



BELLBERN
DOUGLAS COUNTY, COLORADO
COMPREHENSIVE PLAN AMENDMENT
NARRATIVE

PREPARED FOR:
DOUGLAS COUNTY

PREPARED BY:
LJA

ON BEHALF OF:
KB HOME

September 12, 2025



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Douglas County Planning Services Division
Department of Community Development
100 Third St., 2nd Floor
Castle Rock, CO 80104

Reference: Bellbern Comprehensive Plan Amendment 1st Submittal

Dear Planning Services Division:

We are pleased to submit the application for a Comprehensive Plan Amendment, located approximately at 11944 Pine Dr. and 12020 Pine Dr., east of the intersection at Pine Drive and Lincoln Avenue. The applicant is proposing the change in land use designation per the Douglas County Comprehensive Plan of three parcels: 223314208007, 223311013007, and 223311013005.

A pre-application meeting was held on July 10, 2025. At this time, having met all the preliminary requirements, the applicant is prepared to submit a formal application for a Comprehensive Plan Amendment of Douglas County.

Thank you for your consideration of this Comprehensive Plan Amendment application. We look forward to collaborating with Douglas County as part of the formal Comprehensive Plan Amendment process. Please do not hesitate to reach out with any questions or concerns to help facilitate the approval process, and we look forward to your response.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ben Carlson', written over a light blue horizontal line.

Ben Carlson
Senior Planner

Intent of Amendment

This application is for a Comprehensive Plan Amendment to be presented to the Douglas County Planning Commission. The approval is quasi-judicial in nature, requiring that all land use determinations are grounded in competent evidence and cannot be arbitrary from adopted policy. The Comprehensive Master Plan is an outline for responsible development within the County and sets forth the legal standards for evaluation of this application. These standards, rather than subjective preferences or concerns, must guide any decision towards the Comprehensive Master Plan and subsequent amendments.

This application is for a Comprehensive Plan Amendment to expand the Urban Area of the County to provide residential and commercial opportunities in a location within the County which has seen significant changes and growth patterns, including the current widening of Pine Drive north of Lincoln Avenue. This property has access to urban services and will have minimal impact on natural resources. This project will provide tax dollars through the commercial component which would be supported by existing and proposed residential homes. The Comprehensive Master Plan outlines significant continued population growth within the County, which these homes will help absorb. These homes will provide a price point intended to serve a demographic of residents seeking attainable ownership. Examples of this demographic could be teachers, public servants, empty-nesters and young families. This location is a logical and beneficial extension of the urban area due to these changes, growth patterns and current needs.

The proposed Comprehensive Plan Amendment is to redefine three parcels (223314208007, 223311013007, and 223311013005) located directly east of the intersection of Lincoln Avenue and Pine Drive, which lies on the eastern boundary of Town of Parker. These parcels are currently within the 'Northeast Subarea of the Nonurban Land Use' within the Douglas County 2040 Comprehensive Master Plan, which does not support urban-level land uses. This amendment would change the land use designation of these parcels to be included with the 'Unincorporated Parker Municipal Planning Area' within the Urban Land Use section. This amendment would allow for development to continue in a logical location within Douglas County, by providing commercial at a prominent intersection and supported by existing and proposed housing.

Following the Comprehensive Plan Amendment, a Rezoning application to a PD Planned Development zone district will be made. The current zoning is RR Rural Residential for parcel 223314208007 and A1 Agricultural One for parcels 223311013007 and 223311013005. The PD provides an opportunity for the application to zone residential and commercial, in a more flexible way than conventional zoning regulations; as well as having an opportunity to create development and design standards specific to the site. It is anticipated that the commercial planning area will be located at the Lincoln Avenue and Pine Drive intersection (west side of the site), with the residential/open space planning areas comprising the remainder of the property.

The Bellbern project is approximately 21.58-acres in total. The primary access to the site will be a full movement intersection of Pine Drive and Lincoln Avenue, north of the primary access along Pine Drive is a secondary right-in right-out access, to be incorporated with the future widening of Pine Drive. The residential planning area is currently comprised of 124 paired homes (62 buildings). Alley-loaded homes, absence of street facing garages, create an inviting, community-driven streetscape for the neighborhood with walkable streets. Homes are oriented to provide green courts between front doors promoting interaction among neighbors, fostering a sense of community and allowing for landscape between the homes. These green courts will be maintained by a homeowner's association or HOA. The Bellbern project will provide approximately 8.0-acres of open space which is about 38% of the site. This will incorporate parks and trails in conjunction with the Baldwin Gulch floodway and detention pond for substantial green space throughout the neighborhood. The paired homes located on the north and east have enhanced buffers by increasing setbacks from Code minimums and selectively placing landscape as screening.



