

## Memorandum

**DATE:** JANUARY 24, 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:** MIKE PESICKA, PRINCIPAL PLANNER  
CURT WEITKUNAT, AICP, LONG RANGE PLANNING MANAGER  
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES

**SUBJECT:** **ADDITIONAL CORRESPONDENCE**  
**PINERY PLANNED DEVELOPMENT 31<sup>ST</sup> AMENDMENT**

**PROJECT FILE: ZR2023-002**

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Attached are additional items received following submittal of the Board staff report, including:

- Public Comments received by County Staff.

**Jenna Preston**  
**7998 Cistena Way**  
**Parker, Colorado 80134**

**January 24, 2025**

Attn: Mike Pesicka, Principal Planner  
mpesicka@douglas.co.us

Subject: Petition Results: Project number ZR2023-002; Shire Meadows Rezone Opposition Petition

Mr. Pesicka,

The following letter is a final petition count regarding Project # ZR2023-002 and the Major Rezoning adjacent to the Colorado Horse Park [CHP] in Parker. Our Board of County Commissioners' [BOCC] hearing is set of Tuesday 28 January 2025. I would respectfully ask that this letter and the 39 pages of petition signatures **OPPOSING the major rezoning** be added to the public record.

See letter submitted 24 September 2024, if needed. Recall, following the 19 August Planning Commission public hearing, our community reached out to the Douglas County [DOCO] equestrian community to inform them of the rezoning effort and find out how they felt about the elimination of equestrian estate properties on the 47 prairie acres adjacent to the Colorado Horse Park [CHP] if the rezoning was approved. At the suggestion of the owner of the Colorado Horse Forum, we initiated an online (Change.org) petition, to inform the equestrian community (e.g., riders, trainers, boarders, etc.) about Project Number ZR2023-002 and give them a voice to respond to the rezoning of this DOCO land.

**RESULTS:** The petition was created on Sept 6<sup>th</sup> and there was an overwhelming response of **1,314 signatures**. The signatures reflect a **100% opposition** to this major rezoning amendment request. 78% came from Colorado (1029). 53% of responders (**690**) **came directly from Douglas County**. The signatures from outside our county and state are important. They reflect how much the CHP and surrounding equestrian area attracts visitors to 'Western Living in Douglas County' that Commissioner Teal often speaks about. These visitors may also stay in our local hotels, shop, eat in our local restaurants, and refuel large trailers at our gas stations. Enhancing DOCO's economy.

The 689 petition signatures are in addition to the nearly 200 community letters and 20 property owner presentations opposing the rezone at the 19 August Planning Commission public hearing. **Recall the Planning Commission voted unanimously (6-0) with us, against rezoning.** The overall opposition is signaling you to maintain the commitment of 15 Equestrian Estates on 2 ½ acre lots documented in the Pinery planned development (PD) guide. It would be wrong and has no community support to change the zoning, permanently eliminating equestrian properties adjacent to the operational CHP.

DOCO has a solid equestrian foundation, which includes the world class CHP, accessible Bayou Gulch riding trails, county owned equestrian event, equine veterinarian/rehab services, and small equestrian-friendly businesses. Our community hopes the BOCC will take the community resistance to heart and the Planning Commissioners' recommendation and **vote to deny this major amendment** change, as it **does not meet major amendment approval criteria 1520.01, 1520.02 or 1520.03.**

Respectfully,

*Jenna Preston*

Jenna Preston

1-14-24

Dear Mike,

We oppose the rezoning of the  
Horse property.

Because:

It will make Parker Road more  
Crowded and dangerous than it is.

Overcrowding of our schools.

We moved to this Area 5 yrs  
ago to get away from crowded  
living areas.

Our Vote is No for Rezoning  
that property.

Thank You,

Chuck + Esther

Pittsck

7750 Prairie Lake Trail  
Parker, Co 80134

