

## Staff Report Addendum

**DATE:** MAY 3, 2024  
**TO:** DOUGLAS COUNTY PLANNING COMMISSIONERS  
**FROM:** ERIC PAVLINEK, PRINCIPAL PLANNER *EP*  
JEANETTE BARE, AICP, PLANNING MANAGER  
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES  
**SUBJECT:** **HIGHLANDS RANCH FILING 51A, 3<sup>RD</sup> AMENDMENT, LOT 2A – SUPPLEMENTAL INFORMATION**  
**PROJECT FILE:** LE2024-012

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The Platte River Academy Location and Extent (L & E) application for the homeschool program in Highlands Ranch went out on referral and comments were provided to the applicant on April 30, 2024. The applicant has provided a response to the referral comments.

### ATTACHMENTS

Updated Referral Agency Response Report & Referral Agency Letters  
Applicant Response to Referral Comments

**Referral Agency Response Report****Project Name:** Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A**Project File #:** LE2024-012**Date Sent:** 04/15/2024**Date Due:** 04/29/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	04/16/2024	Verbatim Response: No Comment.	No action required.
Arapahoe County Engineering Services Division		No Response Received.	
Arapahoe County PWD/ Planning	04/17/2024	Verbatim Response: No Comment.	No action required.
AT&T Long Distance - ROW	04/24/2024	Summary of Response: There should be no conflicts with the AT&T Long Lines.	
Black Hills Energy		No Response Received:	
Building Services	04/19/2024	Verbatim Response: Permit is required. Please visit Douglas County's website for requirements and contact 303-660-7494 if you have any questions.	Comments provided to applicant.
CenturyLink		No Response Received.	
City of Centennial	04/24/2024	Verbatim Response: No Comment.	No action required.
Comcast		No Response Received.	
CORE Electric Cooperative	04/25/2024	Verbatim Response: 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 required.
Douglas County Health Department	04/29/2024	See letter attached for detail.	Comments provided to applicant.
Douglas County School District RE 1		No Response Received.	
Engineering Services		Summary of Response: Engineering has no comments. See email attached for detail.	Comments provided to applicant.
Highlands Ranch Community Association		No Response Received.	
Highlands Ranch Metro District		No Response Received.	
Littleton		No Response Received.	
Office of Emergency Management	04/16/2024	Verbatim Response: OEM has no concerns with this project.	No action required.
Sheriff's Office		No Response Received.	
Sheriff's Office E911		No Response Received.	

**Referral Agency Response Report****Project Name:** Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A**Project File #:** LE2024-012**Date Sent:** 04/15/2024**Date Due:** 04/29/2024

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
South Metro Fire Rescue	04/17/2024	<p>Verbatim Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.</p> <p>This project will require code evaluation of the building for the proposed change of use to determine what modifications to the building may be required prior to using the building for the proposed new educational use.</p> <p>Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.</p>	Comments provided to applicant.
Xcel Energy-Right of Way & Permits	04/16/2024	<p>Summary of Response: Xcel Energy has no apparent conflict.</p>	Comments provided to applicant.

## Eric Pavlinek

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**From:** Terri Maulik <TMaulik@arapahoegov.com>  
**Sent:** Wednesday, April 17, 2024 4:25 PM  
**To:** Eric Pavlinek  
**Cc:** referrals@arapahogov.com  
**Subject:** AC CASE NO. O24-072 - DOUGCO REF / LE2024-012 / HIGHLANDS RANCH FILING 51A, 3RD AMDMT, LOT 2A

Eric,  
Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.



## ARAPAHOE COUNTY

### Terri L Maulik, Planning Technician

Planning Division  
Department of Public Works and Development  
6924 S Lima St., Centennial, CO 80112  
O: 720-874-6840

[tmaulik@arapahoegov.com](mailto:tmaulik@arapahoegov.com)

[www.arapahoegov.com](http://www.arapahoegov.com)

[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [Youtube](#)



# DEI

*I am committed to the journey*



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

**From:** Kim Lynch <KLynch@arapahoegov.com>  
**Sent:** Wednesday, April 17, 2024 4:08 PM  
**To:** Emily Gonzalez <EGonzalez@arapahoegov.com>; Ava Pecherzewski <APecherzewski@arapahoegov.com>; James Katzer <JKatzer@arapahoegov.com>; Michelle Lengyel <MLengyel@arapahoegov.com>; Referrals <Referrals@arapahoegov.com>; Robert Victor <RVictor@arapahoegov.com>; Roger Harvey <RHarvey@arapahoegov.com>; Ryan Seacrist <RSeacrist@arapahoegov.com>  
**Subject:** AC CASE NO. O24-072 - DOUGCO REF / LE2024-012 / HIGHLANDS RANCH FILING 51A, 3RD AMDMT, LOT 2A

LOCATION: N OF DAD CLARK DR & MAPLEWOOD DR  
DUE: 04/29/2024

With gratitude,

KIM LYNCH  
Planning Technician | PWD Planning Division  
6924 S Lima St., Centennial, CO 80112  
720-874-6650

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

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>  
Sent: Monday, April 15, 2024 10:33 AM  
To: Referrals <Referrals@arapahoegov.com>  
Subject: Douglas County eReferral (LE2024-012) Is Ready For Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There is an eReferral for your review. Please use the following link to log on to your account:  
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project number: LE2024-012

Project title: Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A

Project Description: Platte River Academy Charter School requests to add a home school support program to an existing church for up to 135 students.

