



**DOUGLAS COUNTY COMMISSIONERS  
WORK SESSION  
Tuesday, July 22, 2025**

**A G E N D A**

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**10:00 a.m.**

**Douglas County Zoning Resolution Planned  
Development Amendment Process**

**Promotion of Agritourism Opportunities  
In Douglas County**

## Agenda Item

**Date:** July 22, 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:** Matt Jakubowski, AICP, Chief Planner  
Curt Weitkunat, AICP, Long Range Planning Manager  
Steven E. Koster, AICP, Assistant Director of Planning Services

**Subject:** **Douglas County Zoning Resolution Planned Development Amendment Process**

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### **SUMMARY**

Staff was directed by the Board to identify opportunities to remove unnecessary red tape in the Planned Development (PD) amendment sections of the Douglas County Zoning Resolution (DCZR). Staff compared the statutory requirements for PDs in Colorado Revised Statutes (C.R.S.) Section 24-67-106 against how PD Amendment applications are processed by County staff pursuant to the DCZR. Staff considered time savings, cost savings, and removal of “pain points” from the process when identifying opportunities.

### **OPPORTUNITIES FOR ADJUSTING THE PROCESS**

The opportunities for improvement to the PD amendment process are identified in a redline of DCZR Sections 1512 through 1523 and in the attached PD Amendment Comparison Tables.

1. Require a presubmittal meeting.
2. Revise all PD amendment approval criteria to align with C.R.S. Section 24-67-106.
3. Optional staff “Initial Review” to allow direct entry to the referral review period.
4. Referrals sent to “Regulatory” agencies and HOAs within 1,000 feet of a subject property.
5. Eliminate mailing of a Courtesy Notice for all PD Amendments.
6. Eliminate mailed and published public notice in Administrative PD Review.
7. Assign a public hearing date for Major PD Amendments at the closure of the referral period.
8. Eliminate the Planning Commission hearing for Major PD Amendments.
9. Eliminate required posted hearing notice for Major PD Amendments.

### **NEXT STEPS**

Staff is prepared, if directed by the Board, to initiate the Zoning Resolution amendment process to revise the Administrative and Major Amendment sections in DCZR Section 15.

## **ATTACHMENTS**

Colorado Revised Statutes Section 24-67-106  
Redline of DCZR Sections 1512 through 1523  
PD Amendment Comparison Tables

C.R.S. 24-67-106(3)(b)

Enforcement and modification of provisions of the plan

**(3)** All those provisions of the plan authorized to be enforced by the county or municipality may be modified, removed, or released by the county or municipality, subject to the following:

**(b)** Except as otherwise provided in paragraph (b.5) of this subsection (3), no substantial modification, removal, or release of the provisions of the plan by the county or municipality shall be permitted except upon a finding by the county or municipality, following a public hearing called and held in accordance with the provisions of section 24-67-104 (1)(e) that the modification, removal, or release is consistent with the efficient development and preservation of the entire planned unit development, does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest, and is not granted solely to confer a special benefit upon any person.

## SECTION 15 PD - PLANNED DEVELOPMENT DISTRICT

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### 1501 Intent

To encourage innovative and creative design and to facilitate a mix of use in the development of a balanced community including residential, business, commercial, recreational, open space, and other selected secondary uses, in accordance with Section 24-67-101, et. seq., C.R.S. Growth should occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure.

Development within this district should be designed to:

- ensure that provision is made for ample open space;
- ensure that environmentally and visually sensitive areas are preserved;
- promote layout, design and construction of residential development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area;
- provide or be located in proximity to employment and activity centers such as shopping, recreational, and community centers, health care facilities, and public transit;
- ensure the adequacy of public facilities to accommodate population growth;
- promote balanced developments of mixed housing types;
- encourage the provision of dwellings with a range of affordability; and
- otherwise implement the stated purpose and intent of this Resolution and the Douglas County Comprehensive Master Plan.

Development in this district is permitted only in accordance with a Development Plan prepared and approved in accordance with the provisions herein.

The PD zone district is characterized by neighborhoods balanced in terms of scale and identity and as a complete community with adequate schools, parks, employment opportunities, convenience retail, health services, and public transit. Pedestrian, bicycle, and automobile circulation should include connections between neighborhoods, community facilities, employment centers, and shopping centers.

### 1502 General Requirements *(Amended 9/27/22)*

Planned Developments may be controlled by one or more owners and shall be developed under unified control or by a unified plan. The owners, successors, heirs, or assigns shall be bound by the approved Development Plan, including any amendments thereto approved by the Planning Director or Board of County Commissioners.

