, HRCA proposes to provide a dedicated fire-protection cistern of not less than 30,000 gallons, consistent with Douglas County Exhibit C – Standard for Water Supplies for Rural Fire Fighting, which specifies a minimum of 250 gpm for two hours.

The proposed configuration is a single, partitioned cistern consisting of:

1. A fire-reserve compartment (non-potable) of not less than 30,000 gallons with a 5" NST drafting connection and all-weather access, and
2. A raw-water equalization compartment supplied by Highlands Ranch Water. Raw water will be pumped through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank, then distributed to the building. Physical separation and interlocks will ensure that the domestic system cannot draw down below the required fire reserve. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

We respectfully request Highlands Ranch Water's confirmation that the proposed methodology is acceptable for planning purposes and that the District is able and willing to serve under these assumptions. Final design details, including meter sizing, fire flow confirmation, and cistern construction drawings, will be provided during the Site Improvement Plan review.

We appreciate your continued coordination and support for this project. Feel free to call or email me with questions, or if you wish to review the information discussed above in greater detail. Thank you.

Sincerely,

**HIGHLANDS RANCH COMMUNITY ASSOCIATION**

Community Improvement Services

**Weylan A. "Woody" Bryant, MLS, PE**

Director: Community Improvement Services

303.471.8802 (direct) | 303.471.8821 (general office) | 303.549.0053 (cell)

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Attachments: As noted, if applicable.

Cc: Mr. Mark Giebel, HRCA via: [Mark.Giebel@hrcaonline.org](mailto:Mark.Giebel@hrcaonline.org)

Mr. Ryan Edwards, HRW via: [redwards@highlandsranch.org](mailto:redwards@highlandsranch.org)



HELP CONSERVE OUR NATURAL RESOURCES!

# TRAFFIC IMPACT STUDY

For

## HRCA Backcountry Major Planned Development Amendment Douglas County, Colorado

September 2025

Prepared for:

Highlands Ranch Community Association  
9658 University Boulevard  
Highlands Ranch, Colorado 80126

Prepared by:



**SM ROCHA, LLC**

TRAFFIC & TRANSPORTATION ENGINEERING CONSULTANTS

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25-082478

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APPENDIX B	LEVEL OF SERVICE DEFINITIONS
APPENDIX C	CAPACITY WORKSHEETS

## I. Introduction

### Project Overview

This traffic impact study is provided as a planning document and addresses the capacity, geometric, and control requirements associated with the development entitled HRCA Backcountry Major Planned Development Amendment.

This proposed development will establish two new planning areas within the Backcountry Wilderness area to allow for equestrian related programs and an outdoor education program. The development is located east of Santa Fe Drive (U.S. Highway 85) along Ron King Trail in Douglas County, Colorado.

### Study Area Boundaries

The study area to be examined in this analysis encompasses the intersection of Santa Fe Drive and Ron King Trail.

Figure 1 illustrates location of the site and study intersection.

### Site Description

Land for the development is currently occupied by the existing Backcountry Outdoor Center and Wilderness Area as well as the existing Highlands Ranch Law Enforcement Training Facility. The area is surrounded by industrial, institutional, and residential land uses.

The proposed development will remove approximately 65 acres of developable land from Planning Area E and establish two new planning areas, Planning Area K and Planning Area L, within the Backcountry Wilderness area.

Planning Area K is an approximate 20-acre site focusing on equestrian related programming. Planning Area K is planned to provide a dressage riding area, an indoor arena, stables, and equestrian trails. Planning Area L is an approximate 45-acre that will support an outdoor education program, which would operate as a preschool, as well as provide low-impact, community-based programming. Planning Area L is planned to provide several ancillary building such as an administrative building with space to shelter students in cases of inclement weather, restroom and shower facilities, changing rooms, enclosed storage, and dining facilities.

The proposed development is conceptual, and no specific densities have been determined. In coordination with the developer, and per County direction, this analysis is to be based on the most intensive use. Therefore, for purposes of this analysis, it was assumed that a maximum of 340 students would attend the outdoor education program.

Existing access to the development is shared and provided via one full-movement access onto Santa Fe Drive via Ron King Trail.

For purposes of this study, it is anticipated that development construction would be completed by end of Year 2027.

General site and access locations are shown on Figure 1.

A planned development amendment map, as prepared by HRCA, is shown in Figure 2. This plan is provided for illustrative purposes only.





Highlands Ranch Planned Development, 81st Amendment  
Project File ZR2025-004, Major PD Amendment  
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Figure 1  
SITE LOCATION  
September 2025  
Page 3

HRCA BACKCOUNTRY MAJOR PLANNED DEVELOPMENT AMENDMENT  
Traffic Impact Study

SM ROCHA, LLC  
Traffic & Transportation Engineering Consultants







Not to Scale

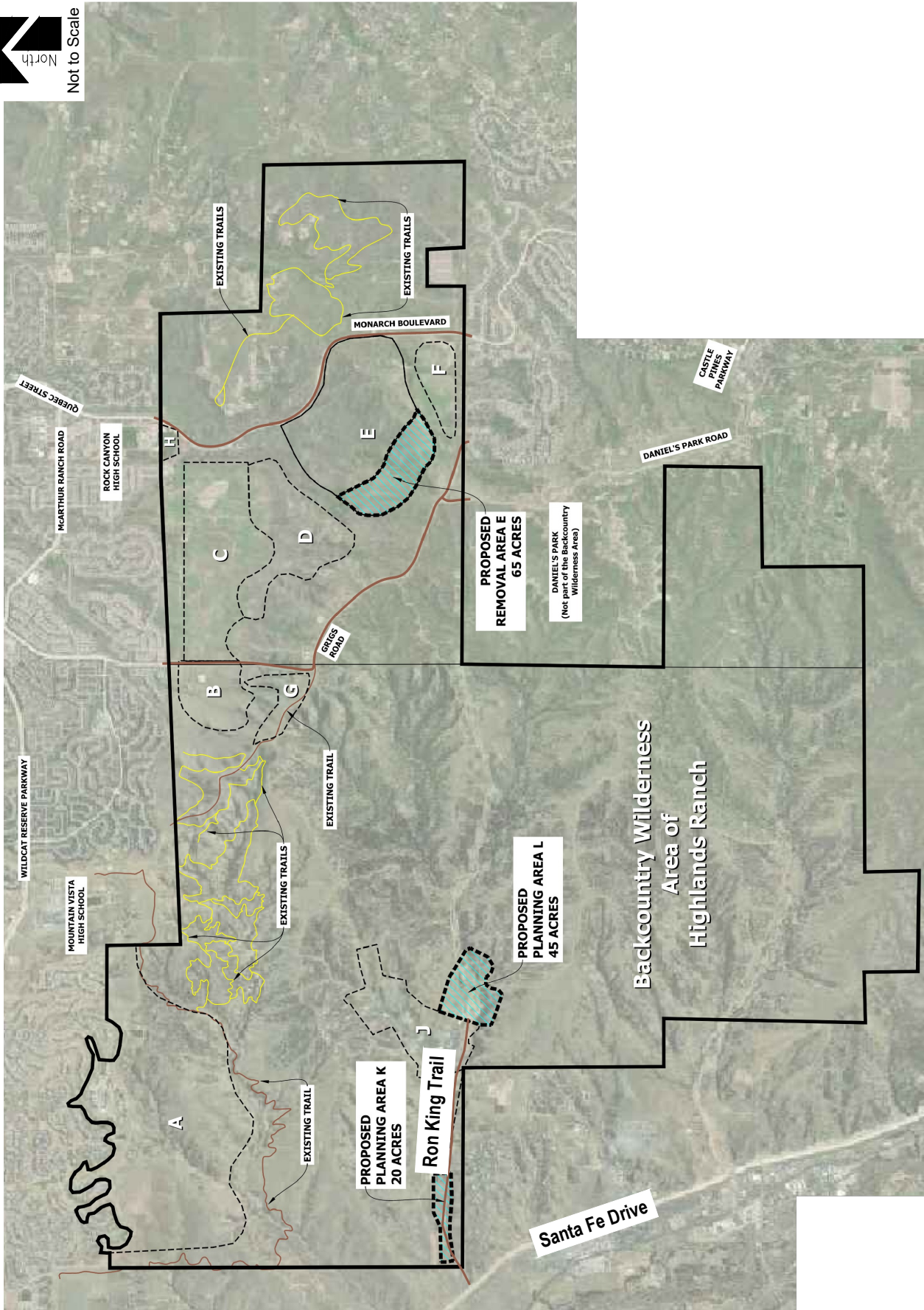


Figure 2  
PLANNED DEVELOPMENT AMENDMENT MAP

September 2025  
Page 4

HRCA BACKCOUNTRY MAJOR PLANNED DEVELOPMENT AMENDMENT  
Traffic Impact Study

SM ROCHA, LLC  
Traffic & Transportation Engineering Consultants



## Existing and Committed Surface Transportation Network

Within the study area, Ron King Trail is the primary roadway that will accommodate traffic to and from the proposed development. The secondary roadway includes U.S. Highway 85. A brief description of each roadway, based on Douglas County 2040 Transportation Master Plan (TMP)<sup>1</sup> and Douglas County Roadway Design & Construction Standards (Roadway Standards)<sup>2</sup>, is provided below:

Ron King Trail is generally an east-west roadway having two through lanes (one lane in each direction) with shared turn lanes at the intersection within the study area. Ron King Trail is unclassified in the County's TMP. However, per Section 4.2 of the County's Roadway Standards and the roadway's estimated ROW width, Ron King Trail is assumed to be classified as a local roadway. Ron King Trail provides a posted speed limit of 30 MPH.

Santa Fe Drive is a generally a north-south state roadway having four through lanes (two lanes in each direction) with a combination of shared and exclusive turn lanes at the intersection within the study area. The Colorado Department of Transportation (CDOT) categorizes the adjacent segment of Santa Fe Drive (U.S. Highway 85) as a Regional Highway (R-A) and provides a posted speed limit of 55 MPH.

The study intersection operate under a stop-controlled condition. A stop-controlled intersection is defined as a roadway intersection where vehicle rights-of-way are controlled by one or more "STOP" signs.

No regional or specific improvements for Roadway or other study intersections/the above-described roadways are known to be planned or committed at this time. The study area roadways appear to be built to their ultimate cross-sections.

---

<sup>1</sup> 2040 Douglas County Transportation Plan, David Evans and Associates, Inc., September 2019.

<sup>2</sup> Douglas County Roadway Design and Construction Standards, Douglas County, June 2020.

## II. Existing Traffic Conditions

Peak hour traffic counts and 24-hour traffic volumes shown were obtained from the HRCA Backcountry Outdoor Center Traffic Impact Study<sup>3</sup>. Morning (AM) and afternoon (PM) peak hour traffic counts were collected at the intersection of Santa Fe Drive intersection with Ron King Trail. Average daily traffic (ADT) volumes were collected over a 24-hour period on Santa Fe Drive. Counts were collected on Tuesday, November 16, 2021, with AM peak hour counts being collected during the period of 7:00 a.m. to 9:00 a.m. and PM peak hour counts being collected during the period of 4:00 p.m. to 6:00 p.m.

These referenced counts were then grown to Year 2025 at a conservative annual growth of two percent. The two percent compounded annual growth rate was determined using historical traffic data provided by CDOT's Online Transportation Information System (OTIS) along the adjacent segment of U.S. Highway 85, which anticipates a 20-year growth rate between one and two percent.

It is important to note that ingress and egress traffic volumes at the intersection of Santa Fe Drive and Ron King Trail are not subject to annual growth patterns since this access drive does not provide connection to other roadways, therefore does not serve regional traffic.

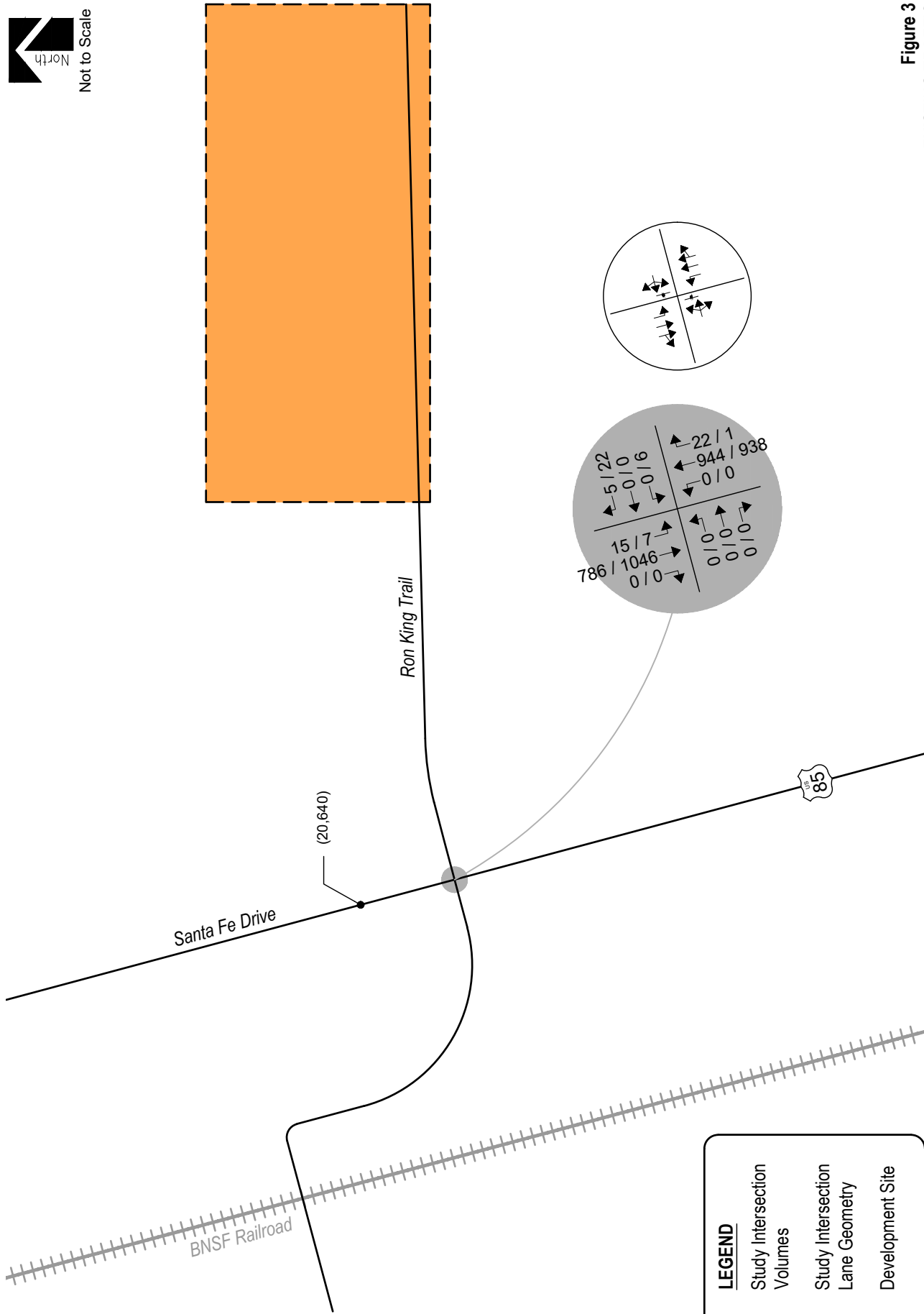
Referenced counts, representing existing traffic volumes, and existing intersection geometry are shown in Figure 3. Traffic count data is included for reference in Appendix A.

---

<sup>3</sup> HRCA Backcountry Outdoor Center: Traffic Impact Study, Sustainable Traffic Solutions Inc., January 11, 2022.



Not to Scale



**Figure 3**  
**EXISTING TRAFFIC**  
Volumes & Intersection Geometry  
AM / PM Peak Traffic Hour  
(ADT) : Average Daily Traffic



## Peak Hour Intersection Levels of Service – Existing Traffic

The Unsignalized Intersection Analysis techniques, as published in the Highway Capacity Manual (HCM), 7<sup>th</sup> Edition, by the Transportation Research Board and as incorporated into the SYNCHRO computer program, was used to analyze the study intersection for existing and future traffic conditions. This nationally accepted technique allows for the determination of intersection level of service (LOS) based on the congestion and delay of each traffic movement.

Level of service is a method of measurement used by transportation professionals to quantify a driver's perception of travel conditions that include travel time, number of stops, and total amount of stopped delay experienced on a roadway network. The HCM categorizes level of service into a range from "A" which indicates little, if any, vehicle delay, to "F" which indicates a level of operation considered unacceptable to most drivers. These levels of service grades with brief descriptions of the operating condition, for unsignalized and signalized intersections, are included for reference in Appendix B and have been used throughout this study.