This referral will close on Monday, April 29, 2024.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek  
Planning Services  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)

## Eric Pavlinek

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**From:** annb cwc64.com <annb@cwc64.com>  
**Sent:** Wednesday, April 24, 2024 3:01 PM  
**To:** Eric Pavlinek  
**Cc:** Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com  
**Subject:** Dad Clark Dr Highlands Ranch, Colorado Douglas County eReferral #LE2024-012  
**Attachments:** Dad Clark Dr Highlands Ranch, Colorado.jpg

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Dad Clark Dr Highlands Ranch, Colorado. The Earth map shows the project area in red and based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

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

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

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

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

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>  
Sent: Monday, April 15, 2024 10:33 AM  
To: annb cwc64.com <annb@cwc64.com>  
Subject: Douglas County eReferral (LE2024-012) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:  
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project number: LE2024-012

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If you have any questions, please contact me.

Sincerely,



470

PROJECT AREA

177

Dad Clark Dr

Red Fox Pl

S Maplewood Dr

Terrace Dr

Glenhaven Dr

Briarhurst Dr

Terraridge Dr

Falcon Hills Dr



## Eric Pavlinek

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**From:** Jacob Gabel  
**Sent:** Tuesday, April 30, 2024 4:38 PM  
**To:** Eric Pavlinek  
**Cc:** Chris Martin  
**Subject:** Platte River Academy: DV2024-190

Hey Eric,

Being that the school is staggering their start and stop time so that they do not conflict with the existing schools, a TIA was not required. Additionally, the County has no comments on the TMP being that the plans are for them to circulate the traffic through the on-site parking lot. Being that the number of trips and the number of students were discussed in the project narrative, 135 students and 90 trips respectively, Engineering does not have any comments at this time.

Jake



# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE

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Eric Pavlinek, Project 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 Filing 51A, 3<sup>rd</sup> Amendment, Lot 2A  
Project File #: **LE2024-012**  
S Metro Review #: REFOTH24-00060

Review date: April 17, 2024

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

**Project Summary:** The applicant, Platte River Academy, requests approval of a Location and Extent (L & E) to add a home school support program to an existing church located at 2121 Dad Clarke Drive in Highlands Ranch.

**Code Reference:** Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.

This project will require code evaluation of the building for the proposed change of use to determine what modifications to the building may be required prior to using the building for the proposed new educational use.

Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.



**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)

April 16, 2024

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

Attn: Eric Pavlinek

**Re: Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A, Case # LE2024-012**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A** and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing electric and natural gas distribution facilities within the lot.

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

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

May 03, 2024

Eric Pavlinek  
Planning Services  
100 Third Street  
Castle Rock, CO 80104

RE: Referral Agency Response Report  
Platte River Academy Renovation at Connection Church  
Land Use Application  
Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A

We received your Referral Agency Response Report dated 04/29/2024 and our replies are in bold below your comments. Please let us know if there are any issues that are not resolved in an acceptable manner.

### **BUILDING SERVICES COMMENTS:**

1. Permit is required. Please visit Douglas County's website for requirements and contact 303-660-7494 if you have any questions.

***Response: A permit application has been submitted to Douglas County.***

### **DOUGLAS COUNTY HEALTH DEPARTMENT:**

2. Water and Sewer Service: A will-serve letter has not been provided by Highlands Ranch Metro District. Upon receipt of this letter, DCHD can provide a favorable recommendation regarding the proposed method of water service and sewage disposal.

***Response: This is an existing building with existing water and sewer service. There is no anticipated change in water and sewer service. The building department will also require approval by Highlands Ranch Metro District prior to issuing a permit.***

3. Child Care Facilities: Applicants planning to open a new child care facility or extensively remodel an existing facility for preschool or BASE (Before & After School Enterprise) programs are required to submit plans to DCHD for review and approval before construction begins.

***Response: No preschool, BASE, or child care programs are planned to take place at this location.***



## ENGINEERING:

4. Being that the school is staggering their start and stop time so that they do not conflict with the existing schools, a TIA was not required. Additionally, the County has no comments on the TMP being that the plans are for them to circulate the traffic through the on-site parking lot. Being that the number of trips and the number of students were discussed in the project narrative, 135 students and 90 trips respectively, Engineering does not have any comments at this time.

*Response: No response required.*

## SOUTH METRO FIRE RESCUE:

5. South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.

This project will require code evaluation of the building for the proposed change of use to determine what modifications to the building may be required prior to the using the building for the proposed new educational use.

Applicants and Contractors are encouraged to contract SMFR regarding the applicable permit requirements for the proposed project.

*Response: A permit application has been submitted to South Metro Fire Rescue.*

## XCEL ENERGY-RIGHT OF WAY & PERMITS:

6. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A and currently has no apparent conflict. Please be aware PSCo owns and operates existing electric and natural gas distribution facilities within the lot.

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

*Response: Understood, contractor will call the Utility Notification Center prior to construction.*

Should you have any questions or concerns regarding this action please feel free to contact our office.

## HOLLIS + MILLER ARCHITECTS



Danielle Dratch