1502.01 In order to provide uniform administrative procedures and quality development standards, Planned Developments shall conform to the following sections of this Resolution, as amended:

Sections: 1 – Administrative Provisions and Procedures  
2 – General Requirements and Exceptions

- 15 – PD – Planned Development District
- 18 – Floodplain Overlay District
- 18A – Water Supply Overlay District
- 19 – Centennial Airport Review Area – Overlay District
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- 31 – Clearing, Grading, and Land Disturbance
- 32 – Location and Extent
- 36 – Definitions

Development Plans may include more restrictive regulations than that which is included in the above listed sections, but standards shall not be established that fall below these minimum standards.

Additionally, Development Plans may include regulations for signs, parking and definitions which are not addressed by this Resolution.

- 1502.02 Mineral extraction operations processed as Planned Developments shall meet all requirements and criteria listed in the Uses Permitted by Special Review Section of this Resolution.
- 1502.03 A portion of the gross site area shall be dedicated to Douglas County for public use, or cash-in-lieu of land as required by the Douglas County Subdivision Resolution.
- 1502.04 All public utility distribution lines shall be placed underground.
- 1502.05 All uses proposed in the Planned Development shall be served by a central water and sanitation facility, unless this Zoning Resolution permits the proposed uses to be served by an individual well and an individual septic system.

**1503      Approval Criteria for Planned Development Rezoning *(Amended 11/18/14)***

The following criteria shall be considered by the Planning Commission and Board in the review of planned development rezoning applications:

- 1503.01      whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan;
- 1503.02      whether the application is in compliance with all applicable statutory provisions;
- 1503.03      whether there has been a substantial change in the character of the neighborhood, since the land was last zoned;
- 1503.04      whether the application demonstrates public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development;
- 1503.05      whether the roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development will be available concurrently with the impacts of such development;
- 1503.06      whether the proposed rezoning is compatible with the surrounding land uses;
- 1503.07      whether the subject land is suitable for the intended use and is compatible with the natural environment;
- 1503.08      whether the proposed Development Plan complies with the general requirements in 1502 herein;
- 1503.09      whether the planned development provides for unified development control under a unified plan; and
- 1503.10      whether the application is in conformance with Section 18A, Water Supply Overlay District, herein. *(Amended 5/26/2015)*

**1504      Prerequisite *(Amended 8/11/04)***

Prior to submittal of a planned development rezoning application, the applicant shall meet with staff to review the proposal and discuss the procedures and submittal requirements.

- 1504.01      The applicant shall contact the Planning Services Division and schedule a presubmittal meeting which may include the Engineering staff and other referral agencies, as deemed necessary. The applicant shall provide the following:



- 1504.01.1 a schematic plan illustrating the location and relationship of proposed uses by planning area, including access, street network, trails, parks, open space, connections to neighborhoods;
  - 1504.01.2 preliminary evidence of the availability of services, including schools, fire and sheriff protection, parks, utilities such as water, sanitary sewer, electricity, and gas; and
  - 1504.01.3 a description of the site regarding natural and man-made hazards, soils, vegetation, water features, drainages, and wildlife movement areas.
- 1504.02 The staff shall comment on the proposed planned development design; compliance with the intent of the planned development provisions, and the Comprehensive Master Plan, and explain the rezoning process. Additional review may be required at the discretion of the Director due to the size and/or complexity of the proposal.
- 1504.03 A staff comment summary shall be provided to the applicant, and to the Planning Technician for inclusion in the project file.

1505 Rezoning Submittal Process *(Amended 8/11/09)*

The rezoning application shall be submitted only after the presubmittal meeting(s) has been completed and the applicant has received the written staff comment summary from the presubmittal meeting. The submittal is processed as follows:

- 1505.01 The applicant shall submit the required submittal information to the Planning Services Division. The submittal shall be reviewed by staff and a determination of completeness shall be made within 15 calendar days. The applicant shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified. An incomplete submittal will not be processed. *(Amended 9/27/22)*
- 1505.02 Once the submittal is determined complete, staff will notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff will identify in the written notice which referral agencies are a regulatory referral agency and which referral agencies are an advisory referral agency. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution is preferred. Otherwise, referral packets shall be provided by the applicant in unsealed manila envelopes, without postage, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies. *(Amended 9/27/22)*