Conceptual Site Plan

Consistency with the Goals, Objectives, Policies, and Intent of the Comprehensive Master Plan

As Douglas County has grown in this region, the 'Northeast Subarea of the Nonurban Land Use' goals, objectives, policies, and intent are being met at a reduced capacity for this area. The Nonurban policies of the Comprehensive Master Plan primarily protect non-urban resources and development patterns of urban levels of development. This amendment would change the land use designation of these parcels to be included with the 'Unincorporated Parker Municipal Planning Area' within the Urban Land Use section. This amendment would allow for development to continue in a logical location within Douglas County, by providing commercial at a prominent intersection and supported by existing and proposed housing.

Goal 3-1 aims to protect and conserve the natural and rural character of the nonurban area.

This goal is supported in that this amendment places urban development in an area that minimizes impacts to agricultural activities such as farming and ranching. Wildlife habitat, important biotic systems, and historic resources would not be impacted by the proposed development. The Baldwin Gulch in the southern portion of the site would be protected and will have minor recommended improvements from Mile High Flood District. These improvements preserve the existing floodplain limits and will preserve existing wildlife corridors and habitat opportunities.

Goal 3-2 promotes the preservation of the natural character and non-urban and rural areas.

As the County has grown, this region has seen an increase in urban development. The project site is located along Pine Drive, a 4-Lane collector roadway, which the County's 2025 capital improvements projects have scheduled to widen north of Lincoln Street. It is inconsistent to maintain this property as Nonurban in context with the surrounding existing development and services development patterns of the region. The current character of land uses in this region has changed and now provides urban opportunities. This amendment and this project will not impact the unique natural landforms and systems on this site, while maintaining no threat to the nonurban character of these features, which will allow for the development of urban uses.

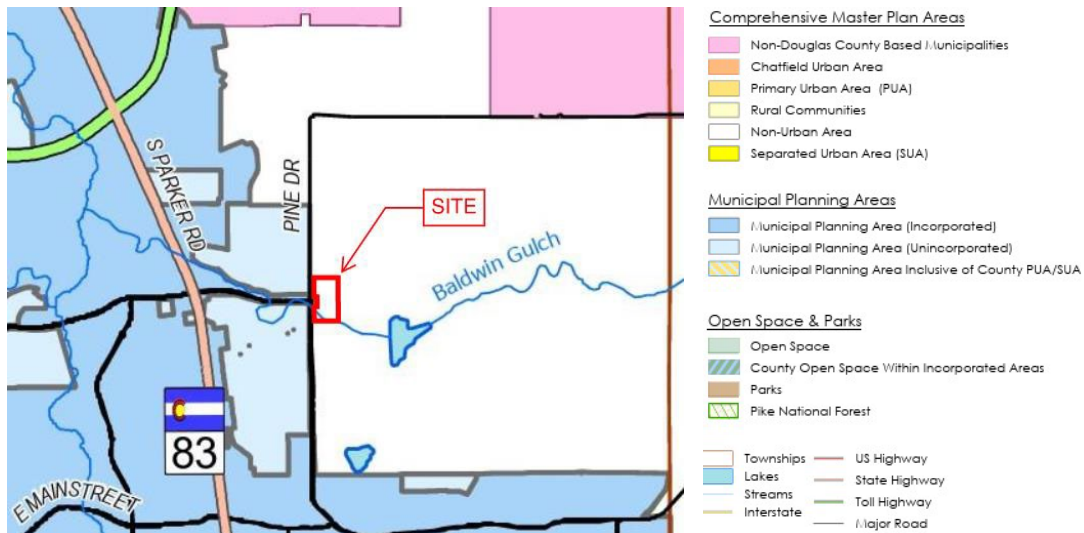
Goal 3-3 provides specific objectives and policies for the nonurban areas of the County.