The level of service analyses results for existing conditions are summarized in Table 1.

Intersection capacity worksheets developed for this study are provided in Appendix C.

**Table 1 – Intersection Capacity Analysis Summary – Existing Traffic**

INTERSECTION LANE GROUPS	LEVEL OF SERVICE	
	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	B	C
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

## Existing Traffic Analysis Results

Under existing conditions, operational analysis shows that the unsignalized intersection of Santa Fe Drive and Ron King Trail currently provides turning movement operations at LOS B or better during the morning peak traffic hour and LOS C or better during the afternoon peak traffic hour.



### III. Future Traffic Conditions Without Proposed Development

Background traffic is the traffic projected to be on area roadways without consideration of the proposed development. Background traffic includes traffic generated by development of vacant parcels in the area.

To account for projected increases in background traffic for Years 2027 and 2045, a compounded annual growth rate was determined using historical traffic data for the surrounding area provided by CDOT's OTIS along the adjacent segment of U.S. Highway 85, which anticipates a 20-year growth rate between one and two percent. Therefore, in order to provide for a conservative analysis, a growth rate of approximately two percent was applied to existing traffic volumes.

To account for projected traffic from the existing uses within HRCA Backcountry, trip generation from HRCA Backcountry Outdoor Center Traffic Impact Study Addendum<sup>4</sup> were added to background traffic volumes. It is important to note that not all trip generation estimates from the HRCA Backcountry Outdoor Center Traffic Impact Study Addendum occur within AM and PM peak hours analyzed within this study. Therefore, trip generation estimates that occur outside the AM and PM peak hours were not considered.

It is important to note that ingress and egress traffic volumes at the intersection of Santa Fe Drive and Ron King Trail are not subject to annual growth patterns since this access drive does not provide connection to other roadways, therefore does not serve regional traffic.

Pursuant to the area roadway improvements discussed in Section I, Year 2027 and Year 2045 background traffic conditions assume no roadway improvements to accommodate regional transportation demands. This assumption provides for a conservative analysis.

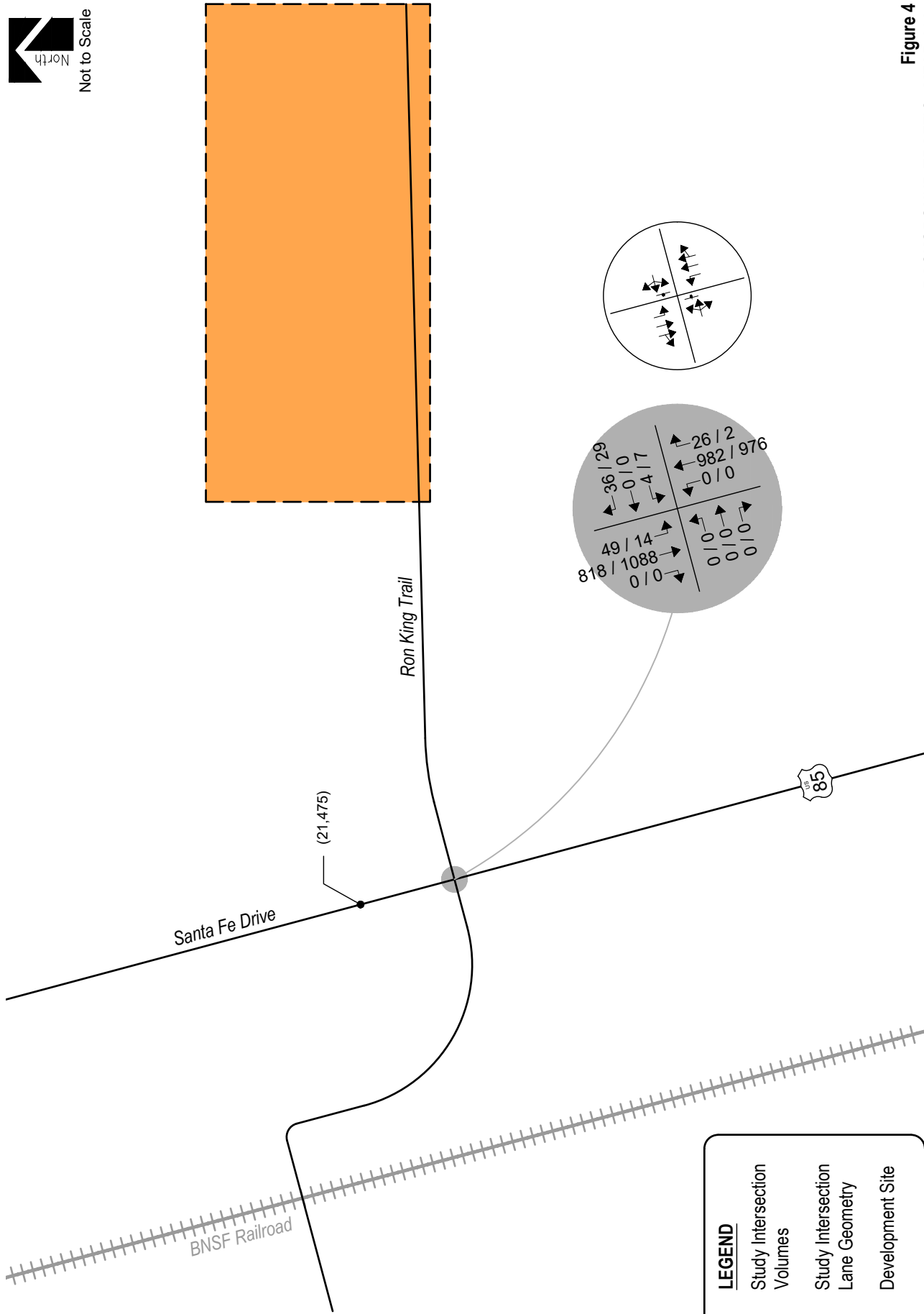
Projected background traffic volumes and intersection geometry for Years 2027 and 2045 are shown in Figure 4 and Figure 5, respectively.

---

<sup>4</sup> HRCA Backcountry Outdoor Center: Traffic Generation Analysis & Traffic Impact Study Addendum, SM ROCHA, LLC, July 2024.



Not to Scale



**LEGEND**

Study Intersection Volumes

Study Intersection Lane Geometry

Development Site

**Figure 4**  
**BACKGROUND TRAFFIC - YEAR 2027**  
Volumes & Intersection Geometry  
AM / PM Peak Traffic Hour  
(ADT) : Average Daily Traffic

**HRCA BACKCOUNTRY MAJOR PLANNED DEVELOPMENT AMENDMENT**  
Traffic Impact Study

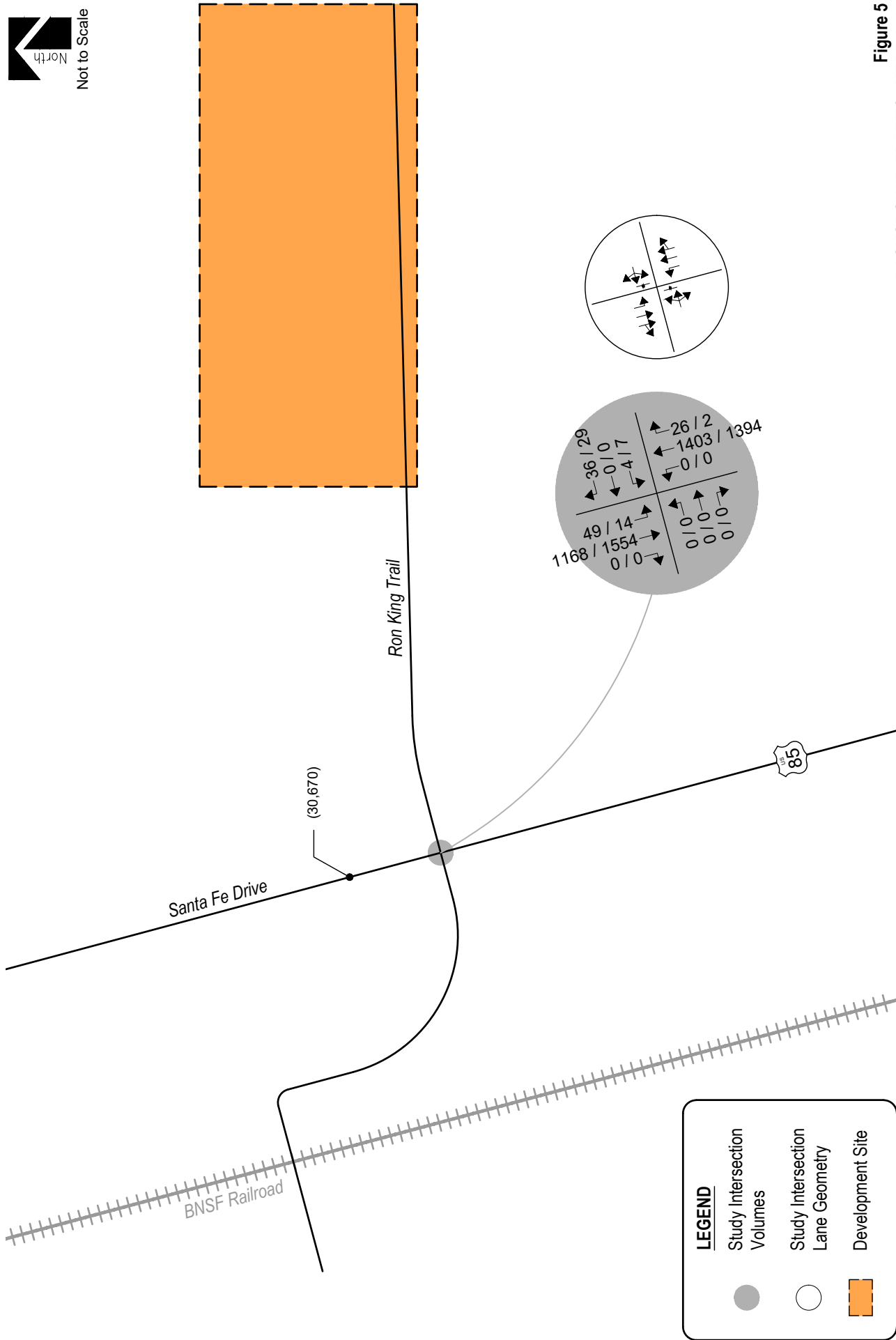


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Traffic & Transportation Engineering Consultants



Not to Scale



**Figure 5**  
**BACKGROUND TRAFFIC - YEAR 2045**  
Volumes & Intersection Geometry  
AM / PM Peak Traffic Hour  
(ADT) : Average Daily Traffic



## Peak Hour Intersection Levels of Service – Background Traffic

As with existing traffic conditions, the operations of study intersections were analyzed under background conditions, without the proposed development, using the SYNCHRO computer program.

Background traffic level of service analysis results for Year 2027 are listed in Table 2. Year 2045 operational results are summarized in Table 3.

Definitions of levels of service are given in Appendix B. Intersection capacity worksheets are provided in Appendix C.

**Table 2 – Intersection Capacity Analysis Summary – Background Traffic – Year 2027**

INTERSECTION LANE GROUPS	LEVEL OF SERVICE	
	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	C	D
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

## Background Traffic Analysis Results – Year 2027

Year 2027 background traffic analysis indicates that the unsignalized intersection of Santa Fe Drive and Ron King Trail is expected to provide turning movement operations at LOS C or better during the morning peak traffic hour and LOS D or better during the afternoon peak traffic hour.

**Table 3 – Intersection Capacity Analysis Summary – Background Traffic – Year 2045**

INTERSECTION LANE GROUPS	LEVEL OF SERVICE	
	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	E	F
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

**Background Traffic Analysis Results – Year 2045**

By Year 2045 and without the proposed development, the study intersection of Santa Fe Drive and Ron King Trail is expected to provide turning movement operations at LOS C or better during the morning peak traffic hour and LOS B during the afternoon peak traffic hour. Exceptions include the westbound turning movement which is expected to have turning movement operations at LOS E and LOS F during their respective peak traffic hour.

It is to be noted that it is not uncommon for unsignalized movements to or from an arterial roadway, in urban areas, to operate with noticeable delays during peak traffic hours. It is, however, likely that turn movements will operate better than the results obtained with this HCM Two-Way Stop-Control (TWSC) level of service analysis would indicate, as the HCM analysis may not accurately account for the effect of vehicle platooning and gaps.

## IV. Proposed Project Traffic

### Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11<sup>th</sup> Edition, were applied to the proposed land use in order to estimate average daily traffic (ADT), AM Peak Hour, and PM Peak Hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from a point of origin to a point of destination.

The ITE land use code 520 (Elementary School) was used for estimating trip generation because of its conservative rates and best fit to the proposed land use description.

It is important to note that ITE land use code 565 (Day Care Center) was also considered for the proposed land use. However, considering the intent of Planning Area L is to operate as a preschool, the Elementary School land use was applied as it more accurately reflects the overall intent of the development.

As actual land uses, densities, or site plans within the HRCA Backcountry Major Planned Development Amendment become defined over time it is expected that traffic generation characteristics considered within this study will need to be updated by more specific traffic analyses or studies to help assess if transportation improvements are needed to mitigate potential traffic impacts.

Trip generation rates used in this study are presented in Table 4.

**Table 4 – Trip Generation Rates**

ITE CODE	LAND USE	UNIT	TRIP GENERATION RATES						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
520	Elementary School	STU	2.27	0.40	0.34	0.74	0.07	0.09	0.16

Key: STU = Students.

Note: All data and calculations above are subject to being rounded to nearest value.

Table 5 illustrates projected ADT, AM Peak Hour, and PM Peak Hour traffic volumes likely generated by the proposed development upon build-out.



**Table 5 – Trip Generation Summary**

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
520	Elementary School	340 STU	772	136	116	252	25	29	54
<i>Total:</i>			772	136	116	252	25	29	54

Key: STU = Students.

Note: All data and calculations above are subject to being rounded to nearest value.

Upon build-out, Table 5 illustrates that the proposed development has the potential to generate approximately 772 daily vehicle trips with 252 of those occurring during the morning peak hour and 54 during the afternoon peak hour.

### Adjustments to Trip Generation Rates

While a development of this type is likely to could provide a reduction in vehicle trip generation via carpools, no trip reductions were taken within this analysis due to its conceptual nature. This assumption provides for a conservative analysis.

As example, the previously approved HRCA Backcountry Outdoor Center traffic study addendum indicates approximately 35 percent of trips are carpool trips.

### Trip Distribution

The overall directional distribution of site-generated traffic was determined based on the location of development site within the County, proposed and existing area land uses, allowed turning movements, available roadway network, and in reference to the HRCA Backcountry Outdoor Center Traffic Impact Study and HRCA Backcountry Outdoor Center Traffic Impact Study Addendum

Overall trip distribution patterns for the development are shown on Figure 6.