- 1505.03 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. In Nonurban Areas, staff shall send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein. *(Amended 4/13/2021)*
- 1505.04 If the referral agencies elect to comment, they shall comment within 21 calendar days of the date the referral packets were mailed or electronically distributed, unless the applicant grants, in writing, an extension of no more than 30 calendar days. After the 21 calendar days, if no extension is granted, any referral agency responses received will be accepted for informational purposes only and provided to the applicant, Planning Commission, and the Board. *(Amended 11/12/13)*
- All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall address the comments of all regulatory referral agencies received within the 21-calendar day referral period, or as extended by the applicant, by identifying in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide staff a written response to timely comments of any and/or all advisory referral agencies. *(Amended 9/27/22)*
- The applicant is encouraged to meet with the referral agencies and staff to address any concerns. The applicant is required to pay those fees assessed by regulatory referral agencies. *(Amended 9/27/22)*
- 1505.05 Staff will review the referral agency comments, discuss the concerns with the applicant, schedule a public hearing before the Planning Commission, notify the applicant in writing of the hearing date and time, and prepare a staff report for the Planning Commission. The applicant is responsible for public notice of the hearing in accordance with Section 1511 herein.
- 1505.06 The Planning Commission shall evaluate the rezoning request, staff report, referral agency comments, applicant responses, and public comment and testimony, and make a recommendation to the Board to approve, approve with conditions, continue, table for further study, or deny the rezoning request. The Planning Commission's decision shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.
- 1505.07 Following the recommendation by the Planning Commission, staff shall schedule a public hearing before the Board, notify the applicant in writing

of the hearing date and time, and prepare a staff report for the Board. The hearing shall be scheduled for the earliest available time taking into consideration the 14-day public noticing requirement but no later than 120 days after the final Planning Commission hearing. The applicant is responsible for public notice of the hearing in accordance with Section 1511 herein.

1505.08 For applications that propose a water supply from an Existing District, at least 21 days prior to the Board hearing, the applicant shall submit evidence of inclusion of the property into the Existing District. An inclusion agreement may be contingent on approval of the rezoning by the Board.

1505.09 The Board shall evaluate the rezoning request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the rezoning request. The Board's action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines.

1505.10 Upon approval, the Development Plan shall be recorded in accordance with Section 1510 herein.

1505.11 If denied by the Board, a resubmittal of a rezoning request for the same or substantially same request, as determined by the Director, shall not be accepted within 60 days of such denial. The applicant may appeal the decision of the Director, in writing, to the Board of Adjustment pursuant to Section 26A of this Resolution. The submittal of a new application and processing fee shall be required to pursue a proposed rezoning. *(Amended 4/10/12)*

1506 General Submittal Requirements *(Amended 11/18/14)*

1506.01 A completed application form *(available from the Planning Office)*

1506.02 Application Fee *(fee schedule available from the Planning Office)*

1506.03 Proof of ownership, which may be updated or current title insurance policy or title commitment no more than thirty days old from the date of application.

1506.04 A notarized letter of authorization from the landowner permitting a representative to process the application, as necessary.

1506.05 Project Summary *(per 1507 herein)*

- 1506.06 Plan Exhibit (*per 1508 herein*)  
Plan reductions (11"X17") shall be required for public hearing packets for the Planning Commission and the Board.
- 1506.07 Development Plan (*per 1509 herein*)  
Plan reductions (11"X17") shall be required for public hearing packets for the Planning Commission and the Board.
- 1506.08 A copy of the staff comments from the presubmittal review and any additional information, as requested by staff.
- 1506.09 Water supply documentation in accordance with Section 18A, Water Supply Overlay District, herein. (*Amended 5/26/2015*)
- 1506.10 Documentation of the physical and legal capability to provide sanitation.
- 1506.11 An analysis of the capacity of public facilities and services within the impact area.
- 1506.11.1 A traffic impact study in accordance with the Douglas County Roadway Design and Construction Standards.
- 1506.11.2 Documentation of capacity from the fire protection district in accordance with fire district level of service standards.
- 1506.11.3 Documentation of capacity from the school district in accordance with the school district capacity policy.

1507 Project Summary (*Amended 11/18/14*)

The following information shall be submitted in written narrative form, unless waived by the Director:

- 1507.01 The name and address of:
- landowner/applicant
  - representative, if applicable
  - mineral rights owner
  - water rights owner
- 1507.02 General project concept
- 1507.03 Proposed development staging and time frame.
- 1507.04 Relationship to the existing and adjacent land uses.