This project site is currently located on the edge of the Northeast Subarea (Nonurban), adjacent to the Unincorporated Parker Municipal Planning Area (Urban). The site is directly adjacent to Pine Drive, a major roadway, and is proposing to add urban uses of commercial and residential. Due to its adjacencies, this site contains limited rural characteristics. However, the Baldwin Gulch in the southern portion of the site would be protected and will have minor recommended improvements from Mile High Flood District. These improvements preserve the existing floodplain limits and will preserve existing wildlife corridors and habitat opportunities.

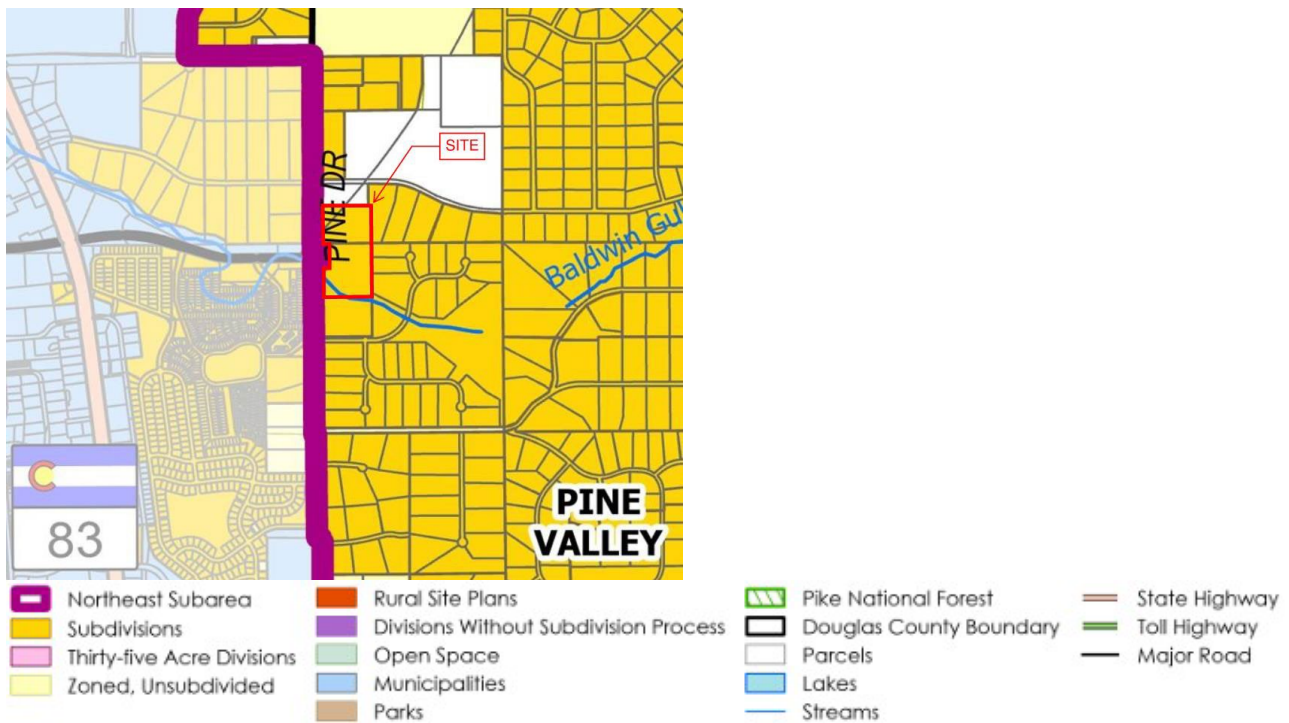
The west side of Pine Drive has been developed in an urban manner. Planned Developments have been developed to the north and the south, and Suburban Residential has been introduced to the south. The Pine Drive corridor has inherited an urban identity in this location, resulting in the County's own project to widen Pine Drive.

This project allows for the accomplishment of several Comprehensive Master Plan Urban Land Use goals. Urban development is generally characterized in Douglas County by residential uses as a gross density

greater than 1 dwelling unit per 2.5 acres, along with commercial-oriented zoning. These uses are directed primarily to the northern portion of the County, as this site is, and consider environmental and visual resources that include wildlife, habitat, recreation, and a sense of place.