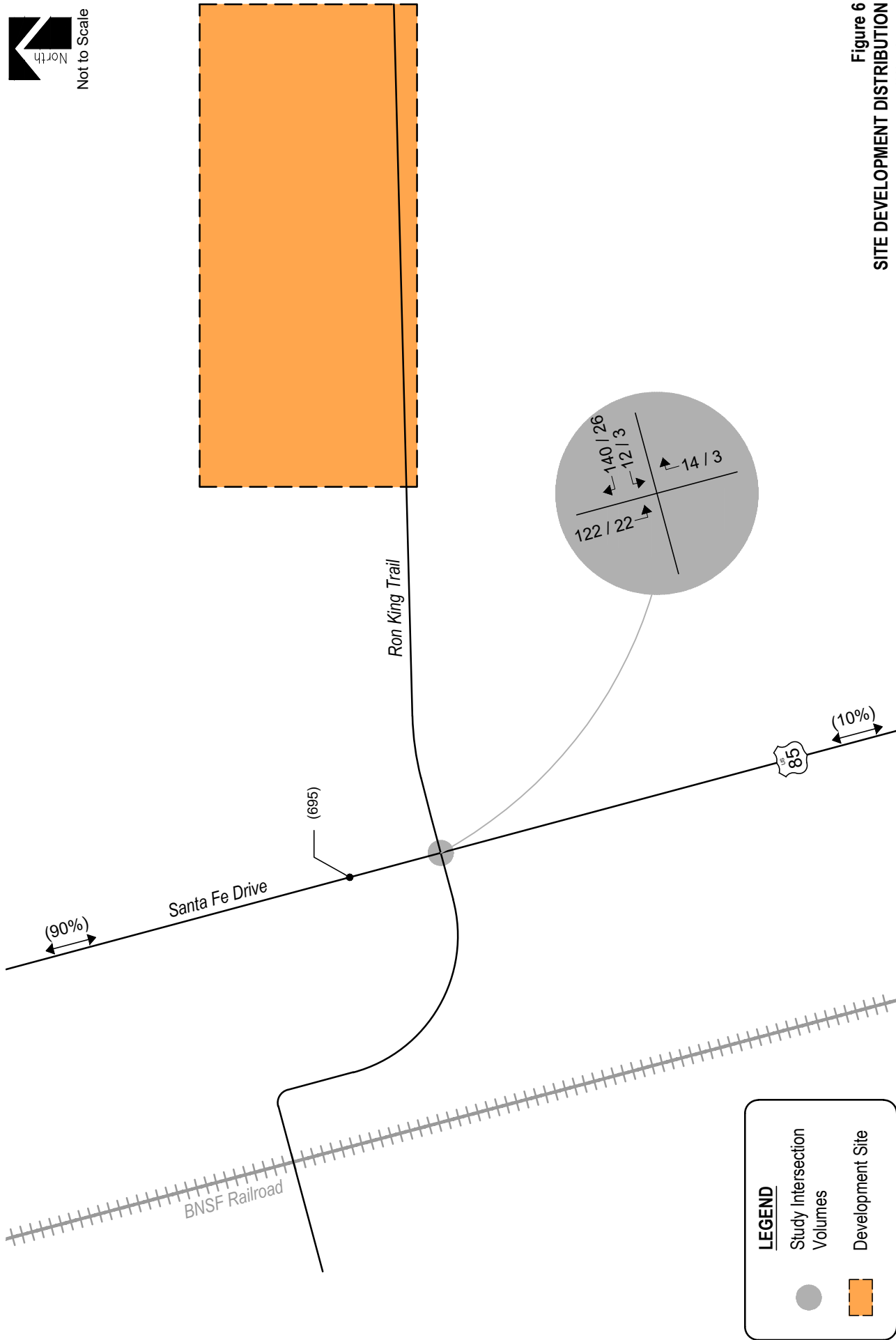
### Trip Assignment

Traffic assignment is how generated and distributed vehicle trips are expected to be loaded onto the available roadway network.

Applying trip distribution patterns to site-generated traffic provides the overall site-generated trip assignments shown on Figure 6.



Not to Scale



**Figure 6**  
**SITE DEVELOPMENT DISTRIBUTION**  
(%) : Overall  
**SITE-GENERATED TRIPS**  
AM / PM Peak Hour  
(ADT) : Average Daily Traffic

**HRCA BACKCOUNTRY MAJOR PLANNED DEVELOPMENT AMENDMENT**  
Traffic Impact Study

**SM ROCHA, LLC**

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September 2025  
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## **V. Future Traffic Conditions With Proposed Development**

Total traffic is the traffic projected to be on area roadways with consideration of the proposed development. Total traffic includes background traffic projections for Years 2027 and 2045 with consideration of site-generated traffic. For analysis purposes, it was assumed that development construction would be completed by end of Year 2027.

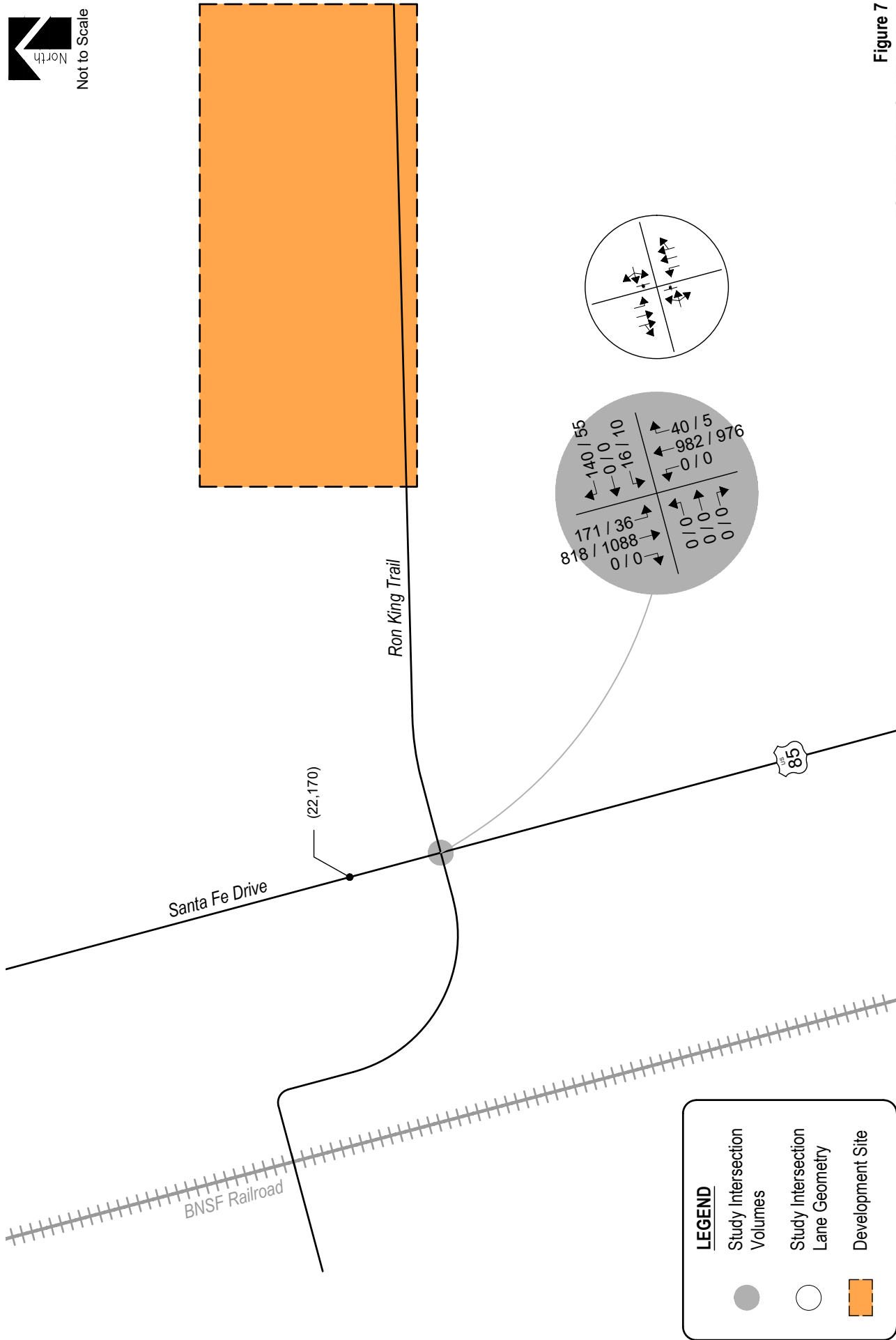
Pursuant to area roadway improvement discussions provided in Section III, Year 2027 and Year 2045 total traffic conditions assume no roadway improvements to accommodate regional transportation demands. Roadway improvements associated with site development are expected to be limited to site access and frontage as required by the governing agency.

Projected Year 2027 total traffic volumes and intersection geometry are shown in Figure 7.

Figure 8 shows projected total traffic volumes and intersection geometry for Year 2045.

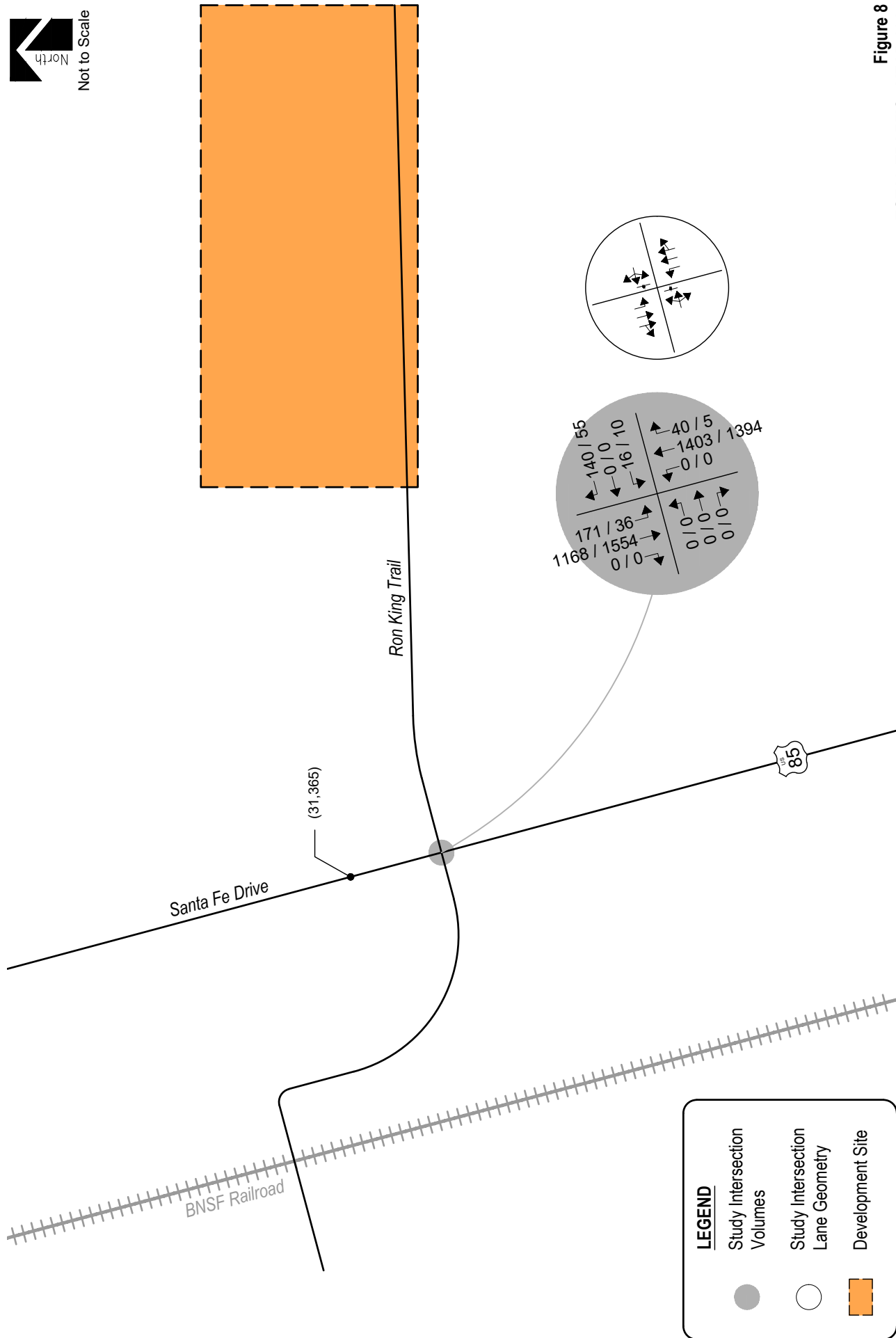


Not to Scale



**Figure 7**  
**TOTAL TRAFFIC - YEAR 2027**  
Volumes & Intersection Geometry  
AM / PM Peak Traffic Hour  
(ADT) : Average Daily Traffic





**Figure 8**  
**TOTAL TRAFFIC - YEAR 2045**  
Volumes & Intersection Geometry  
AM / PM Peak Traffic Hour  
(ADT) : Average Daily Traffic

### Peak Hour Intersection Levels of Service – Total Traffic

As with background traffic, the operations of the study intersections were analyzed under projected total traffic conditions using the SYNCHRO computer program. The analyses and procedures were performed in accordance with the latest HCM and are based upon the worst-case conditions that occur during a typical weekday upon build-out of site development and analyzed land uses. Therefore, study intersections are likely to operate with traffic conditions better than those described within this study, which represent the peak hours of weekday operations only.

Total traffic level of service analysis results for Years 2027 and 2045 are summarized in Table 6 and Table 7, respectively.

Definitions of levels of service are given in Appendix B. Intersection capacity worksheets are provided in Appendix C.

**Table 6 – Intersection Capacity Analysis Summary – Total Traffic – Year 2027**

INTERSECTION LANE GROUPS	LEVEL OF SERVICE	
	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	F	D
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

**Table 7 – Intersection Capacity Analysis Summary – Total Traffic – Year 2045**

INTERSECTION LANE GROUPS	LEVEL OF SERVICE	
	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	F	F
Northbound Left	A	A
Southbound Left	C	B

Key: Stop-Controlled Intersection: Level of Service



**Total Traffic Analysis Results Upon Development Build-Out**

Table 7 illustrates how, by Year 2045 and upon development build-out, the unsignalized intersection of Santa Fe Drive and Ron King Trail is expected to have turning movement operations at LOS C or better during the morning peak traffic hour and LOS B or better during the afternoon peak traffic hour. Exceptions include the westbound turning movement which operates at LOS F during the morning and afternoon peak traffic hours.

It is again noted that it is not uncommon for unsignalized movements to or from an arterial roadway, in urban areas, to operate with noticeable delays during peak traffic hours. It is, however, likely that turn movements will operate better than the results obtained with this HCM Two-Way Stop-Control (TWSC) level of service analysis would indicate, as the HCM analysis may not accurately account for the effect of vehicle platooning and gaps.

## VI. Project Impacts

It is emphasized that the analyses and procedures described in this study were performed in accordance with the latest HCM and are based upon the worst-case conditions that occur during a typical weekday upon build-out of site development and analyzed land uses. Therefore, study intersections are likely to operate with traffic conditions better than those described within this study, which represent the peak hours of weekday operations only.

### Queue Length Analysis

Queue lengths for the study intersections were analyzed using Year 2045 background and total traffic conditions. The analysis yields estimate of 95<sup>th</sup> percentile queue lengths, which have only a five percent probability of being exceeded during the analysis time period. An average vehicle length of 25 feet was assumed. Queue lengths were modeled and are included with the Synchro worksheets in Appendix C.

Table 8 summarizes the 95<sup>th</sup> percentile queue results in comparison to the projected storage requirements for turn movements within study area for Year 2045.

**Table 8 – Turn Lane Queues and Storage Requirements – Total Traffic – Year 2045**

Intersection	Turn Movement		Existing Turn Lane Length (feet)	Background 2045		Total 2045		Recommended Turn Lane Length (feet)
				AM Peak Hour (feet)	PM Peak Hour (vehicles)	AM Peak Hour (feet)	PM Peak Hour (vehicles)	
Stop-Controlled Intersections								
Santa Fe Drive / Ron King Trail	EB	L,T,R	-	0'	0'	0'	0'	-
	WB	L,T,R	-	35'	58'	435'	118'	-
	NB	L	600'	0'	0'	0'	0'	600'
		T,R	-	0'	0'	0'	0'	-
	SB	L	565'	10'	3'	55'	8'	565'
		T,R	-	0'	0'	0'	0'	-

Note: Turn Lane Length does not include taper length.

As Table 8 shows, all turn lane lengths at the stop-controlled intersection have sufficient storage to accommodate future traffic volumes.

## Recommended Improvements

Roadway and intersection improvement recommendations were assessed pursuant to roadway descriptions discussed in Section I, Section II, and Section V, projected peak hour traffic volumes, level of service results, projected 95<sup>th</sup> percentile queue lengths, and per requirements defined within the County's and CDOT's State Highway Access Code (SHAC)<sup>5</sup>.

Potential mitigations may include, but are not limited to, signalization or the addition of an acceleration lane. However, considering the conceptual nature of this development as well as the conservative nature of this analysis, no improvements are currently recommended.

As actual densities or site plans within the HRCA Backcountry Major Planned Development Amendment become defined over time, it is expected that traffic generation characteristics considered within this study will need to be updated by more specific analysis or studies to help assess if transportation improvements are needed to mitigate potential traffic impacts.

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<sup>5</sup> State Highway Access Code, The Transportation Commission of Colorado, March 2002.

## **VII. Conclusion**

This traffic impact study addressed the capacity, geometric, and control requirements associated with the development entitled HRCA Backcountry Major Planned Development Amendment. This proposed development will establish two new planning areas within the Backcountry Wilderness area to allow for equestrian related programs and an outdoor education program. The development is located east of Santa Fe Drive (U.S. Highway 85) along Ron King Trail in Douglas County, Colorado.

The study area to be examined in this analysis encompassed the intersection of Santa Fe Drive and Ron King Trail.

Analysis was conducted for critical AM Peak Hour and PM Peak Hour traffic operations for existing traffic conditions, Year 2027 and Year 2045 background traffic conditions, and Year 2027 and Year 2045 total traffic conditions.

Analysis of existing traffic conditions indicates that the stop-controlled intersection has turning movement operations at LOS C or better during the morning and afternoon peak traffic hours.

Under Year 2027 and 2045 background traffic conditions, operational analysis shows that the stop-controlled intersection is expected to provide turning movement operations at LOS B or better during the morning and afternoon peak traffic hours. Exceptions include the westbound turning movement which project turning movement operations at LOS E and LOS F during their respective peak hours.

