

Service Plan Staff Report

Date: September 11, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development TQ
CC: DJ Beckwith, Principal Planner
Lauren Pulver, Planning Supervisor
Kati Carter, AICP, Assistant Director of Planning Resources
Subject: **Compark Business Campus Metropolitan District – Service Plan Amendment**
Project File: **SV2025-006**

Board of County Commissioners Meeting:	September 23, 2025 @ 1:30 p.m.
Board of County Commissioners Hearing:	October 14, 2025 @ 2:30 p.m.

BACKGROUND

Colorado Revised Statutes Title 32 requires the Board of County Commissioners (Board) to set a date for a public hearing on the service plan of a proposed special district or service plan amendment.

REQUEST

A. Applicant

AJ Beckman
Compark Business Campus Metro District
405 Urban St.
Lakewood, CO 80228

B. Applicant's Representative

Kristin J Bowers, Esq.
WBA Local Government Law
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122

C. Request

The applicant is requesting a hearing for consideration of, and Board action on, an Amended Service Plan for Compark Business Campus Metropolitan District.

Staff recommends that the Board set the hearing for consideration of, and action on, an Amended Service Plan for Compark Business Campus Metropolitan District for October 14th, 2025.

ATTACHMENTS	PAGE
Vicinity Map	3
Zoning Map	4

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

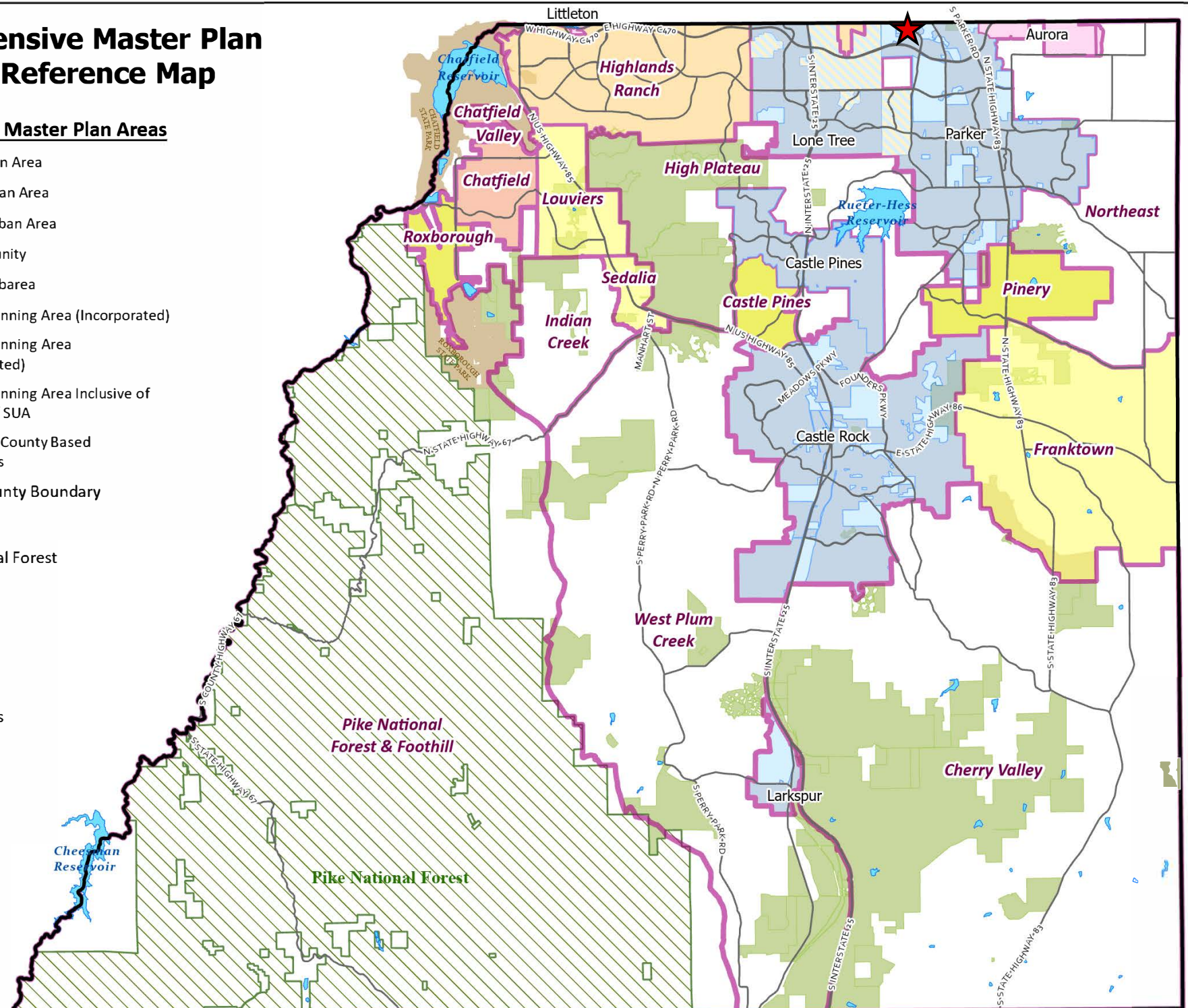
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