Current Comprehensive Plan Land Use Map



Current Nonurban Northeast Subarea Map

Goal 2-1 encourages improving and enhancing the existing infrastructure, as well as healthy living, reduced vehicle miles, air quality maintenance, and open space conservation.

The Amendment will have an Inclusion Agreement with Parker Water and Sanitation District, which guarantees access to renewable water and sewer services for the County's newly urbanized areas. A key public benefit and long-standing policy objective is to focus development within existing service areas, thereby reducing reliance on wells and groundwater. This goal has consistently been recognized as a major public safety priority at both the state and local levels. The property's location, with a will-serve letter from the Parker Water & Sanitation District, directly supports its suitability for urban development. Future urban development will be adjacent to infrastructure, allowing easier access to services rather than spanning long distances with new roads and pipelines. Furthermore, Pine Drive is planned to be widened by Douglas County, allowing for improved access and traffic flow to nearby community resources. The proposed commercial component is intended to serve the nearby community, providing a nearby, even walkable location for the surrounding community. This allows for improved public health opportunities as well as less demand for vehicular travel.

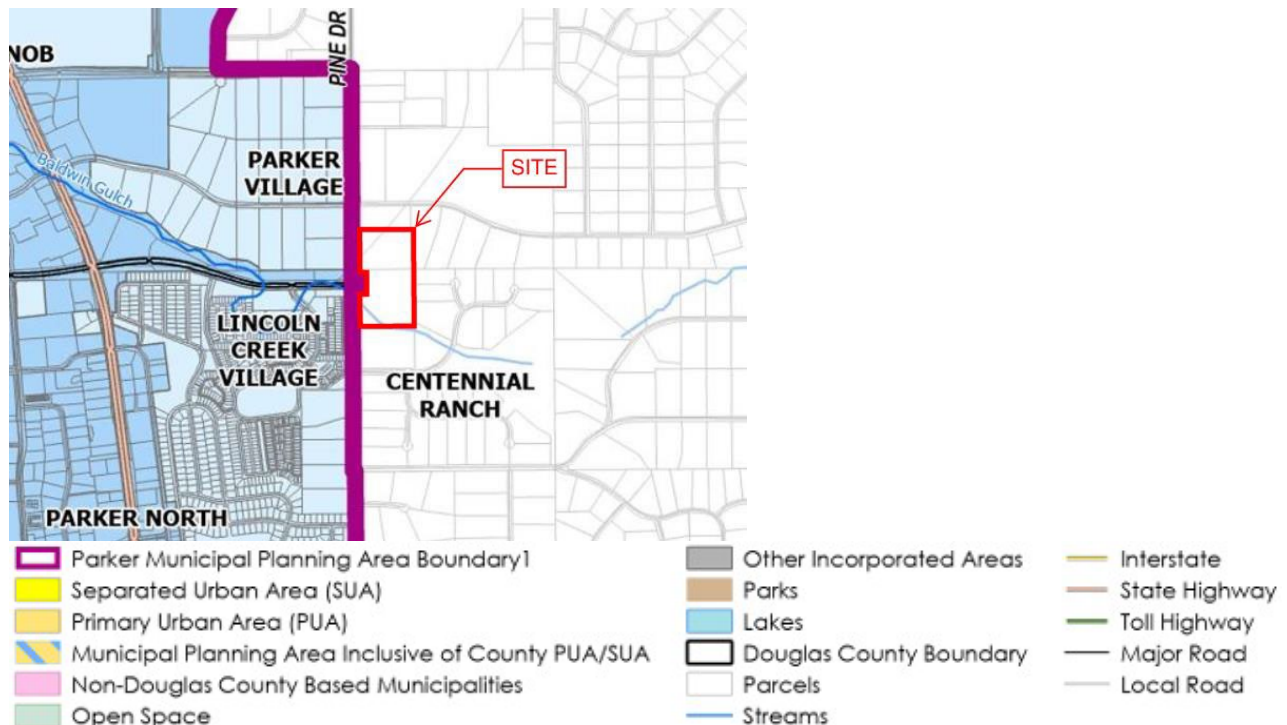
Goal 2-2 encourages the support of environmental systems comprised of water, wildlife, wildlife habitat, recreation, and sense of place.