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create some impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. Proposed site accesses have long-term operations at LOS F during peak traffic periods and upon build-out. Considering the conceptual nature of this development, no mitigation is recommended at this time.

The submittal of a new CDOT access permit is anticipated with the development of this site.

## **APPENDIX A**

### **Referenced Traffic Count Data**



(303) 216-2439  
www.alltrafficdata.net

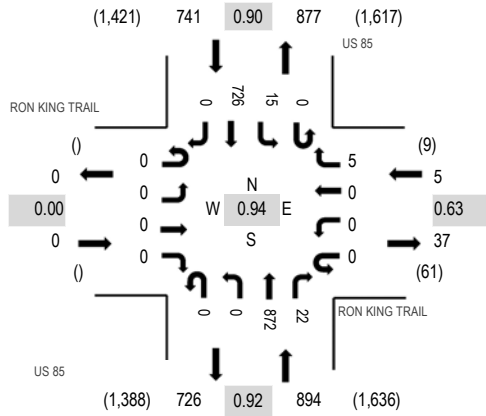
**Location:** 1 US 85 & RON KING TRAIL AM

**Date:** Tuesday, November 16, 2021

**Peak Hour:** 07:15 AM - 08:15 AM

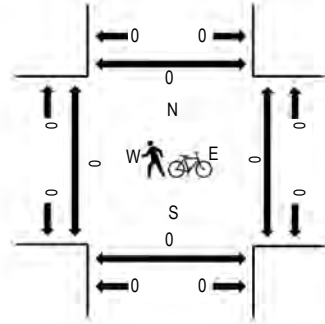
**Peak 15-Minutes:** 07:15 AM - 07:30 AM

### Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

### Peak Hour - Pedestrians/Bicycles on Crosswalk



### Traffic Counts

Interval Start Time	RON KING TRAIL Eastbound				RON KING TRAIL Westbound				US 85 Northbound				US 85 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	0	0	0	0	0	0	0	0	190	1	0	12	165	0	368	1,631	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	2	0	0	236	8	0	1	191	0	438	1,640	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	1	0	0	222	4	0	8	201	0	436	1,569	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	1	0	0	209	8	0	5	166	0	389	1,474	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	1	0	0	205	2	0	1	168	0	377	1,435	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	1	0	191	2	0	3	170	0	367		0	0	0	0
8:30 AM	0	0	0	0	0	0	0	2	0	0	167	0	0	3	169	0	341		0	0	0	0
8:45 AM	0	0	0	0	0	1	0	1	1	0	189	0	0	3	155	0	350		0	0	0	0
Count Total	0	0	0	0	0	1	0	8	2	0	1,609	25	0	36	1,385	0	3,066		0	0	0	0
Peak Hour	0	0	0	0	0	0	0	5	0	0	872	22	0	15	726	0	1,640		0	0	0	0





(303) 216-2439  
www.alltrafficdata.net

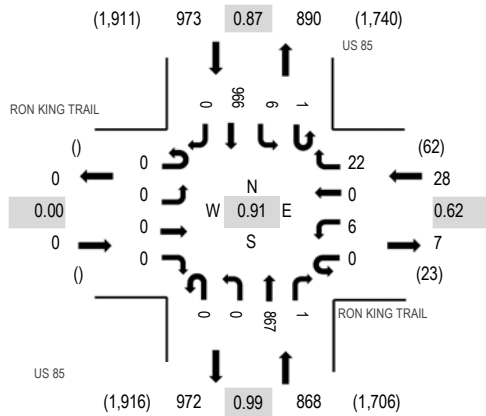
**Location:** 1 US 85 & RON KING TRAIL PM

**Date:** Tuesday, November 16, 2021

**Peak Hour:** 04:00 PM - 05:00 PM

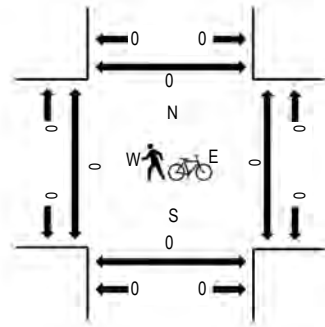
**Peak 15-Minutes:** 04:00 PM - 04:15 PM

### Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

### Peak Hour - Pedestrians/Bicycles on Crosswalk



### Traffic Counts

Interval Start Time	RON KING TRAIL Eastbound				RON KING TRAIL Westbound				US 85 Northbound				US 85 Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	0	0	0	2	0	10	0	0	221	1	0	1	280	0	515	1,869	0	0	0	0
4:15 PM	0	0	0	0	0	1	0	3	0	0	191	0	0	3	254	0	452	1,850	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	5	0	0	226	0	1	2	218	0	452	1,864	0	0	0	0
4:45 PM	0	0	0	0	0	3	0	4	0	0	229	0	0	0	214	0	450	1,859	0	0	0	0
5:00 PM	0	0	0	0	0	8	0	9	0	0	224	2	0	1	252	0	496	1,810	0	0	0	0
5:15 PM	0	0	0	0	0	5	0	8	0	0	224	3	0	1	225	0	466		0	0	0	0
5:30 PM	0	0	0	0	0	0	0	1	0	0	207	1	0	3	235	0	447		0	0	0	0
5:45 PM	0	0	0	0	0	1	0	2	0	0	175	2	0	3	218	0	401		0	0	0	0
Count Total	0	0	0	0	0	20	0	42	0	0	1,697	9	1	14	1,896	0	3,679		0	0	0	0
Peak Hour	0	0	0	0	0	6	0	22	0	0	867	1	1	6	966	0	1,869		0	0	0	0

Date Start: 16-Nov-21  
Site Code: 2  
Station ID: 2  
US 85 N.O. RON KING TRAIL

Start Time	16-Nov-21 Tue	NB	SB	Total
12:00 AM		15	16	31
01:00		9	13	22
02:00		12	11	23
03:00		27	10	37
04:00		73	26	99
05:00		207	170	377
06:00		593	519	1112
07:00		861	749	1610
08:00		756	672	1428
09:00		567	566	1133
10:00		482	492	974
11:00		520	540	1060
12:00 PM		493	645	1138
01:00		553	674	1227
02:00		636	639	1275
03:00		793	860	1653
04:00		890	973	1863
05:00		850	938	1788
06:00		512	553	1065
07:00		192	245	437
08:00		141	195	336
09:00		104	139	243
10:00		33	58	91
11:00		15	32	47
Total		9334	9735	19069
Percent		48.9%	51.1%	
AM Peak	-	07:00	07:00	-
Vol.	-	861	749	-
PM Peak	-	16:00	16:00	-
Vol.	-	890	973	-
Grand Total		9334	9735	19069
Percent		48.9%	51.1%	
ADT		ADT 19,069		AADT 19,069

## **APPENDIX B**

### **Level of Service Definitions**

The following information is referenced from the Highway Capacity Manual: A Guide for Multimodal Mobility Analysis, 7<sup>th</sup> Edition, Transportation Research Board, 2022: Chapter 19 – Signalized Intersections.

### **Motorized Vehicle Level of Service (LOS) for Signalized Intersections**

Levels of service are defined to represent reasonable ranges in control delay.

**LOS A** Describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

**LOS B** Describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

**LOS C** Describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate. Individual *cycle failures* (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.

**LOS D** Describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

**LOS E** Describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.

**LOS F** Describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio <sup>a</sup>	
	$v/c \leq 1.0$	$v/c > 1.0$
≤ 10	A	F
> 10 – 20	B	F
> 20 – 35	C	F
> 35 – 55	D	F
> 55 – 80	E	F
> 80	F	F

Note: <sup>a</sup> For approach-based and intersectionwide assessments, LOS is defined solely by control delay.

The following information is referenced from the Highway Capacity Manual: A Guide for Multimodal Mobility Analysis, 7<sup>th</sup> Edition, Transportation Research Board, 2022: Chapter 20 – Two-Way Stop-Controlled Intersections, Chapter 21 – All-Way Stop-Controlled Intersections, and Chapter 22 - Roundabouts.

### **Motorized Vehicle Level of Service (LOS) for Unsignalized & Roundabout Intersections**

LOS is a quantitative stratification of performance measure(s) representing quality of service. Quality of service describes how well a transportation facility or service operates from a traveler's perspective. LOS is measured on an A – F scale, with LOS A representing the best operating conditions from a traveler's perspective.

Control Delay (s/veh)	<u>LOS by Volume-to-Capacity Ratio<sup>a</sup></u>	
	$v/c \leq 1.0$	$v/c > 1.0$
0 – 10	A	F
> 10 – 15	B	F
> 15 – 25	C	F
> 25 – 35	D	F
> 35 – 50	E	F
> 50	F	F

Note: The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.

<sup>a</sup> For approaches and intersectionwide assessment, LOS is defined solely by control delay.

## **APPENDIX C**

### **Capacity Worksheets**

Intersection												
Int Delay, s/veh	0.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕		↙	↕	
Traffic Vol, veh/h	0	0	0	0	0	5	0	944	22	15	786	0
Future Vol, veh/h	0	0	0	0	0	5	0	944	22	15	786	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	0	0	5	0	1026	24	16	854	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1400	1937	427	1498	1925	525	854	0	0	1050	0	0
Stage 1	887	887	-	1038	1038	-	-	-	-	-	-	-
Stage 2	513	1050	-	460	887	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	100	65	576	85	66	497	781	-	-	659	-	-
Stage 1	305	360	-	247	306	-	-	-	-	-	-	-
Stage 2	512	302	-	551	360	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	96	63	576	82	64	497	781	-	-	659	-	-
Mov Cap-2 Maneuver	96	63	-	82	64	-	-	-	-	-	-	-
Stage 1	298	351	-	247	306	-	-	-	-	-	-	-
Stage 2	507	302	-	537	351	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	12.32	0	0.2
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	781	-	-	-	497	659	-
HCM Lane V/C Ratio	-	-	-	-	0.011	0.025	-
HCM Ctrl Dly (s/v)	0	-	-	0	12.3	10.6	-
HCM Lane LOS	A	-	-	A	B	B	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0.1	-



Intersection

Int Delay, s/veh 0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↗	↕		↗	↕	
Traffic Vol, veh/h	0	0	0	6	0	22	0	938	1	7	1046	0
Future Vol, veh/h	0	0	0	6	0	22	0	938	1	7	1046	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	7	0	24	0	1020	1	8	1137	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1662	2173	568	1604	2172	510	1137	0	0	1021	0	0
Stage 1	1152	1152	-	1020	1020	-	-	-	-	-	-	-
Stage 2	510	1021	-	584	1152	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	64	46	466	70	46	508	610	-	-	676	-	-
Stage 1	210	270	-	253	312	-	-	-	-	-	-	-
Stage 2	514	312	-	465	270	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	60	45	466	70	46	508	610	-	-	676	-	-
Mov Cap-2 Maneuver	60	45	-	70	46	-	-	-	-	-	-	-
Stage 1	208	267	-	253	312	-	-	-	-	-	-	-
Stage 2	490	312	-	460	267	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	24.35	0	0.07
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	610	-	-	-	216	676	-
HCM Lane V/C Ratio	-	-	-	-	0.141	0.011	-
HCM Ctrl Dly (s/v)	0	-	-	0	24.3	10.4	-
HCM Lane LOS	A	-	-	A	C	B	-
HCM 95th %tile Q(veh)	0	-	-	-	0.5	0	-

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙ ↕			↙ ↕		
Traffic Vol, veh/h	0	0	0	4	0	36	0	982	26	49	818	0
Future Vol, veh/h	0	0	0	4	0	36	0	982	26	49	818	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	39	0	1067	28	53	889	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1529	2091	445	1633	2077	548	889	0	0	1096	0	0
Stage 1	996	996	-	1082	1082	-	-	-	-	-	-	-
Stage 2	534	1096	-	551	996	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	80	52	561	67	53	480	758	-	-	633	-	-
Stage 1	262	321	-	232	292	-	-	-	-	-	-	-
Stage 2	498	288	-	486	321	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	67	47	561	61	48	480	758	-	-	633	-	-
Mov Cap-2 Maneuver	67	47	-	61	48	-	-	-	-	-	-	-
Stage 1	240	294	-	232	292	-	-	-	-	-	-	-
Stage 2	457	288	-	445	294	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Ctrl Dly, s/v	0		19.86		0		0.63					
HCM LOS	A		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	758	-	-	-	285	633	-	-				
HCM Lane V/C Ratio	-	-	-	-	0.152	0.084	-	-				
HCM Ctrl Dly (s/v)	0	-	-	0	19.9	11.2	-	-				
HCM Lane LOS	A	-	-	A	C	B	-	-				
HCM 95th %tile Q(veh)	0	-	-	-	0.5	0.3	-	-				

Intersection

Int Delay, s/veh 0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕		↙	↕	
Traffic Vol, veh/h	0	0	0	7	0	29	0	976	2	14	1088	0
Future Vol, veh/h	0	0	0	7	0	29	0	976	2	14	1088	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	8	0	32	0	1061	2	15	1183	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1743	2276	591	1684	2275	532	1183	0	0	1063	0	0
Stage 1	1213	1213	-	1062	1062	-	-	-	-	-	-	-
Stage 2	530	1063	-	622	1213	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	55	40	450	61	40	492	586	-	-	651	-	-
Stage 1	193	253	-	239	298	-	-	-	-	-	-	-
Stage 2	500	298	-	441	253	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	51	39	450	60	39	492	586	-	-	651	-	-
Mov Cap-2 Maneuver	51	39	-	60	39	-	-	-	-	-	-	-
Stage 1	188	247	-	239	298	-	-	-	-	-	-	-
Stage 2	468	298	-	431	247	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	26.68	0	0.14
HCM LOS	A	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	586	-	-	- 205	651	-	-
HCM Lane V/C Ratio	-	-	-	- 0.191	0.023	-	-
HCM Ctrl Dly (s/v)	0	-	-	0 26.7	10.7	-	-
HCM Lane LOS	A	-	-	A D	B	-	-
HCM 95th %tile Q(veh)	0	-	-	- 0.7	0.1	-	-

Intersection

Int Delay, s/veh 1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕		↙	↕	
Traffic Vol, veh/h	0	0	0	4	0	36	0	1403	26	49	1168	0
Future Vol, veh/h	0	0	0	4	0	36	0	1403	26	49	1168	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	39	0	1525	28	53	1270	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	2139	2929	635	2280	2915	777	1270	0	0	1553	0	0
Stage 1	1376	1376	-	1539	1539	-	-	-	-	-	-	-
Stage 2	763	1553	-	741	1376	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	28	15	421	22	15	340	543	-	-	422	-	-
Stage 1	153	211	-	121	176	-	-	-	-	-	-	-
Stage 2	363	173	-	374	211	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	21	13	421	19	13	340	543	-	-	422	-	-
Mov Cap-2 Maneuver	21	13	-	19	13	-	-	-	-	-	-	-
Stage 1	133	184	-	121	176	-	-	-	-	-	-	-
Stage 2	321	173	-	327	184	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	48.13	0	0.59
HCM LOS	A	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	543	-	-	-	126	422	-
HCM Lane V/C Ratio	-	-	-	-	0.346	0.126	-
HCM Ctrl Dly (s/v)	0	-	-	0	48.1	14.7	-
HCM Lane LOS	A	-	-	A	E	B	-
HCM 95th %tile Q(veh)	0	-	-	-	1.4	0.4	-

Intersection

Int Delay, s/veh 1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕		↙	↕	
Traffic Vol, veh/h	0	0	0	7	0	29	0	1394	2	14	1554	0
Future Vol, veh/h	0	0	0	7	0	29	0	1394	2	14	1554	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	8	0	32	0	1515	2	15	1689	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	2477	3237	845	2391	3236	759	1689	0	0	1517	0	0
Stage 1	1720	1720	-	1516	1516	-	-	-	-	-	-	-
Stage 2	758	1517	-	875	1720	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	15	9	306	18	9	349	374	-	-	436	-	-
Stage 1	93	143	-	125	180	-	-	-	-	-	-	-
Stage 2	366	180	-	310	143	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	13	9	306	17	9	349	374	-	-	436	-	-
Mov Cap-2 Maneuver	13	9	-	17	9	-	-	-	-	-	-	-
Stage 1	90	138	-	125	180	-	-	-	-	-	-	-
Stage 2	333	180	-	300	138	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	100.92	0	0.12
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	374	-	-	- 73	436	-	-
HCM Lane V/C Ratio	-	-	-	- 0.536	0.035	-	-
HCM Ctrl Dly (s/v)	0	-	-	0 100.9	13.6	-	-
HCM Lane LOS	A	-	-	A F	B	-	-
HCM 95th %tile Q(veh)	0	-	-	- 2.3	0.1	-	-

