

PRESUBMITTAL REVIEW

REVIEW DATE: December 2, 2021

TYPE OF APPLICATION: Planned Development (PD) – Major Amendment

PLANNING REVIEW FEE: \$1135

LEGAL DESCRIPTION: Roxborough Park, Parcel C1

APPLICANT REPRESENTATIVE: Coy Williams

OWNER: Martha Lahana & Frederick Henke

PRESUBMITTAL #: PS2021-281

STATE PARCEL NUMBER: 2355-114-00-001

PLEASE NOTE:

The following Presubmittal Review Findings are provided as a courtesy to the applicant. The primary purpose is to identify the review process and application(s) required. The information contained herein has been placed on file with Planning Services. Please reference this form should you decide to proceed further with your inquiry by submitting a formal Land Use Application.

Please direct all submittals to the Public Outreach & Assistance (POA) Team at 303-660-7460 or planningsubmittals@douglas.co.us.

REVIEW STAFF

PLANNING: Heather Scott, Curt Weitkunat

ENGINEERING: Chuck Smith

BUILDING: Rana Rasteh

This Presubmittal Review is intended primarily to identify the appropriate process; compliance with applicable regulations will be evaluated throughout the application review process. **While we strive to identify significant issues, the following notes may not identify all issues, even major ones that may be raised during the formal review of your application.**

BRIEF DESCRIPTION OF APPLICANT'S PROPOSAL:

The applicant proposes an amendment to the Roxborough Park PD to allow for club/resort use. Also proposed is to subdivide into 2 parcels.

CURRENT STATUS/INFORMATION:

The subject property totals approximately 35.4 acres and is located within PA 14 of the Roxborough Park Planned Development (PD). Parcel C1 is made of three separate planning areas, PA 12, PA 14, and the Golf Course. The specific boundaries of the planning areas are shown on the Roxborough Park PD, 14th Amendment and the land uses summarized below:

- PA 12 is approximately 12 acres and allows up to 94 multifamily dwelling units or 36 single family dwelling units
- PA 14 is approximately 18 acres and allows up to 108 multifamily dwelling units or 36 single family dwelling units
- The Golf Course area is approximately 5 acres and allows for golf course-related uses. No residential uses are assigned.

STAFF COMMENTS:

• PLANNING COMMENTS:

- The application will be processed as a major amendment to the Roxborough Park PD. A major amendment is required for any change in the allowed land use categories, including increases in density and intensity of uses.
- The PD establishes land uses, commitments, and development standards; and, by its adopted PD Plan, establishes Planning Area boundaries. The PD serves as the framework for the development of the site.
- Please provide a detailed, written narrative describing the amendment request and changes. It will be important to describe how the amendment meets the approval criteria, especially how it is consistent with the development standards, commitments, intent, and preservation of the planned development.
- The Club/Resort planning area also allows for those uses by right in the PR (Planned Residential) area. With the PD amendment, please describe explain how the residential units associated with PA 14 will function with the proposed resort/club uses. Please explain if the residential uses will be extinguished for PA 14.
- With a PD amendment, the Club/Resort uses could be limited in PA 14 as to eliminate potentially undesired future uses by the community.
- With a change in use for PA 14 in the Roxborough Park PD, please provide the required analysis of public facilities and services as required in DCZR Section 1521.08. Please demonstrate that access is allowed and easements are available for the proposed commercial use. Sundown Trail is a private road owned by the Roxborough Park Foundation; it will be necessary to discuss the proposed use with them. Please demonstrate that commercial access will be permitted across the parcel owned by the Arrowhead Golf Club.
- Consult with Roxborough Water & Sanitation District about the availability of water and sanitation service for a future commercial use. The County's water consultant will review the water supply information. A separate fee will be assessed for this review, payable prior to public hearings on the request.
- West Metro Fire Rescue Fire Protection District, the Roxborough Foundation, the Roxborough Water & Sanitation District, the Colorado Geologic Survey, Douglas County Engineering and Building Services, and other referral agencies as determined necessary will be asked for comments during the process. It may be helpful to discuss the proposal with these entities prior to formal submittal.
- Neighborhood meetings are not required by the Zoning Resolution but are strongly encouraged as an opportunity to present the project and answer questions and comments from neighbors.
- Courtesy notice of an application in process will be provided to adjacent property owners and other property owners as set forth in the Douglas County Zoning Resolution. The mailing will be prepared and sent by County staff. An invoice will be provided to the applicant for reimbursement of material and postage costs.
- A major amendment will be subject to noticed public hearings before the Planning Commission and the Board of County Commissioners.
- A full review of the proposal will take place during the application process. The application must comply with the Douglas County Zoning Resolution and the Douglas County Subdivision Resolution and be consistent with the Comprehensive Master Plan.
- A separate presubmittal for the subdivision and/or Site Improvement Plan may be scheduled once the PD amendment has completed the referral period.

• ENGINEERING COMMENTS:

The following items are required by Engineering Services:

- Traffic Impact Analysis, as outlined in Chapter 17, Section B of the Roadway Design and Construction Standards; Contact Chris Martin in our office to Scope the proposed TIA.
- Primary and Secondary Access: Secondary Access may be required and should be evaluated.
- Sundown Trail condition and road capacity are concerns related to proposed commercial use.
- A full review of the proposal will take place during the application process. Please be aware that Engineering review fees will apply. You may contact Engineering at 303-660-7490.

- **BUILDING COMMENTS:**

- Douglas County Building Services provides building inspection and permitting services to ensure compliance with building codes.
- A full review of the proposal by Building Services will take place during the application and permitting process.

NEXT STEP - APPLICATION PROCESS:

- An application must comply with the Douglas County Zoning Resolution Section 15, Planned Development.
- Please address the comments from this presubmittal review, both in the narrative and on the plan set, when preparing the submittal.
- **Submit the completed Land Use Application with all checklist items to the Public Outreach & Assistance (POA) Team at 303-660-7460 or planningsubmittals@douglas.co.us**
- When possible, please include electronic copies of all submittal documents.
- ***An incomplete Land Use Application submittal will not be accepted. All required checklist items must be included at time of submittal or the application will be considered incomplete and will not be accepted. Please note that the Presubmittal Findings are valid for ONE year.***