The Baldwin Gulch in the southern portion of the site would be protected and will have minor recommended improvements from Mile High Flood District. These improvements preserve the existing floodplain limits and will preserve existing wildlife corridors and habitat opportunities. This allows for the preservation of potential wildlife and their habitat. Open space is planned adjacent to this area, which further supports the open space goals, with potential trail connections and amenities to enliven the community.

Goal 2-3 is supported by this planned open space, satisfying the connected parks, trails, and recreational facilities appropriate to the scale of the development.

Open space, parks, and trails are all proposed throughout the concept plan. These elements will meet and where possible, exceed or enhance standards outlined in the future PD application. This provides residents with numerous opportunities for recreation, such as walkable streets, trails within or connecting to adjacent trails through open spaces within a close proximity to their homes. The trail located in the south of the development will create a link, filling a gap to the County's trail system and ultimately connecting to the Cherry Creek Trail and recreational destinations.

Goals 2-4 through 2-9 are intended to be met and will be refined through the design phases of the zoning and platting portions of the process. Public spaces and gathering places for the community (Goal 2-4) and design development to complement the natural and historic landscape (2-5) will be accomplished through the more refined planning and design of the parks and open spaces, conceptually envisioned in the current plan. Goal 2-6 encourages compatibility between residential and nonresidential land uses. As the commercial component comes into form, its interaction with the adjacent homes will be respected and developed according to the Douglas County Code. The commercial use is envisioned to support the neighborhood and the adjacent community. This aids in accomplishing Goal 2-7 to foster a balanced community and support a robust economy. The design and construction of these elements will aim to conserve resources through efficient planning and implementation and modern construction techniques, helping the development to occur with essential services and infrastructure, meeting Goals 2-8 and 2-9.



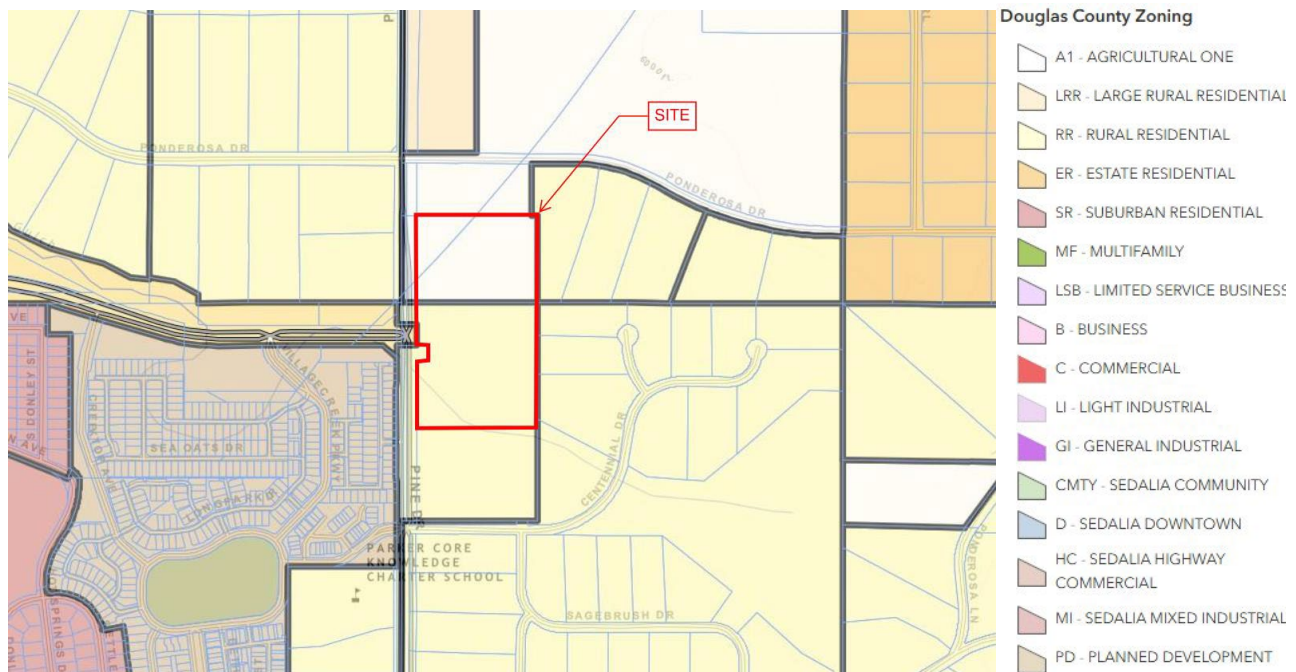
Current Parker Municipal Planning Area Map