Intersection												
Int Delay, s/veh	8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕		↙	↕	
Traffic Vol, veh/h	0	0	0	16	0	140	0	982	40	171	818	0
Future Vol, veh/h	0	0	0	16	0	140	0	982	40	171	818	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	17	0	152	0	1067	43	186	889	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1795	2372	445	1905	2350	555	889	0	0	1111	0	0
Stage 1	1261	1261	-	1089	1089	-	-	-	-	-	-	-
Stage 2	534	1111	-	816	1261	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	51	34	561	42	35	475	758	-	-	624	-	-
Stage 1	180	240	-	230	290	-	-	-	-	-	-	-
Stage 2	498	283	-	337	240	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	24	24	561	29	25	475	758	-	-	624	-	-
Mov Cap-2 Maneuver	24	24	-	29	25	-	-	-	-	-	-	-
Stage 1	126	168	-	230	290	-	-	-	-	-	-	-
Stage 2	338	283	-	237	168	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	96.58	0	2.28
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	758	-	-	-	185	624	-
HCM Lane V/C Ratio	-	-	-	-	0.914	0.298	-
HCM Ctrl Dly (s/v)	0	-	-	0	96.6	13.2	-
HCM Lane LOS	A	-	-	A	F	B	-
HCM 95th %tile Q(veh)	0	-	-	-	7	1.2	-

Intersection

Int Delay, s/veh 1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕		↙	↕	
Traffic Vol, veh/h	0	0	0	10	0	55	0	976	5	36	1088	0
Future Vol, veh/h	0	0	0	10	0	55	0	976	5	36	1088	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	11	0	60	0	1061	5	39	1183	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1791	2327	591	1733	2324	533	1183	0	0	1066	0	0
Stage 1	1261	1261	-	1064	1064	-	-	-	-	-	-	-
Stage 2	530	1066	-	670	1261	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	51	37	450	56	37	491	586	-	-	649	-	-
Stage 1	180	240	-	238	298	-	-	-	-	-	-	-
Stage 2	500	297	-	413	240	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	42	34	450	53	35	491	586	-	-	649	-	-
Mov Cap-2 Maneuver	42	34	-	53	35	-	-	-	-	-	-	-
Stage 1	169	225	-	238	298	-	-	-	-	-	-	-
Stage 2	439	297	-	388	225	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	29.57	0	0.35
HCM LOS	A	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	586	-	-	- 216	649	-	-
HCM Lane V/C Ratio	-	-	-	- 0.327	0.06	-	-
HCM Ctrl Dly (s/v)	0	-	-	0 29.6	10.9	-	-
HCM Lane LOS	A	-	-	A D	B	-	-
HCM 95th %tile Q(veh)	0	-	-	- 1.4	0.2	-	-



Intersection

Int Delay, s/veh 52.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕		↙	↕	
Traffic Vol, veh/h	0	0	0	16	0	140	0	1403	40	171	1168	0
Future Vol, veh/h	0	0	0	16	0	140	0	1403	40	171	1168	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	17	0	152	0	1525	43	186	1270	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	2404	3210	635	2553	3188	784	1270	0	0	1568	0	0
Stage 1	1641	1641	-	1547	1547	-	-	-	-	-	-	-
Stage 2	763	1568	-	1007	1641	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	17	10	421	~ 13	10	336	543	-	-	417	-	-
Stage 1	104	156	-	119	174	-	-	-	-	-	-	-
Stage 2	363	170	-	258	156	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	5	5	421	~ 7	6	336	543	-	-	417	-	-
Mov Cap-2 Maneuver	5	5	-	~ 7	6	-	-	-	-	-	-	-
Stage 1	58	87	-	119	174	-	-	-	-	-	-	-
Stage 2	199	170	-	143	87	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	\$ 969.87	0	2.61
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	543	-	-	- 60	417	-	-
HCM Lane V/C Ratio	-	-	-	- 2.824	0.446	-	-
HCM Ctrl Dly (s/v)	0	-	-	0\$ 969.9	20.4	-	-
HCM Lane LOS	A	-	-	A F	C	-	-
HCM 95th %tile Q(veh)	0	-	-	- 17.4	2.2	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s  
+: Computation Not Defined \*: All major volume in platoon

Intersection

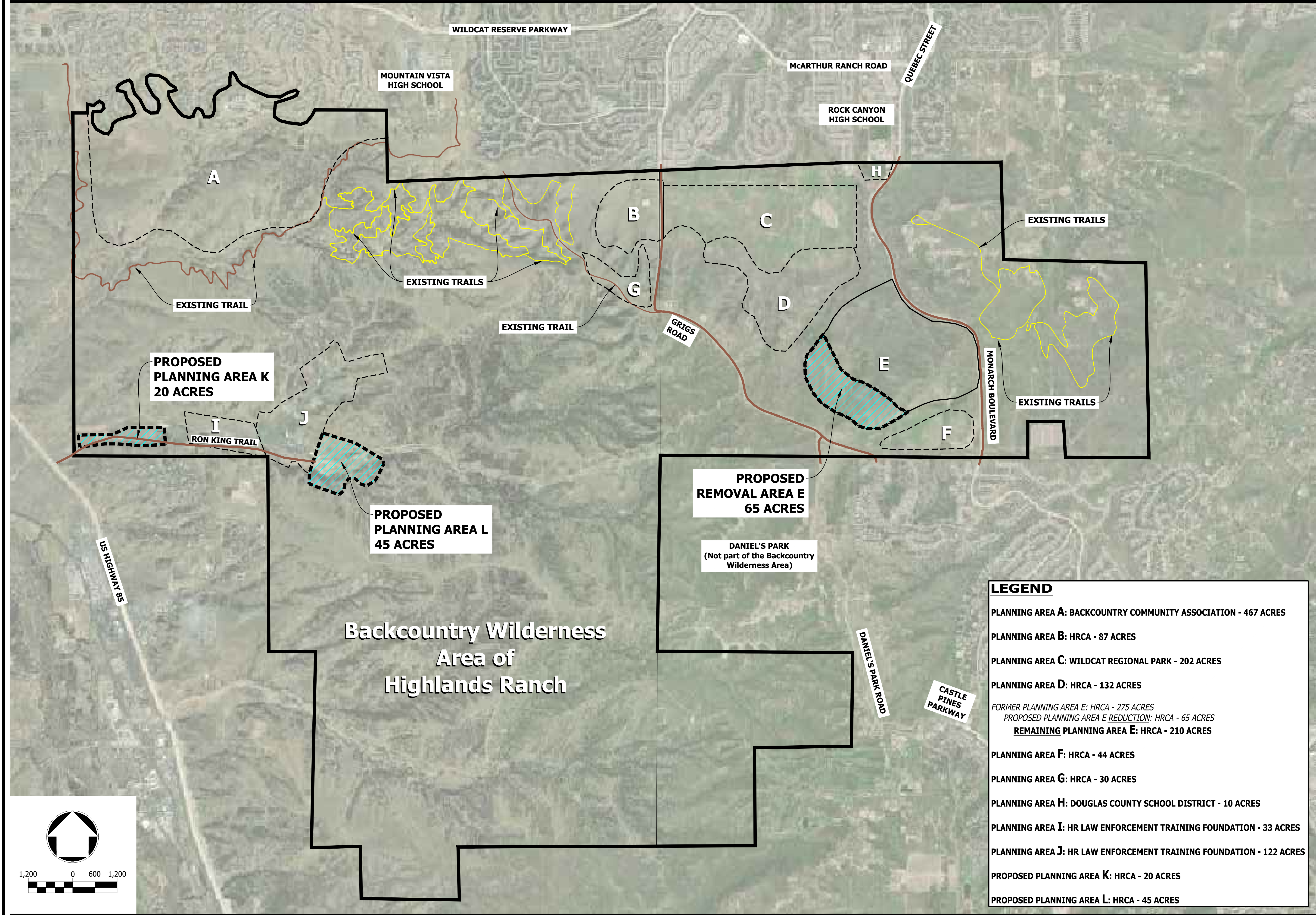
Int Delay, s/veh 3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↙	↕		↙	↕	
Traffic Vol, veh/h	0	0	0	10	0	55	0	1394	5	36	1554	0
Future Vol, veh/h	0	0	0	10	0	55	0	1394	5	36	1554	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	11	0	60	0	1515	5	39	1689	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	2525	3288	845	2441	3285	760	1689	0	0	1521	0	0
Stage 1	1767	1767	-	1518	1518	-	-	-	-	-	-	-
Stage 2	758	1521	-	923	1767	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	14	9	306	16	9	348	374	-	-	435	-	-
Stage 1	87	135	-	125	180	-	-	-	-	-	-	-
Stage 2	366	179	-	290	135	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	11	8	306	15	8	348	374	-	-	435	-	-
Mov Cap-2 Maneuver	11	8	-	15	8	-	-	-	-	-	-	-
Stage 1	79	123	-	125	180	-	-	-	-	-	-	-
Stage 2	303	179	-	264	123	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	170.13	0	0.32
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	374	-	-	- 78	435	-	-
HCM Lane V/C Ratio	-	-	-	- 0.909	0.09	-	-
HCM Ctrl Dly (s/v)	0	-	-	0 170.1	14.1	-	-
HCM Lane LOS	A	-	-	A F	B	-	-
HCM 95th %tile Q(veh)	0	-	-	- 4.7	0.3	-	-



**HIGHLANDS RANCH**  
COMMUNITY ASSOCIATION  
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HIGHLANDS RANCH, CO 80126  
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PREPARED FOR:

HRCA BACKCOUNTRY WILDERNESS AREA  
5997 RON KING TRAIL  
SECTION 26, TOWNSHIP 6S, RANGE 68W  
HIGHLANDS RANCH, CO

**BACKCOUNTRY WILDERNESS AREA**

ISSUE	DATE
INITIAL SUBMITTAL	07/08/2025
-	-
-	-
-	-
-	-
-	-
-	-

SHEET TITLE

**BASE CAMP PD AMENDMENT MAP**

SHEET NO.

**PDA**



## SECTION XIII - NONURBAN AREA

- A. Purpose and Intent. The purpose of this Section is to establish land uses and development standards which will result in the retention of a significant amount of the new Town of Highlands Ranch for nonurban uses. It is the intent of the Nonurban Area to provide land for education and recreational opportunities, public facilities, quasi- public facilities, other uses which are oriented toward community activities and services within the new Town. Further it is the intent of this Section to exclude urban development from areas which provide buffer zones within or surrounding development areas, and to preserve such natural resources as significant vegetation landforms and creek beds: historical and cultural resources such as historic buildings archaeological and paleontological sites: and significant wildlife habitat areas. This section of the Development Guide in conjunction with the Open Space Agreement (Highlands Ranch) adopted in October 1980 and the Conservation Easement (Highlands Ranch) adopted in April 1980 by the Board of Douglas County Commissioners constitutes the Nonurban Area Management Plan. This section also satisfies Section 3.9 of the Open Space Conservation Agreement (Highlands Ranch) adopted in November. 1988 and Section 3.3 of the Wildcat Regional Park Agreement (Highlands Ranch) adopted in November, 1996.
- B. Uses Permitted by Right in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation Area as a matter of right, subject to the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.
- a. Farm and garden buildings.
  - b. Public and private schools and associated agricultural or educational programs including but not limited to:
    - a. Public and private elementary, junior high and senior high schools
    - b. Preschools
    - c. Daycare Centers
  - c. Parks and recreational facilities, including but not limited to:
    - a. Regional, community and neighborhood parks
    - b. Community and neighborhood recreation centers (public or private)
    - c. Public or private golf courses and country clubs and associated uses
    - d. Public and private campgrounds
    - e. Public and private reservoirs, lakes and ponds
  - d. Agricultural and ranching uses such as grazing, feed production, tree farms, and other similar uses and farm and garden buildings accessory thereto.
  - e. Public and quasi-public facilities including but not limited to:
    - a. Religious institutions
    - b. Public utility buildings, structures and facilities including but not limited to:
      - 1) Water and wastewater treatment plants

- 2) Reservoirs, lakes, ponds
  - 3) Electrical, telephone, or natural gas distribution or treatment facilities
  - 4) Flood control facilities
  - 5) Cable T.V. facilities
- c. Libraries and museums
- d. Special district offices
- e. Douglas County offices and stations
- f. Public services offices such as U.S. West, IREA. Public Service Company
- f. Park-N-Rides\*
- g. Historic structures
- h. Paleontological sites
- i. Archaeological sites
- j. Easements
- k. Open space buffers
- l. Natural preservation areas (nature study areas)
- m. Wildlife habitat areas and wildlife corridors
- n. Riding, hiking and biking trails and associated vista and rest stops
- o. Streets
- p. Signs as provided in Section XV.
- q. Off-street parking as provided in Section XVI.
- r. Other uses which serve all of a portion of the new Town of Highlands Ranch and similar to and consistent with the Uses by Right or Uses by Special Review may be permitted with the approval of the Planning Director either as a Use by Right or with Board approval as a Use by Special Review as determined by the Planning Director.

C. Uses by Special Review in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation area subject to the Use by Special Review and the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.

- a. Public or private universities, colleges and junior colleges
- b. Major facilities of a public utility

- c. Kennels and equestrian facilities
- d. Borrow sites
- e. Commercial recreation
- f. Office

*Approval of these uses requires a Public Hearing before the Board of Douglas County Commissioners with Notice given at least (30) thirty days prior to the hearing of the time and place in at least one publication in a newspaper of general circulation in Douglas County and at the discretion of the Planning Director a Public Hearing before the Planning Commission.*

- D. Development Standards for the Nonurban Area Exclusive of the Open Space Conservation Area. Development permitted in the Nonurban Area exclusive of the Open Space Conservation Area shall be constructed in accordance with an approved Site Plan, subject to the following development standards except to the extent modified by such Site Plan:

- a. Minimum lot area: none
- b. Minimum lot width and depth: none
- c. Maximum building height: 50 feet, except as increased by the Douglas County Board of Adjustment.

The following setback is required.

- a. Minimum setback: none, except adjacent to a public street where 20 feet is the minimum yard.
- b. No setback shall be required adjacent to property lines which merely separate uses within the Nonurban Area.
- d. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project.
- e. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials.
- f. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

E. Uses Permitted by Right in the Active Recreation and Public Facility Area Portion of the Open Space Conservation Area; the 1200-Acre Area. Planning Areas B, C, D, E, and F as depicted on the Highlands Ranch Development Plan.

a. Uses permitted by right subject to Douglas County site improvement plan review and approval:

a. Agriculture

- 1) Farms and ranches for production and sale of crops and livestock including tree farms and associated structures.  
Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures.
- 2) Gardens, tree farms, and associated structures.
- 3) Agricultural education and research facilities.
- 4) Arboreta.
- 5) Community gardens.

b. Public and quasi-public facilities

- 1) Law Enforcement offices and stations
- 2) Fire stations
- 3) Libraries
- 4) Public utility buildings, structures and facilities including, but not limited to:
  - a) Water and wastewater treatment plants, not exceeding 100,000 gallon capacity, water wells, wellhead treatment equipment, water distribution lines and appurtenances;
  - b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non-compliance with applicable law, application will be stopped pending further review by the appropriate agency;
  - c) Potable water reservoirs; buried water tanks with exposed lid not exceeding 5 million gallon storage capacity and surface reservoirs;
  - d) Electrical, (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities;
  - d) Flood control facilities required by applicable regulation;
  - f) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
  - g) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required



by applicable regulation.

- c. Religious institutions including but not limited to churches and retreat facilities not to exceed 350 seats in the main worship area.
- d. Public and private colleges and universities, environmental education camps, and satellite educational facilities operated by public and/or private colleges and universities with structures not exceeding 50,000 sq. ft. in areas where access is available.
- e. Public or private parks and recreational facilities including but not limited to:
  - 1) Regional, community and neighborhood parks. Passive park uses should be sited or located on the portions of the park that borders the most environmentally sensitive areas.
  - 2) Golf courses and country clubs and associated uses.
  - 3) Commercial recreation with structures not to exceed 50,000 sq. ft.
  - 4) Recreation centers with structures not to exceed 50,000 sq. ft.
  - 5) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area, and polo fields.
  - 6) Sports training center with structures not to exceed 50,000 sq. ft.
  - 7) Skateboard and in-line skating facilities including in-line hockey
  - 8) Trails including pedestrian, bicycle and equestrian
  - 9) Special community events
  - 10) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.
- f. Cultural facilities
  - 1) Museums.
  - 2) Cultural centers with structures not to exceed 50,000 sq. ft.
  - 3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.
  - 4) Archaeological sites
  - 5) Archaeological and interpretive centers with sites not to exceed 10 acres.
  - 6) Limited use of existing historic structures for a contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, cultural uses and living history museum without expanding the square footage of existing buildings.
- g. Wildlife support

- 1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.
  - 2) Wildlife interpretive centers at interface between 1,200-acre area and 7000-acre area with sites not to exceed 10 acres.
  - 3) Wildlife conservation area and wildlife habitat enhancement area.
  - 4) Wildlife migration corridors.
  - 5) Controlled wildlife viewing areas.
- h. Public and private roads or streets.
  - i. One residence used by landowner of a ranch or farm to manage the property and/or one residence for purposes of housing a caretaker to manage the subject property.
  - j. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
  - k. Easements
  - l. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors and materials.