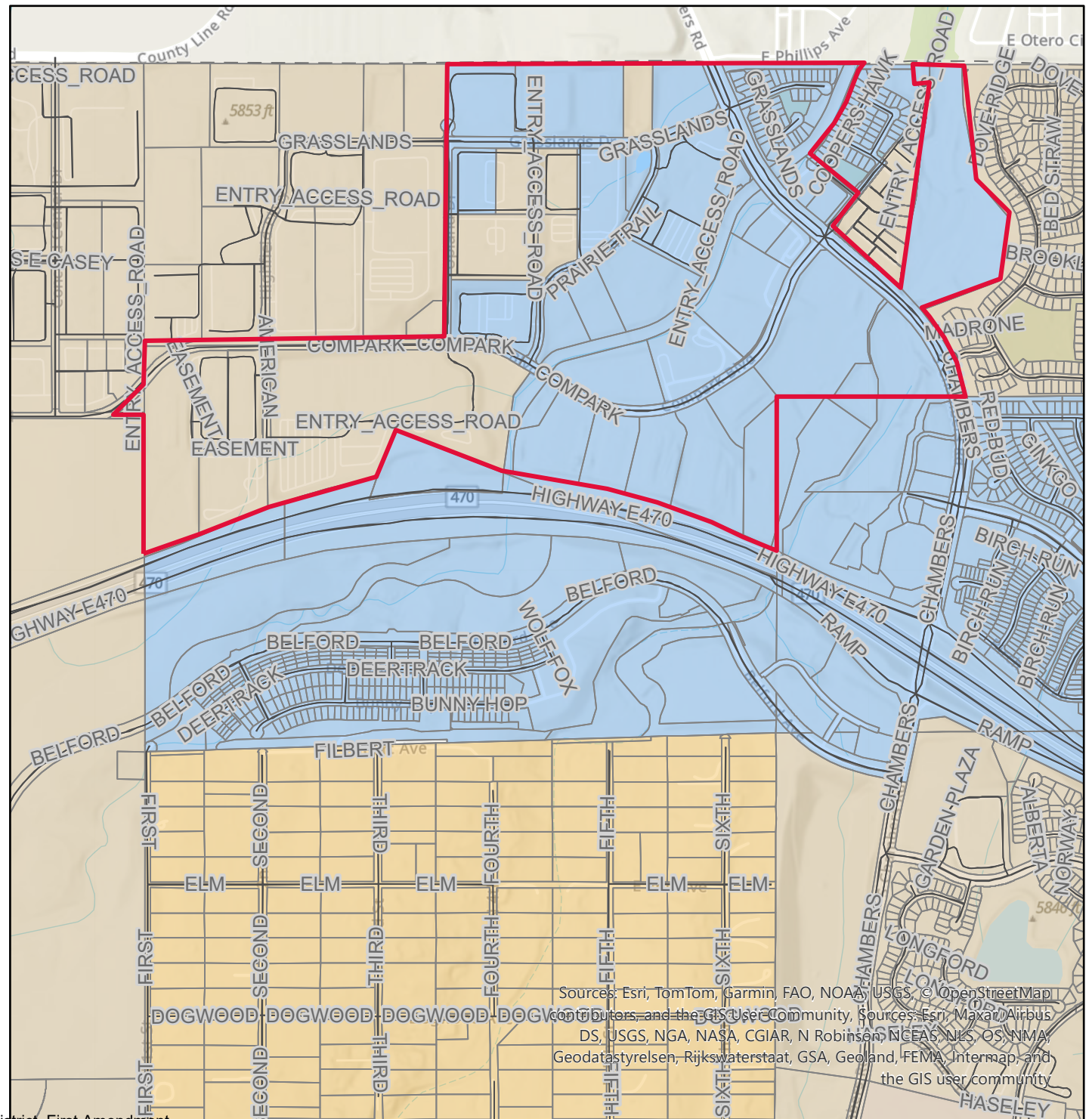
Compark Buisness Campus Metropolitan District, 1st Amendment

SV2025-006
Zoning Map



LEGEND

-  Roads
-  Major Roads
-  Parcels - PARCELS
-  A1 - AGRICULTURAL ONE
-  ER - ESTATE RESIDENTIAL
-  CTY
-  PD - PLANNED DEVELOPMENT



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community