Consistency with Maps Contained in the Comprehensive Master Plan

As demonstrated throughout this narrative, the site is consistent with the maps contained within the Comprehensive Master Plan. The overall Land Use Map demonstrates the current land use designation as a Non-Urban Area. Of the Non-Urban Areas, the site lies within the Northeast Subarea, whose map shows the site as a Subdivision in its current state. The proposed amendment to a land use designation of Unincorporated Parker Municipal Planning Area, the site is shown to be directly adjacent to the boundary of the existing Unincorporated Parker Municipal Planning Area as seen on the overall Land Use Map. The Parker Municipal Planning Area Map demonstrates this adjacency to its unincorporated land, as well as the proximity to the paired homes of Lincoln Creek Village.

Compatibility with Surrounding Land Uses and Zoning

This project is directly East of Lincoln Creek Village, which is paired homes, similar to the proposed residential of Bellbern and is zoned within Douglas County as a PD Planned Development zone district and within the Unincorporated Parker Municipal Planning Area. To the north, Spirit of Hope Lutheran Church is a compatible land-use to be adjacent to this residential and commercial development, with the residential planning area directly abutting. The remaining boundaries, west-northwest and east, are currently zoned as RR Rural Residential. Lots to the east have large backyards with considerable distance separating structures from the future development. The project is located about 1-mile from business on Main Street and Parker Road.



Current Douglas County Zoning Map

Environmental Conditions and Hazards Existing on the Site

Based on current evaluations, no known environmental hazards have been identified on the project site. This assessment reflects the findings available at this stage of development. As the project progresses, further environmental evaluations will be conducted as necessary to ensure compliance with applicable regulations and to address any emerging concerns.

Important Natural Features, Scenic Viewsheds, Riparian Corridors, and Wildlife Habitat Movement Corridors

Preliminary efforts show on the western edge of the development a Mule Deer winter concentration area. This area covers a large region to the east of the site, which contains nonurban residential uses, as well as portions west of Pine Drive and urbanized areas within the Parker Municipal Planning Area. Linked to the Baldwin Gulch is a designation of Aquatic Native Species Conservation Waters. The Baldwin Gulch in the southern portion of the site would be protected and will have minor recommended improvements from

Mile High Flood District. These improvements preserve the existing floodplain limits and will preserve existing wildlife corridors and habitat opportunities.

Historic Resources

At present, no known historical resources have been identified on the project site. This preliminary finding will be revisited as the development progresses, with further evaluations conducted as needed to ensure compliance with preservation regulations and to address any potential discoveries.

Impacts on the Existing Road Network

The proposed development will incorporate the fourth leg of the existing intersection at Pine Drive and Lincoln Street, creating a fully signaled/full movement intersection. Modifications at this intersection will provide primary access to the site and will incorporate County standards for off-site improvements, typically including landscape, sidewalks, and improved utility and grading. These County standards, along with a future traffic study and construction documents, provide an opportunity to improve current concerns of traffic congestion and safety. A second access point will operate north of the intersection as a non-signalized right-in / right-out.

Capabilities of, and Impacts on, Existing or Planned Special Districts affected by the Amendment

At this time, there are no impacts to any existing districts and no planned incorporation of additional special districts to the site.

Water Supply and Provision of Water and Sanitary Sewage Treatment

The Parker Water and Sanitation District will provide domestic water and sanitation sewer service to the site. Service will be provided and conditioned upon compliance with all District Rules and Regulations, Standards and Specifications. Tap fees paid, and/or conditions specific to the property. The inclusion agreement will be finalized with the project approval by the County. Water supply will be purchased from the District.

Availability of Public Facilities such as Schools, Parks, and Trails, Libraries, Fire Stations, etc.

Schools

This development currently feeds into the Pine Lane Elementary, Sierra Middle School, and Chaparral High School. The development is also within walking distance to the elementary and middle schools. Per existing County Code, minimum acreages required for school dedication would not be met with this development and therefore cash-in-lieu would be more appropriate in satisfying the needs of the district which will be completed during subsequent development processes. At this time, the development could anticipate contributing 50-100 students total across the 3 different schools.