F. Uses Permitted by Right in the Golf Course Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area A on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

- a. Agriculture
  - 1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.
- b. Public and quasi-public facilities
  - 1) Public utility buildings, structures and facilities including, but not limited to:
    - a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances.
    - b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
    - c) Flood control facilities required by applicable regulation.

- d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
  - e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.
- c. Public or private recreation facilities including but not limited to:
  - 1) Golf courses and country clubs and associated uses.
  - 2) Recreation centers with structures not to exceed 50,000 sq. ft.
  - 3) Trails including pedestrian, bicycle and equestrian
  - 4) Special community events.
- d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
- e. Easements
- f. Public and private roads or streets
- g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 8 feet in height; and shall use consistent designs, colors and materials.

G. Uses Permitted by Right in the Cultural and Educational Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area G on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

- a. Agriculture
  - 1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.
- b. Public and quasi-public facilities
  - 1) Public utility buildings, structures and facilities including, but not limited to:
    - a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances:
    - b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
    - c) Flood control facilities required by applicable regulation.

- d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
  - e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.
- c. Public or private recreation facilities including but not limited to:
  - 1) Trails including pedestrian, bicycle and equestrian
  - 2) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area.
  - 3) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.
  - 4) Special community events.
- d. Cultural facilities
  - 1) Museums
  - 2) Cultural centers with structures not to exceed 50,000 sq. ft.
  - 3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.
  - 4) Archaeological sites;
  - 5) Archaeological and interpretative centers with sites not to exceed 10 acres.
- e. Wildlife support
  - 1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.
  - 2) Wildlife interpretative centers at interface between 1200-acre area and 7000-acre area with sites not to exceed 10 acres.
  - 3) Controlled wildlife viewing areas
- f. Public and private roads or streets
- g. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
- h. Easements
- i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. or any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and material.

H. Uses Permitted by Right in the Driver Training Facility Area portion of the Open Space Conservation Area.

(A portion of the 1200-acre area depicted in Planning Area I on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

- a. Law enforcement training facility for police and fire emergency equipment and citizen driver training.
- b. Water wells, well-head treatment equipment, water or natural gas distribution facilities.
- c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.
- d. Flood control facilities required by applicable regulation.
- e. Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.
- f. Driver's training activity shall occur only during daylight hours without necessitating the use of headlights in accordance with state laws defining use of headlights. Except as needed for minimal security needs, no lighting shall be allowed.
- g. Public and private roads or streets.
- h. Easements
- i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height and shall use consistent design, colors and materials.
- j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

I. Uses Permitted by Right in the Playfield Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area H on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

- a. Agriculture
  - 1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures, excluding feedlots.
- b. Public and quasi-public facilities
  - 1) Public utility buildings, structures and facilities including, but not limited to:

- a) Water wells, wellhead equipment, water distribution lines and appurtenances:
  - b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
  - c) Flood control facilities required by applicable regulation.
  - d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
  - e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by application regulation.
- c. Public recreation facilities including, but not limited to:
    - 1) Playfields as part of a high school/middle school campus.
    - 2) Trails including pedestrian, bicycle and equestrian.
    - 3) Special community events.
  - d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas ~~county~~ County Planning Director based on a recommendation from the HRCA.
  - e. Easements
  - f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft., permanent directional future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height: shall use consistent designs, colors and materials
  - g. Public and private road or streets.

J. Uses Permitted by Right in the Horse Corral (Equine Education Area) Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area K, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

- 1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.
- 2) Gardens, and associated structures
- 3) Community Gardens

b. Public and quasi-public facilities

- 1) Public utility buildings, structures and facilities including but not limited to:

- a) Water and wastewater treatment plants not exceeding 100,000 gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances
- b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.
- c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities
- d) Flood control facilities required by applicable regulation.
- e) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
- f) Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.
- g) Easements.

c. Public or private parks and recreational facilities including, but not limited to:

- 1) Equestrian center, dressage riding area, stables (not intended for year-round "for rent" boarding), indoor arena, with sites not to exceed 20 acres in area, and structures, no single structure to exceed 20,000 square feet.
- 2) Equestrian trails.
- 3) Equine related programs and activities, including, but not limited to, trail rides, lessons, and camps.

d. Public and private roads or streets.

e. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet. Permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height. Designs, colors and materials shall be consistent.

K. Uses Permitted by Right in the Basecamp Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area L, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

- 1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.



2) Gardens, and associated structures

3) Community Gardens

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000 gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances

b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.

c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities

d) Flood control facilities required by applicable regulation.

e) Cellular communication facilities pursuant to Douglas County Zoning Resolution

f) Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.

g) Easements.

c. Public or private parks and recreational facilities including, but not limited to:

1) Building(s), no single structure to exceed 20,000 square feet, for:

a) Outdoor Education Pre-School.

b) Administrative offices.

2) Accessory structures, not to exceed 10,000 square feet per structure.

3) Day camps, school programs and field trips, programs, and activities for all ages.

4) Community camps for all ages for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan.

5) Limited overnight camping. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.

6) Events and gatherings to support the Backcountry and its mission, or its 501c3 mission, such as, but not limited to, Outdoor Movies, Facility Rentals, Open Houses, Catered events, and similar. No limits for under 150 participants. Six per year for up to 300 people.

- d. Trails including pedestrian, equestrian, and bicycle.
- e. Public and private roads or streets.
- f. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
- g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors, and materials.

J-L. Uses Permitted by Right in the Open Space Area Portion of the Open Space Conservation Area (The 7000-Acre Area)

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

- a. Wildlife support.
  - 1) Wildlife conservation area and wildlife habitat enhancement area.
  - 2) Wildlife interpretive centers at interface between 1200-acre area and 7000-acre area with sites not to exceed 10 acres.
  - 3) Wildlife migration corridors.
  - 4) Controlled wildlife viewing areas.
- b. Cultural facilities.
  - 1) Limited use of existing historic structures for a contemporary use including but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum without expanding the square footage of existing.

buildings.

2) Archaeological sites:

3) Archaeological interpretive center sites not to exceed 10 acres.

c. Agriculture.

1) Cattle, buffalo and horse ranching including raising, breeding, feeding, and selling of livestock and other animals pending review and associated structures excluding feedlots.

d. Public and quasi-public facilities.

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000 gallon capacity, water wells well-head treatment equipment, water distribution lines and appurtenances.

b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non-compliance with applicable law; application will be stopped pending further review by the appropriate agency.

c) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.

d) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities:

e) Flood control facilities required by applicable regulation.

f) Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.

g) Easements

e. Recreational facilities and uses, including but not limited to:

1) Community camps for all ages for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.

2) Riding, hiking and biking trails, interpretive trails, trails for people with disabilities, ski touring trails, and associated vista rest stops and picnic areas and parking associated with a trail head staging area in areas near to existing roads.

3) Fishing ponds and casting pools in better wildlife areas.

4) Limited hunting for wildlife management according to Division of Wildlife guidelines only with permission from the landowner.

- 5) Polo fields.
- f. Existing access roads with limited use in best wildlife areas as depicted on Exhibit F of the OSCA Plan.
- g. Open space buffers.
- h. Public and private roads, streets or arterials and public transportation facilities limited to near or on existing roads or as depicted on Douglas County Master Plan.
- i. Interpretive identification signs shall not exceed 35 sq. ft. per sign face and trail identification signs shall not exceed 10 sq. ft. and a maximum height of 6 feet and shall use consistent designs, colors and materials.
- j. One residence used by landowner of a ranch or farm to manage property and/or one residence for purposes of housing a caretaker to manage the subject property.
- k. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the uses by right. Subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

K.M. Uses Permitted by Right in the Law Enforcement Training Facility Area of the Open Space Conservation Area

(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

- a. Law enforcement training facility.
- b. Water wells, well-head treatment equipment, water distribution lines and appurtenances.
- c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.
- d. Flood control facilities required by applicable regulation.
- e. Drainage discharge and flood control lines, systems and facilities including, but not limited to: Impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.
- f. Public and private roads or streets.
- g. One residence used by landowner to manage property and/or one residence for purpose of housing a caretaker to manage the subject property.
- h. Easements
- i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and materials.
- j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas

County Planning Director based on a recommendation from the HRCA.

L.N. Uses Permitted by Special Review in the Open Space Conservation Area (8200-acre area)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

- a. Exploration for and extraction of mineral resources excluding sand and gravel and rock quarrying, subject to a mineral extraction plan approved by Douglas County.
- b. Water and wastewater treatment plants exceeding 100,000 gallon capacity;
- c. Community camps for all ages in the Open Space Area for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F on the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures exceeding a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage; and campfire pits. Instructional seating areas, tent pads and associated improvements.
- d. Limited use of existing structures for a contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum in excess of the square footage of existing buildings.

M.O. Uses Permitted by Special Review in Active Recreation and Public Facility Area a portion of the 1200-acre area as depicted in Planning Areas B-F on the Highlands Ranch Development Plan.

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

- a. Religious institutions including but not limited to churches and retreat facilities with an excess of 350 seats in the main worship area:
- b. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscaped buffer where appropriate:
- c. Public and private colleges and universities, environmental education camps, and satellite education facilities operated by public and/or private colleges and universities with structures in excess of 50,000 sq. ft. in areas where access is available.
- d. Commercial recreation with structures in excess of 50,000 sq. feet.
- e. Recreation centers with structures in excess of 50,000 sq. ft.
- f. Recreational water park.
- g. Equestrian Center, dressage riding area, stables with sites in excess of 20 acres in area.
- h. Ice-skating rink and related facilities.
- i. Sports training center with structures in excess of 50,000 sq. ft.
- j. Commercial tobogganing and sledding hills located on north facing slopes with limited vegetation removal needed which may include artificial snowmaking

equipment.

- k. Cultural Center with structures in excess of 50,000 sq. ft.
- l. Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites in excess of 1 acre.
- m. Animal rehabilitation center or wildlife hospital with sites in excess of 1-acre.
- n. Wildlife interpretive centers at interface between 1200-acre area and 7000-acre area with sites in excess of 10 acres.
- o. Dog training area
- p. Cemetery and mausoleum.

N.P. Uses Permitted by Special Review in Law Enforcement Training Facility Area

(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution

- a. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscaped buffer where appropriate.

O.Q. Development Standards for the Open Space Conservation Area

- a. Minimum lot area: none
- b. Minimum lot width and depth: none
- c. Maximum building height: 35 feet as defined on page 4-3 of the Highlands Ranch Development Guide.
- d. The following setback is required:
  - 1) Minimum setback: none, except adjacent to a public street where 20 feet is the minimum and adjacent to Planning Areas 57 and 58 where 30 feet is minimum.
  - 2) No setbacks shall be required adjacent to property lines which merely separate uses within the Open Space Conservation Area.
- e. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project to avoid disruption to adjoining uses. Lighting levels should be limited to applicable standards.
- f. Trash and storage areas shall be shielded from view by placement within buildings or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials. Trash areas should be bear-proofed.
- g. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.
- h. Building colors should be generally warm and rich in tone in the range of natural colors and earth tones with low reflective value.

- i. Building massing should be simple and include strongly integrated geometric forms which closely reflect the activities that occur in the building.
- j. Buildings should be scaled to complement their surroundings.
- k. Glazing shall be of a non-reflective style.
- l. Design structures to step down hillsides and to fit the sloping terrain.
- m. For further direction refer to the goals and policies of the Highlands Ranch Open Space Conservation Area Plan.
- n. Wherever appropriate new wildlife friendly fencing will be installed according to Colorado Division of Wildlife Standards.

P.R. Acreage Calculation for the Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and Golf Course Area

a. Intent

In accordance with the 1988 OSCA Agreement and this Plan it is the intent of the "Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and the Golf Course Area" to provide up to 1200 acres for public and commercial recreation and public facility land uses.

In calculating the extent of acreage counted toward the 1200 acres for a given land use, the guiding principle shall be that of overall site integrity. In most cases the calculation shall include the entire property boundary; however it is anticipated that in some cases sufficiently large and important portions of the site may be left out of the 1200 acre accounting, as these areas are either characteristic of the "Open Space Area" or fall within specific wildlife movement corridors or buffers identified on Exhibits F and L of the OSCA Plan.

Areas that may be excluded from the 1200 acre accounting include:

- 1) 100-year flood plain when left in a natural unchannelized/unimproved state:
- 2) Significant drainage ways associated with wildlife movement corridors:
- 3) Land with slopes exceeding 20% grade, excluded from site development:
- 4) Undisturbed grassland, shrubland, riparian, or woodland vegetation that is not integral to an overall site development plan. In general, for example, land lying between golf course fairways would be considered part of the 1200-acre accounting: unless contained in areas defined by 1, 2, or 3 above and:
- 5) Collector and arterial roads such as Monarch Blvd., Daniels Park Road, Grigs Road.

b. Accounting Maintenance and Final Determination

Douglas County will maintain a tabulation of acres attributed to the "Active Recreation and Public Facility Area, the Recreational and Education Area, the Playfield Area, Driving Training Area and the Golf Course Area" (the 1200-acre area) updated with each approved land use application. The County shall make the final determination on inclusion or exclusion of acreage in the 1200- acre tabulation.

Given both natural and man-made constraints, the Plan and its accounting



methodology do not guarantee that the full 1200 acres for active recreation and public facilities will be realized.

No acreage south of the regional trail west of Monarch Blvd. extended and no acreage east of the regional trail east of Monarch Blvd. extended shall be developed in accordance with the "Active Recreation and Public Facility Area, the Recreation and Education Area, the Playfield Area, Driver Training Area, and the Golf Course Area". The only exception may be a portion of a wildlife or nature interpretive center or other permitted uses within Planning Area G and permitted uses within Planning Area I.

#### Q.S. Planning Area Boundaries

The boundaries of Planning Areas A-~~J~~-L as depicted on the Highlands Ranch Development Plan may be modified pursuant to the procedure outlined in Section V.G of the Highland Ranch Development Guide.

#### R.T. Cultural and Historical Protection Overlay Zone

##### a. Intent

Native American Indian cultural activities continue today at the Tall Bull Memorial Grounds located within Daniels Park, immediately adjacent to the Highlands Ranch Open Space Conservation Area. These activities include social gatherings, communal spiritual events such as teepee ceremonies and private spiritual undertakings such as vision quests. The grounds provide spiritual sanctuary to 50 American Indian nations, the Native American Church, and various councils and institutions. Maintaining peaceful and visually unobstructed surroundings is of paramount concern. Significant portions of the Highlands Ranch Open Space Area are visible from the Tall Bull Memorial Grounds.

Additional, significant cultural and historical resources lie within this area and deserve special protection. The most visually prominent resources include Daniels Park Road, Grigs/Lafayette Ranch, and the Douglas Pasture Ranch.

##### b. Permitted Land Uses

Land Uses shall be permitted in accordance with the provisions of the respective planning areas.

##### c. Development Review Standards

###### a. Visual Analysis

For all development requiring buildings within the Cultural and Historical Protection Overlay Zone ("The Zone") as depicted on the Highlands Ranch Development Plan, a visual analysis shall be conducted relative to at least two points within the Tall Bull Memorial Grounds. These points shall include at a minimum the central ceremonial ring and a high point along the southern boundary. The first priority shall be to place structures in the Zone such that they will not be seen from these points. In the event that structures cannot be fully invisible from within the Tall Bull Memorial

Grounds, appropriate natural visual screening shall be required.

b. Lighting Standards

Except for more restrictive standards stated herein, all outdoor lighting within the Zone shall be in accordance with the Douglas County Zoning Resolution, as amended.

Outdoor lighting within the Zone shall be limited to the minimum required for security, utilitarian and safety purposes.

All outdoor lighting within the Zone shall be shielded to the extent that the source of illumination (bulb or direct lamp image) is not visible from any adjacent property. Within the Zone no light trespass beyond the facility served shall be allowed or after one-hour beyond business closure, whichever is more restrictive.

No outdoor facility shall be illuminated after 10 p.m. unless for safety reasons.