Libraries

The nearest library is also south of the property on Pine Drive, near Mainstreet.

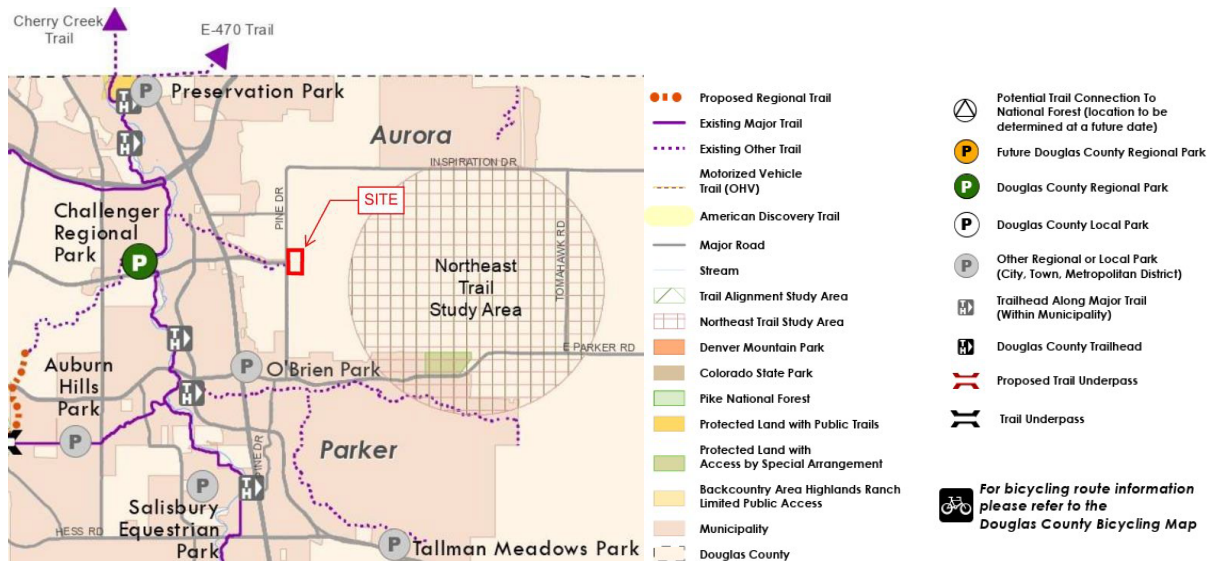
Fire/Police

Maintaining and improving services is very important to a growing community. Ensuring that essential services are readily available and responsive to the needs of all residents is a priority. Currently, the development is located within District 43 and is serviced by the Douglas County Sheriff Department.

South Metro Fire Station 41 is located about 1-mile south of the site on Pine Drive, near Mainstreet. Both entities will have the opportunity to comment on the project during this phase or future processes.

Parks and Trails

This development will have trails that seamlessly connect to the existing Douglas County trail system, connecting residents to the Cherry Creek Trail. The development's trails create opportunities to head east or west from the site. The Baldwin Gulch exists in the southern portion of the site and provides an opportunity for a trail extension towards the east, in the direction of the Northeast Trail Study Area. And to the west these trails lead to Regional and Local parks, such as Challenger Regional Park (located NW of the site), O'Brien Park, Preservation Park, Auburn Hills Park, Tallman Meadows Park, and Salisbury Equestrian Park.



Douglas County Parks and Trails Plan Map

Conditions that have Changed in the County to Warrant the Amendment

As previously stated, this location is a logical and beneficial extension of the urban area due to changes in growth patterns and current needs. The County has already recognized the need for accommodating growth by engaging in the widening of Pine Drive. The need for housing from the overall growth and demand in Douglas County allows builders to provide solutions of housing where infrastructure exists and adjacent areas of similar uses, which is in an urbanized region.

If Applicable, Evidence to Support Approval Criteria 10-2A (7) and (8), herein

These approval criteria do not apply to this application, as this application is not proposing to expand the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area.

Comprehensive Plan Amendment Approval Criteria

All of the following criteria shall be considered by the Planning Commission when approving or disapproving CMP amendment requests. All applications must demonstrate:

(1) Consistency with the spirit, intent, goals, objectives, and policies of the CMP.