Maximum fixture height for all lighting within the Zone shall be 24'.

c. Buildings within the Zone portion of Planning Area E shall be sited as far away from Tall Bull Memorial rounds as possible.

d. Development Proposal Referrals

All development proposals within the Cultural and Historical Protection Overlay Zone shall be referred to the Tall Bull Memorial Grounds Council for their participation and input in the design review process.

S.U. Monarch Blvd. Contribution

Within Planning Areas D, E, and F of the Open Space Conservation Area, a fair and equitable contribution of \$ 69/ADT will be paid to Douglas County by the landowner for the following land uses, including other similar land uses as determined by the Planning Director in accordance with applicable provisions of the Highlands Ranch Development Guide and Plan and the Open Space Conservation Area Plan:

a. Uses Permitted by Right

- 1) Religious institutions at 13.13 ADT/acre;
- 2) Colleges and universities at 47.6 ADT/acre;
- 3) Commercial recreation with structures not to exceed 50,000 sq. ft. at 24 ADT/acre;
- 4) Recreation centers with structures not to exceed 50,000 sq. ft. at 24 ADT/acre; and
- 5) Sports training center with structures not to exceed 50,000 sq. ft. at 24 ADT/acre.

b) Uses Permitted by Special Review

- 1) Exploration for and extraction of mineral resources\*;
- 2) Religious institutions including but not limited to churches and retreat

facilities with an excess of 350 seats in the main worship area at 13.13 ADT/acre;

- 3) Colleges and universities with structures in excess of 50,000 sq. ft. at 47.6 ADT/acre;
- 4) Commercial recreation with structures in excess of 50,000 sq. ft. at 24 ADT/acre;
- 5) Recreation centers with structures in excess of 50,000 sq. ft. at 24 ADT/acre;
- 6) Recreational water park\*;
- 7) Equestrian Center in excess of 20-acres in area\*;
- 8) Ice-skating rink and related facilities\*;
- 9) Commercial tobogganing and sledding\*;
- 10) Cultural Center with structures in excess of 50,000 sq. ft.\*;
- 11) Amphitheater in excess of 1 acre\*;
- 12) Dog Training Area.\*

\* Trip generation to be determined at time of approval of use by special review required traffic report.

The following land uses will not be required to make a contribution:

c. Uses Permitted by Right

- 1) All agricultural land uses as described in Article XIII-Nonurban Area Section E, Subsection a, of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2a of the Highlands Ranch Open Space Conservation Area Plan.
- 2) All public and quasi-public facilities land uses as described in Article XIII-Nonurban Area, Section E, Subsection b of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2.b of the Highlands Ranch Open Space Conservation Area Plan;
- 3) Public or private parks and recreation facilities as described in Article XIII-Nonurban Area, Section E, Subsection e, items 1), 2), 5), 7), 8), 9), 10) of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2e, items 1), 2), 5), 7), 8), 9), 10) of the Highlands Ranch Open Space Conservation Area Plan;
- 4) Cultural facilities as described in Article XIII- Nonurban Area. Section E, Subsection f of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B. Subsection 2f of the Highlands Ranch Open Space Conservation Area Plan; and
- 5) Wildlife support land uses as described in Article XIII-Nonurban Area. Section E. Subsection g of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2g of the Highlands Ranch Open Space Conservation Area Plan.
- 6) Permitted land uses as described in Article XIII- Nonurban Area, Section E, Subsections h, i, k, l and Chapter 2, Section B, Subsections 2h, i, k, l of

the Highlands Ranch Open Space Conservation Area Plan.

d. Uses by Special Review

- 1) Uses permitted by special review as described in Article XIII-Nonurban Area, Section L, Subsections b, c, d of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 9, items b, c, d of the Highlands Ranch Open Space Conservation Area Plan; and:
- 2) Uses permitted by special review as described in Article XIII-Nonurban Area, Section M, Subsections b, m, n, p of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 10, items b, m, n, p of the Highlands Ranch Open Space Conservation Area Plan.

The payment of this contribution must be made prior to recordation of an approved final plat or prior to site improvement plan approval, if no final plat is involved. This requirement is above and beyond the prior commitment of Shea Homes concerning the construction of 4100 linear feet of South Quebec Street (Monarch Blvd). The developer of parcels within Planning Areas D, E and F shall however be responsible for causing the construction of local streets, acceleration/deceleration lanes on Monarch Blvd. as required by Douglas County, proportionate share of signage, signalization and the addition of travel lanes on Monarch Blvd. as may be required by Douglas County for the development within Planning Areas D, E, and F. Upon the conveyance of the 33 acre Driver Training Facility Area (Planning Area I) to Douglas County at no cost to the County. Douglas County shall establish a credit of \$ 82,500 to the grantor of the land or its assigns (33 acres x \$ 2500/acre) toward any required payment of the \$ 69/ADT contribution. The total amount of OSCA contributions pursuant to this commitment of \$ 69/ADT shall not exceed \$ 966,301.

## SECTION XIII - NONURBAN AREA

- A. Purpose and Intent. The purpose of this Section is to establish land uses and development standards which will result in the retention of a significant amount of the new Town of Highlands Ranch for nonurban uses. It is the intent of the Nonurban Area to provide land for education and recreational opportunities, public facilities, quasi- public facilities, other uses which are oriented towards community activities and services within the new Town. Further it is the intent of this Section to exclude urban development from areas which provide buffer zones within or surrounding development areas, and to preserve such natural resources as significant vegetation landforms and creek beds: historical and cultural resources such as historic buildings archaeological and paleontological sites: and significant wildlife habitat areas. This section of the Development Guide in conjunction with the Open Space Agreement (Highlands Ranch) was adopted in October 1980 and the Conservation Easement (Highlands Ranch) adopted in April 1980 by the Board of Douglas County Commissioners constitutes the Nonurban Area Management Plan. This section also satisfies Section 3.9 of the Open Space Conservation Agreement (Highlands Ranch) adopted in November 1988 and Section 3.3 of the Wildcat Regional Park Agreement (Highlands Ranch) adopted in November 1996.
- B. Uses Permitted by Right in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation Area as a matter of right, subject to the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.
1. Farm and garden buildings.
  2. Public and private schools and associated agricultural or educational programs including but not limited to:
    - a. Public and private elementary, junior high and senior high schools
    - b. Preschools
    - c. Daycare Centers
  3. Parks and recreational facilities, including but not limited to:
    - a. Regional, community and neighborhood parks
    - b. Community and neighborhood recreation centers (public or private)
    - c. Public or private golf courses and country clubs and associated uses
    - d. Public and private campgrounds
    - e. Public and private reservoirs, lakes and ponds
  4. Agricultural and ranching uses such as grazing, feed production, tree farms, and other similar uses and farm and garden buildings accessory thereto.
  5. Public and quasi-public facilities including but not limited to:
    - a. Religious institutions
    - b. Public utility buildings, structures and facilities including but not limited to:
      - 1) Water and wastewater treatment plants
      - 2) Reservoirs, lakes, ponds
      - 3) Electrical, telephone, or natural gas distribution or treatment facilities
      - 4) Flood control facilities
      - 5) Cable T.V. facilities

- c. Libraries and museums
  - d. Special district offices
  - e. Douglas County offices and stations
  - f. Public services offices such as U.S. West, IREA. Public Service Company
- 6. Park-N-Rides\*
  - 7. Historic structures
  - 8. Paleontological sites
  - 9. Archaeological sites
  - 10. Easements
  - 11. Open space buffers
  - 12. Natural preservation areas (nature study areas)
  - 13. Wildlife habitat areas and wildlife corridors
  - 14. Riding, hiking and biking trails and associated vista and rest stops
  - 15. Streets
  - 16. Signs as provided in Section XV.
  - 17. Off-street parking as provided in Section XVI.
  - 18. Other uses which serve all of a portion of the new Town of Highlands Ranch and similar to and consistent with the Uses by Right or Uses by Special Review may be permitted with the approval of the Planning Director either as a Use by Right or with Board approval as a Use by Special Review as determined by the Planning Director.

C. Uses by Special Review in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation area subject to the Use by Special Review and the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.

- 1. Public or private universities, colleges and junior colleges
- 2. Major facilities of a public utility
- 3. Kennels and equestrian facilities
- 4. Borrow sites
- 5. Commercial recreation
- 6. Office

*Approval of these uses requires a Public Hearing before the Board of Douglas County Commissioners with Notice given at least (30) thirty days prior to the hearing of the time and place in at least one publication in a newspaper of general circulation in Douglas County and at the discretion of the Planning Director a Public Hearing before the Planning Commission.*

D. Development Standards for the Nonurban Area Exclusive of the Open Space Conservation Area. Development permitted in the Nonurban Area exclusive of the Open Space Conservation Area shall be constructed in accordance with an approved Site Plan, subject to the following development standards except to the extent modified by such Site Plan:

- 1. Minimum lot area: none
- 2. Minimum lot width and depth: none
- 3. Maximum building height: 50 feet, except as increased by the Douglas County Board of Adjustment.

The following setback is required.

- a. Minimum setback: none, except adjacent to a public street where 20 feet is the minimum yard.
  - b. No setback shall be required adjacent to property lines which merely separate uses within the Nonurban Area.
4. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project.
  5. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials.
  6. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

E. Uses Permitted by Right in the Active Recreation and Public Facility Area Portion of the Open Space Conservation Area; the 1200-Acre Area. Planning Areas B, C, D, E, and F as depicted on the Highlands Ranch Development Plan.

1. Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:
  - a. Agriculture
    - 1) Farms and ranches for production and sale of crops and livestock including tree farms and associated structures.
      - a) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures.
    - 2) Gardens, tree farms, and associated structures.
    - 3) Agricultural education and research facilities.
    - 4) Arboreta.
    - 5) Community gardens.
  - b. Public and quasi-public facilities
    - 1) Law Enforcement offices and stations
    - 2) Fire stations
    - 3) Libraries
    - 4) Public utility buildings, structures and facilities including, but not limited to:
      - a) Water and wastewater treatment plants, not exceeding 100,000-gallon capacity, water wells, wellhead treatment equipment, water distribution lines and appurtenances.
      - b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non-compliance with applicable law, application will be stopped pending further review by the appropriate agency.
      - c) Potable water reservoirs, buried water tanks with exposed lids (not exceeding 5-million-gallon storage capacity), and surface



- reservoirs.
  - d) Electrical, (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
  - e) Flood control facilities required by applicable regulation.
  - f) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
  - g) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulations.
- c. Religious institutions including, but not limited to, churches and retreat facilities not to exceed 350 seats in the main worship area.
  - d. Public and private colleges and universities, environmental education camps, and satellite educational facilities operated by public and/or private colleges and universities with structures not exceeding 50,000 sq. ft. in areas where access is available.
  - e. Public or private parks and recreational facilities including but not limited to:
    - 1) Regional, community and neighborhood parks. Passive park uses should be sited or located on the portions of the park that borders the most environmentally sensitive areas.
    - 2) Golf courses and country clubs and associated uses.
    - 3) Commercial recreation with structures not to exceed 50,000 sq. ft.
    - 4) Recreation centers with structures not to exceed 50,000 sq. ft.
    - 5) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area, and polo fields.
    - 6) Sports training center with structures not to exceed 50,000 sq. ft.
    - 7) Skateboard and in-line skating facilities including in-line hockey
    - 8) Trails including pedestrian, bicycle and equestrian
    - 9) Special community events
    - 10) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.
  - f. Cultural facilities
    - 1) Museums.
    - 2) Cultural centers with structures not to exceed 50,000 sq. ft.
    - 3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.
    - 4) Archaeological sites
    - 5) Archaeological and interpretive centers with sites not to exceed 10 acres.
    - 6) Limited use of existing historic structures for contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, cultural uses and living history museum without expanding the square footage of existing buildings.
  - g. Wildlife support
    - 1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.
    - 2) Wildlife interpretive centers at interface between 1,200-acre area and

- 7000-acre area with sites not to exceed 10 acres.
- 3) Wildlife conservation area and wildlife habitat enhancement area.
- 4) Wildlife migration corridors.
- 5) Controlled wildlife viewing areas.

- h. Public and private roads or streets.
- i. One residence, used by landowner of a ranch or farm, to manage the property and/or one residence for purposes of housing a caretaker to manage the subject property.
- j. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
- k. Easements
- l. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors and materials.

F. Uses Permitted by Right in the Golf Course Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area A on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Agriculture

- 1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

b. Public and quasi-public facilities

- 1) Public utility buildings, structures and facilities including, but not limited to:
  - a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances.
  - b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
  - c) Flood control facilities required by applicable regulation.
  - d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
  - e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

c. Public or private recreation facilities including but not limited to:

- 1) Golf courses and country clubs and associated uses.
- 2) Recreation centers with structures not to exceed 50,000 sq. ft.
- 3) Trails including pedestrian, bicycle and equestrian

- 4) Special community events.
- d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
- e. Easements
- f. Public and private roads or streets
- g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 8 feet in height; and shall use consistent designs, colors and materials.

G. Uses Permitted by Right in the Cultural and Educational Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area G on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

- a. Agriculture
  - 1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.
- b. Public and quasi-public facilities
  - 1) Public utility buildings, structures and facilities including, but not limited to:
    - a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances:
    - b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
    - c) Flood control facilities required by applicable regulation.
    - d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
    - e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.
- c. Public or private recreation facilities including but not limited to:
  - 1) Trails including pedestrian, bicycle and equestrian
  - 2) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area.
  - 3) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.
  - 4) Special community events.

d. Cultural facilities

- 1) Museums
- 2) Cultural centers with structures not to exceed 50,000 sq. ft.
- 3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.
- 4) Archaeological sites.
- 5) Archaeological and interpretative centers, with sites not to exceed 10 acres.

e. Wildlife support

- 1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.
- 2) Wildlife interpretative centers at interface between 1200-acre area and 7000-acre area with sites not to exceed 10 acres.
- 3) Controlled wildlife viewing areas

f. Public and private roads or streets

- g. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

h. Easements

- i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. or any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and material.

H. Uses Permitted by Right in the Driver Training Facility Area portion of the Open Space Conservation Area.

(A portion of the 1200-acre area depicted in Planning Area I on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

- a. Law enforcement training facility for police and fire emergency equipment and citizen driver training.
- b. Water wells, well-head treatment equipment, water or natural gas distribution facilities.
- c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.
- d. Flood control facilities required by applicable regulation.
- e. Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulations.
- f. Driver's training activity shall occur only during daylight hours without necessitating the use of headlights in accordance with state laws defining use of headlights. Except as needed for minimal security needs, no lighting shall be allowed.
- g. Public and private roads or streets.
- h. Easements.
- i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or

building directional signs shall not exceed 50 sq. ft. or 8 ft. in height and shall use consistent design, colors and materials.

- j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

I. Uses Permitted by Right in the Playfield Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area H on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Agriculture

- 1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures, excluding feedlots.

b. Public and quasi-public facilities

- 1) Public utility buildings, structures and facilities including, but not limited to:

- a) Water wells, wellhead equipment, water distribution lines and appurtenances:
- b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
- c) Flood control facilities required by applicable regulation.
- d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
- e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by application regulation.

c. Public recreation facilities including, but not limited to:

- 1) Playfields as part of a high school/middle school campus.
- 2) Trails, including pedestrian, bicycle and equestrian.
- 3) Special community events.

d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

e. Easements

f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft., permanent directional future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height: shall use consistent designs, colors and materials

g. Public and private roads or streets.

J. Uses Permitted by Right in the Horse Corral (Equine Education Area) Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area K, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

- a. Agriculture
  - 1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.
  - 2) Gardens, and associated structures
  - 3) Community Gardens
- b. Public and quasi-public facilities
  - 1) Public utility buildings, structures and facilities including but not limited to:
    - a) Water and wastewater treatment plants not exceeding 100,000-gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances
    - b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.
    - c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities
    - d) Flood control facilities required by applicable regulation.
    - e) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
    - f) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.
    - g) Easements.
- c. Public or private parks and recreational facilities including, but not limited to:
  - 1) Equestrian center, dressage riding area, stables (not intended for year-round “for rent” boarding), indoor arena, with sites not to exceed 20 acres in area, and structures, no single structure to exceed 20,000 square feet.
  - 2) Equestrian trails.
  - 3) Equine related programs and activities, including, but not limited to, trail rides, lessons, and camps.
- d. Public and private roads or streets.
- e. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
- f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet. Permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height. Designs, colors and materials shall be consistent.