RESPONSE: The Comprehensive Master Plan aims to provide vision and guidance for sustainable growth within the County. Community values drive the goals, objectives, and policies within the Comprehensive Master Plan. Some of these values are access and transportation, the natural environment, the planning process, recreation, a safe environment, and a sense of community. As Douglas County looks toward a balanced future, the focus of development lies upon providing areas for urban development to preserve open spaces and nonurban areas, promoting diversity of housing and identifying areas for commercial activities.

This amendment promotes the Urban Land Use Goals as outlined in detail within the above narrative. This project will provide a residential and commercial development along a primary roadway and nearby existing public facilities. The inclusion into the Parker Water and Sanitation District promotes urban level of development. Healthy lifestyles are encouraged through planned trail connections to parks and open spaces both within the project site as well as to nearby offerings within the region. The conservation of open space occurs through the preservation of the Baldwin Gulch floodway and is planned to be buffered from development through park space and detention facilities.

(2) Compatibility with surrounding land uses and zoning.

RESPONSE: The Amendment is compatible with the surrounding land uses and zoning. The northern land use is a church building for the Spirit of Hope Lutheran Church and is zoned within Douglas County as A1 Agricultural One. The east, south, and northern portions of the westerly properties are residential uses zoned as RR Rural Residential within Douglas County. Across Pine Drive, the southern portion of the westerly properties are paired homes within a PD Planned Development zone district within Douglas County. The homes to the west are all within the Unincorporated Parker Municipal Planning area of the Comprehensive plan.

The church and residences to the east and south are within the Northeast Subarea of the Non-Urban area. As this corridor urbanizes with development, the proposed commercial and residential land uses for this project site are a natural extension of the Unincorporated Parker Municipal Planning Area at a prominent intersection within the County. The proposed zoning of a PD Planned Development allows for similar homes to be built as exist across Pine Drive, while incorporating a commercial component to serve the community.

(3) Compatibility with existing, natural, and environmental conditions of the site and preservation of important natural features and scenic viewsheds, riparian corridors, wildlife habitat and movement corridors, and historic resources.

RESPONSE: As stated earlier, the proposed amendment request to be included in the Unincorporated Parker Municipal Planning Area will have minimal, if any, impact on existing natural and environmental conditions.

(4) Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails for the development.

RESPONSE: As stated earlier, the proposed amendment request to be included in the Unincorporated Parker Municipal Planning Area will provide adequate water supply, not exceed capacities of water and sewer treatment facilities, propose and meet transportation network

guidelines and code, allow adequate access to and from the site for vehicular, pedestrian and emergency means, life/safety and wellness will be a condition that maintains high standards for all visiting and living in the development, discussion with the School district officials will and/or have been occurring to allow for proper enrollment and support and finally parks and trails for the development exceed area requirements.

- (5) How existing and planned capabilities of the affected special districts can adequately handle the service demand.

RESPONSE: Currently, there are no impacts to any existing districts and no planned incorporation of additional special districts to the site.

- (6) How social, economic, or land use conditions of the County have changed or are in the process of changing in such a manner to support the proposed amendment to the CMP.

RESPONSE: The County is experiencing significant shifts across social, economic, and land use dimensions that collectively create a favorable environment for the proposed Amendment. As outlined in the Comprehensive Master Plan, the population growth within the County is growing rapidly. As Douglas County continues to grow, the type and location of housing and population trends will diverge from historic development patterns. The necessary growth of urban areas within the County, in logical locations, allows for the adaptation and absorption of this population and current market conditions. The ability to concentrate this population growth in or adjacent to existing urbanized areas slows for the preservation of the rural character elsewhere within the County. This site is a solution to the need expressed in the County to accommodate this growth purely by its location to all things that shape urban living. An amendment to align planning objectives of the County's evolving social fabric, economic landscape and spatial development patterns fosters sustainable growth, community well-being and resilience.

- (7) How land proposed for urban development is a logical expansion of the Primary Urban Area (PUA), Separated Urban Area (SUA), or Chatfield Urban Area, as applicable.

RESPONSE: This does not apply, as this project area is not proposed to expand those urban areas.

- (8) How the expansion of the PUA, SUA, or Chatfield Urban Area results in a compelling public benefit, as applicable.

RESPONSE: This does not apply, as this project area is not proposed to expand those urban areas.