K. Uses Permitted by Right in the Basecamp Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area L, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

- 1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.
- 2) Gardens, and associated structures
- 3) Community Gardens

b. Public and quasi-public facilities

- 1) Public utility buildings, structures and facilities including but not limited to:
  - a) Water and wastewater treatment plants not exceeding 100,000-gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances
  - b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.
  - c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities
  - d) Flood control facilities required by applicable regulation.
  - e) Cellular communication facilities pursuant to Douglas County Zoning Resolution
  - f) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.
  - g) Easements.

c. Public or private parks and recreational facilities including, but not limited to:

- 1) Building(s), no single structure to exceed 20,000 square feet, for:
  - a) Outdoor Education Pre-School.
  - b) Administrative offices.
- 2) Accessory structures, not to exceed 10,000 square feet per structure.
- 3) Day camps, school programs and field trips, programs, and activities for all ages.
- 4) Community camps for all ages, for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan.
- 5) Limited overnight camping. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.
- 6) Events and gatherings to support the Backcountry and its mission, or its 501c3 mission, such as, but not limited to, Outdoor Movies, Facility Rentals, Open Houses, Catered events, and similar. No limits for under 150 participants. Six per year for up to 300 people.



- d. Trails, including pedestrian, equestrian, and bicycle.
- e. Public and private roads or streets.
- f. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
- g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors, and materials.

L. Uses Permitted by Right in the Open Space Area Portion of the Open Space Conservation Area (The 7000-Acre Area)

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

- a. Wildlife support.
  - 1) Wildlife conservation area and wildlife habitat enhancement area.
  - 2) Wildlife interpretive centers at interface between 1200-acre area and 7000- acre area with sites not to exceed 10 acres.
  - 3) Wildlife migration corridors.
  - 4) Controlled wildlife viewing areas.
- b. Cultural facilities.
  - 1) Limited use of existing historic structures for a contemporary use including but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum without expanding the square footage of existing buildings.
  - 2) Archaeological sites:
    - a) Archaeological interpretive center sites, not to exceed 10 acres.
- c. Agriculture.
  - 1) Cattle, buffalo and horse ranching including raising, breeding, feeding, and selling of livestock and other animals pending review and associated structures excluding feedlots.
- d. Public and quasi-public facilities.
  - 1) Public utility buildings, structures and facilities including but not limited to:
    - a) Water and wastewater treatment plants not exceeding 100,000-gallon capacity, water wells well-head treatment equipment, water distribution lines and appurtenances.
    - b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non- compliance with applicable law; application will be stopped pending further review by the appropriate agency.
    - c) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.
    - d) Electrical (not to exceed 115 KV), telephone, communication, or natural

gas distribution facilities:

- e) Flood control facilities required by applicable regulation.
- f) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.
- g) Easements

e. Recreational facilities and uses, including but not limited to:

- 1) Community camps for all ages, for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.
- 2) Riding, hiking and biking trails, interpretive trails, trails for people with disabilities, ski touring trails, and associated vista rest stops and picnic areas and parking associated with a trail head staging area in areas near to existing roads.
- 3) Fishing ponds and casting pools in better wildlife areas.
- 4) Limited hunting for wildlife management according to Division of Wildlife guidelines only with permission from the landowner.
- 5) Polo fields.

f. Existing access roads with limited use in best wildlife areas as depicted on Exhibit F of the OSCA Plan.

g. Open space buffers.

h. Public and private roads, streets or arterials and public transportation facilities limited to near or on existing roads or as depicted on Douglas County Master Plan.

i. Interpretive identification signs shall not exceed 35 sq. ft. per sign face and trail identification signs shall not exceed 10 sq. ft. and a maximum height of 6 feet and shall use consistent designs, colors and materials.

j. One residence, used by landowner of a ranch or farm, to manage property and/or one residence for purposes of housing a caretaker to manage the subject property.

k. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the uses by right. Subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

M. Uses Permitted by Right in the Law Enforcement Training Facility Area of the Open Space Conservation Area

(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

- a. Law enforcement training facility.
- b. Water wells, well-head treatment equipment, water distribution lines and appurtenances.
- c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.
- d. Flood control facilities required by applicable regulation.
- e. Drainage discharge and flood control lines, systems and facilities including, but not limited to: Impoundment reservoirs and retaining basins, ditches, conduits and

- culverts required by applicable regulations.
- f. Public and private roads or streets.
- g. One residence, used by landowner to manage property, and/or one residence for purpose of housing a caretaker, to manage the subject property.
- h. Easements.
- i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and materials.
- j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

N. Uses Permitted by Special Review in the Open Space Conservation Area (8200-acre area)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

- a. Exploration for and extraction of mineral resources excluding sand and gravel and rock quarrying, subject to a mineral extraction plan approved by Douglas County.
- b. Water and wastewater treatment plants exceeding 100,000-gallon capacity.
- c. Community camps for all ages in the Open Space Area for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F on the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures exceeding a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage; and campfire pits. Instructional seating areas, tent pads and associated improvements.
- d. Limited use of existing structures for a contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum in excess of the square footage of existing buildings.

O. Uses Permitted by Special Review in Active Recreation and Public Facility Area a portion of the 1200-acre area as depicted in Planning Areas B-F on the Highlands Ranch Development Plan.

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

- a. Religious institutions including but not limited to churches and retreat facilities with an excess of 350 seats in the main worship area:
- b. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscaped buffer, where appropriate:
- c. Public and private colleges and universities, environmental education camps, and satellite education facilities operated by public and/or private colleges and universities with structures in excess of 50,000 sq. ft. in areas where access is available.
- d. Commercial recreation with structures in excess of 50,000 sq. feet.
- e. Recreation centers with structures in excess of 50,000 sq. ft.
- f. Recreational water park.
- g. Equestrian Center, dressage riding area, stables with sites in excess of 20 acres in area.
- h. Ice-skating rink and related facilities.
- i. Sports training center with structures in excess of 50,000 sq. ft.
- j. Commercial tobogganing and sledding hills located on north facing slopes with limited vegetation removal needed which may include artificial snowmaking equipment.
- k. Cultural Center with structures in excess of 50,000 sq. ft.

- l. Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites in excess of 1 acre.
- m. Animal rehabilitation center or wildlife hospital with sites in excess of 1-acre.
- n. Wildlife interpretive centers at interface between 1200-acre area and 7000-acre area with sites in excess of 10 acres.
- o. Dog training area
- p. Cemetery and mausoleum.

P. Uses Permitted by Special Review in Law Enforcement Training Facility Area

(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution

- a. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscape buffer, where appropriate.

Q. Development Standards for the Open Space Conservation Area

- a. Minimum lot area: none
- b. Minimum lot width and depth: none
- c. Maximum building height: 35 feet as defined on page 4-3 of the Highlands Ranch Development Guide.
- d. The following setback is required:
  - 1) Minimum setback: none, except adjacent to a public street where 20 feet is the minimum and adjacent to Planning Areas 57 and 58 where 30 feet is minimum.
  - 2) No setbacks shall be required adjacent to property lines which are merely separating uses within the Open Space Conservation Area.
- e. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project to avoid disruption to adjoining uses. Lighting levels should be limited to applicable standards.
- f. Trash and storage areas shall be shielded from view by placement within buildings or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials. Trash areas should be bear-proofed.
- g. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.
- h. Building colors should be generally warm and rich in tone in the range of natural colors and earth tones with low reflective value.
- i. Building massing should be simple and include strongly integrated geometric forms which closely reflect the activities that occur in the building.
- j. Buildings should be scaled to complement their surroundings.
- k. Glazing shall be of a non-reflective style.
- l. Design structures to step down hillsides and to fit the sloping terrain.
- m. For further direction refer to the goals and policies of the Highlands Ranch Open Space Conservation Area Plan.
- n. Wherever appropriate new wildlife friendly fencing will be installed according to Colorado Division of Wildlife Standards.

R. Acreage Calculation for the Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and Golf Course Area

a. Intent

In accordance with the 1988 OSCA Agreement and this Plan it is the intent of the "Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and the Golf Course Area" to provide up to 1200 acres for public and commercial recreation and public facility land uses.

In calculating the extent of acreage counted toward the 1200 acres for a given land use, the guiding principle shall be that of overall site integrity. In most cases the calculation shall include the entire property boundary; however it is anticipated that in some cases sufficiently large and important portions of the site may be left out of the 1200 acre accounting, as these areas are either characteristic of the "Open Space Area" or fall within specific wildlife movement corridors or buffers identified on Exhibits F and L of the OSCA Plan.

Areas that may be excluded from the 1200-acre accounting include:

- 1) 100-year flood plain when left in a natural unchannelized/unimproved state;
- 2) Significant drainage ways associated with wildlife movement corridors;
- 3) Land with slopes exceeding 20% grade, excluded from site development;
- 4) Undisturbed grassland, shrubland, riparian, or woodland vegetation that is not integral to an overall site development plan. In general, for example, land lying between golf course fairways would be considered part of the 1200-acre accounting: unless contained in areas defined by 1, 2, or 3 above, and;
- 5) Collector and arterial roads such as Monarch Blvd., Daniels Park Road, Grigs Road.

b. Accounting Maintenance and Final Determination

Douglas County will maintain a tabulation of acres attributed to the "Active Recreation and Public Facility Area, the Recreational and Education Area, the Playfield Area, Driving Training Area and the Golf Course Area" (the 1200-acre area) updated with each approved land use application. The County shall make the final determination on inclusion or exclusion of acreage in the 1200- acre tabulation.

Given both natural and man-made constraints, the Plan and its accounting methodology do not guarantee that the full 1200 acres for active recreation and public facilities will be realized.

No acreage south of the regional trail west of Monarch Blvd. extended and no acreage east of the regional trail east of Monarch Blvd. extended shall be developed in accordance with the "Active Recreation and Public Facility Area, the Recreation and Education Area, the Playfield Area, Driver Training Area, and the Golf Course Area". The only exception may be a portion of a wildlife or nature interpretive center or other permitted uses within Planning Area G and permitted uses within Planning Area I.

S. Planning Area Boundaries

The boundaries of Planning Areas A-L as depicted on the Highlands Ranch Development Plan may be modified pursuant to the procedure outlined in Section V.G of the Highland Ranch Development Guide.

T. Cultural and Historical Protection Overlay Zone

a. Intent

Native American Indian cultural activities continue today at the Tall Bull Memorial Grounds located within Daniels Park, immediately adjacent to the Highlands Ranch Open Space Conservation Area.

These activities include social gatherings, communal spiritual events such as teepee ceremonies and private spiritual undertakings such as vision quests.

The grounds provide spiritual sanctuary to 50 American Indian nations, the Native American Church, and various councils and institutions. Maintaining peaceful and visually unobstructed surroundings is of paramount concern.

Significant portions of the Highlands Ranch Open Space Area are visible from the Tall Bull Memorial Grounds.

Additional, significant cultural and historical resources lie within this area and deserve special protection. The most visually prominent resources include Daniels Park Road, Grigs/Lafayette Ranch, and the Douglas Pasture Ranch.

b. Permitted Land Uses

Land Uses shall be permitted in accordance with the provisions of the respective planning areas.

c. Development Review Standards

1) Visual Analysis

For all development requiring buildings within the Cultural and Historical Protection Overlay Zone ("The Zone") as depicted on the Highlands Ranch Development Plan, a visual analysis shall be conducted relative to at least two points within the Tall Bull Memorial Grounds. These points shall include at a minimum the central ceremonial ring and a high point along the southern boundary.

The first priority shall be to place structures in the Zone such that they will not be seen from these points.

In the event that structures cannot be fully invisible from within the Tall Bull Memorial Grounds, appropriate natural visual screening shall be required.

2) Lighting Standards

Except for more restrictive standards stated herein, all outdoor lighting within the Zone shall be in accordance with the Douglas County Zoning Resolution, as amended.

Outdoor lighting within the Zone shall be limited to the minimum required for security, utilitarian and safety purposes.

All outdoor lighting within the Zone shall be shielded to the extent that the source of illumination (bulb or direct lamp image) is not visible from any

adjacent property. Within the Zone no light trespass beyond the facility served shall be allowed or after one-hour beyond business closure, whichever is more restrictive.

No outdoor facility shall be illuminated after 10 p.m. unless for safety reasons.

Maximum fixture height for all lighting within the Zone shall be 24'.

- 3) Buildings within the Zone portion of Planning Area E shall be sited as far away from Tall Bull Memorial rounds as possible.
- 4) Development Proposal Referrals.

All development proposals within the Cultural and Historical Protection Overlay Zone shall be referred to the Tall Bull Memorial Grounds Council for their participation and input in the design review process.

U. Monarch Blvd. Contribution

Within Planning Areas D, E, and F of the Open Space Conservation Area, a fair and equitable contribution of \$ 69/ADT will be paid to Douglas County by the landowner for the following land uses, including other similar land uses as determined by the Planning Director in accordance with applicable provisions of the Highlands Ranch Development Guide and Plan and the Open Space Conservation Area Plan:

a. Uses Permitted by Right

- 1) Religious institutions at 13.13 ADT/acre;
- 2) Colleges and universities at 47.6 ADT/acre;
- 3) Commercial recreation with structures not to exceed 50,000 sq. ft. at 24 ADT/acre;
- 4) Recreation centers with structures not to exceed 50,000 sq. ft. at 24 ADT/acre; and
- 5) Sports training center with structures not to exceed 50,000 sq. ft. at 24 ADT/acre.

b) Uses Permitted by Special Review

- 1) Exploration for and extraction of mineral resources\*;
- 2) Religious institutions including but not limited to churches and retreat facilities with an excess of 350 seats in the main worship area at 13.13 ADT/acre;
- 3) Colleges and universities with structures in excess of 50,000 sq. ft. at 47.6 ADT/acre;
- 4) Commercial recreation with structures in excess of 50,000 sq. ft. at 24 ADT/acre;
- 5) Recreation centers with structures in excess of 50,000 sq. ft. at 24 ADT/ acre;
- 6) Recreational water park\*;
- 7) Equestrian Center in excess of 20-acres in area\*;
- 8) Ice-skating rink and related facilities\*;
- 9) Commercial tobogganing and sledding\*;
- 10) Cultural Center with structures in excess of 50,000 sq. ft.\*;
- 11) Amphitheater in excess of 1 acre\*;
- 12) Dog Training Area.\*



- \* Trip generation to be determined at time of approval of use by special review required traffic report.

The following land uses will not be required to make a contribution:

d. Uses Permitted by Right

- 1) All agricultural land uses as described in Article XIII-Nonurban Area Section E, Subsection a, of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2a of the Highlands Ranch Open Space Conservation Area Plan.
- 2) All public and quasi-public facilities land uses as described in Article XIII-Nonurban Area, Section E, Subsection b of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2.b of the Highlands Ranch Open Space Conservation Area Plan.
- 3) Public or private parks and recreation facilities as described in Article XIII-Nonurban Area, Section E, Subsection e, items II, 2), 5), 7), 8), 9), 10) of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2e, items 1), 2), 5), 7), 8), 9), 10) of the Highlands Ranch Open Space Conservation Area Plan.
- 4) Cultural facilities as described in Article XIII- Nonurban Area. Section E, Subsection f of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B. Subsection 2f of the Highlands Ranch Open Space Conservation Area Plan.
- 5) Wildlife support land uses as described in Article XIII-Nonurban Area. Section E. Subsection g of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2g of the Highlands Ranch Open Space Conservation Area Plan.
- 6) Permitted land uses as described in Article XIII- Nonurban Area, Section E, Subsections h, I, k, l and Chapter 2, Section B, Subsections 2h, I, k, l of the Highlands Ranch Open Space Conservation Area Plan.

e. Uses by Special Review

- 1) Uses permitted by special review as described in Article XIII-Nonurban Area, Section L, Subsections b, c, d of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 9, items b, c, d of the Highlands Ranch Open Space Conservation Area Plan; and:
- 2) Uses permitted by special review as described in Article XIII-Nonurban Area, Section M, Subsections b, m, n, p of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 10, items b, m, n, p of the Highlands Ranch Open Space Conservation Area Plan.

The payment of this contribution must be made prior to recordation of an approved Final Plat or prior to Site Improvement Plan approval, if no Final Plat is involved. This requirement is above and beyond the prior commitment of Shea Homes concerning the construction of 4100 linear feet of South Quebec Street (Monarch Blvd).

The developer of parcels within Planning Areas D, E and F shall however be responsible for causing the construction of local streets, acceleration/deceleration lanes on Monarch Blvd, as required by Douglas County, proportionate share of signage, signalization and the addition of travel lanes on Monarch Blvd, as may be required by Douglas County for the development within Planning Areas D, E, and F.

Upon the conveyance of the 33-acre Driver Training Facility Area (Planning Area I) to Douglas

County at no cost to the County.

Douglas County shall establish a credit of \$ 82,500 to the grantor of the land or its assigns (33 acres x \$ 2500/acre) toward any required payment of the \$ 69/ADT contribution.

The total amount of OSCA contributions pursuant to this commitment of \$ 69/ADT shall not exceed \$ 966,301.