- 1507.05 Changes in the character of the neighborhood, since the land was last zoned, to substantiate a rezoning.
- 1507.06 A description of the availability and adequacy of public services and facilities.
- 1507.07 An analysis of the site characteristics related to the proposal, including any environmentally hazardous, sensitive or natural resource areas. Describe any natural or manmade hazards.
- 1507.08 Impacts on existing flora and fauna.
- 1507.09 Compliance with the: *(Amended 5/26/2015)*
- Douglas County Comprehensive Master Plan
  - 1041 Regulations regarding New Communities
- 1507.10 A description of the recreational facilities, including existing and proposed park sites, open space and accessibility to parks and open space areas.
- 1507.11 Any other required information as applicable when other applications are processed in conjunction with the land-use application.
- 1507.12 Comparison Analysis

Provide a chart on 8 1/2" X 11" paper comparing the proposed Development Plan to the zone district requirements of the Zoning Resolution.

<b>e.g.: MULTIFAMILY</b>	<b>Proposed</b>	<b>County</b>
Maximum Height	35'	50'
Front Setback	15'	25'
<b>e.g.: COMMERCIAL – Uses by Right</b>	<b>Proposed</b>	<b>County</b>
Retail Commercial	Yes	Yes
Car Sales/Service	Yes	Yes
Bungee Jumping	Yes	No

## 1508 Plan Exhibit

- 1508.01 The plan shall be submitted on 24" X 36" paper at a scale of 1" = 100', 1" = 200' or another scale approved by the Director. A margin, at least 1" on all sides, shall be provided on each sheet and left entirely blank.
- 1508.02 The name of the proposed planned development shall be placed at the top of each sheet along the long dimension of the sheet. Names shall not duplicate existing planned developments or subdivisions. A general legal description stating the aliquot portion of the section, section, township,

range, 6th P.M., and Douglas County shall be included under the name followed by the total acreage, number of residential units, or square footage of business, commercial, or industrial. For example:

**MEADOWBROOK PLANNED DEVELOPMENT**

A part of the S/2 of Section 9, Township 6 South, Range 67 West  
of the 6<sup>th</sup> P.M., Douglas County, CO  
475 acres – 230 dwellings – ZR\_\_-\_\_\_\_\_

- 1508.03 A written metes and bounds legal description of the land.
- 1508.04 Two vicinity maps that depict the area to be rezoned and the area which surrounds this site within a 2 mile radius. One vicinity map shall be superimposed on the Douglas County Zoning Map, and the other vicinity map shall be superimposed on the Douglas County Subdivision map, maintaining the same scale.
- 1508.05 A block in the lower right-hand corner, or along the right-hand margin, which includes the following:
- the preparation date
  - a north arrow designated as true north
  - a written and graphic scale
  - the names and addresses of the applicant, developer, engineer or surveyor who prepared the exhibit
  - the number of the sheet and the total number of sheets
- 1508.06 Indicate existing zoning of the land on the plan exhibit and the existing zoning and land uses of the adjacent land.
- 1508.07 Delineate, to scale, the existing easements or rights-of-way on the site, their use and titleholder or right holder.
- 1508.08 Show all existing structures on the site, their uses and whether they are to remain on the site.
- 1508.09 Show public access to the site and internal circulation, not limited to vehicular.
- 1508.10 Delineate right-of-way dimensions, name and surface materials for all points of access on or adjacent to the site.
- 1508.11 Show topography at 10' contour intervals including high and low spot elevations; shadow areas of 20% or greater slope, - the staff planner may request that other significant topographic conditions be depicted at greater or lesser intervals where appropriate.

- 1508.12 Graphically define all natural and man-made watercourses, retention areas, streams and lakes, and any known 100-year floodplains affecting the site.
- 1508.13 Show all adjacent land owned by the applicant, the current or intended use of such land; land not part of the rezoning request shall be noted as such.
- 1508.14 Note any unique features on the site, historical landforms, views, etc.

1509 Development Plan (Amended 8/22/07)

The Development Plan shall be prepared on 24" X 36" sheets. A margin, at least 1" on all sides, shall be provided on each sheet, and left entirely blank. The name of the planned development shall be centered on the upper portion of each sheet and the sheet number in the lower right hand corner of each sheet. Textual information shall be placed in columns 5-8 inches in width. Type style shall be sans serif (*without a fine line finishing off the main strokes of a letter*) at a minimum size of 12 pt. For processing purposes, the textual information may be prepared on 8 1/2" X 11" paper.

1509.01 Sheet 1

The name of the proposed planned development shall be centered at the top of the sheet along the long dimension of the sheet.

1509.01.1 The following wording shall be placed verbatim in columns, 5-8 inches in width, beginning in the upper left-hand column:

#### **GENERAL PROVISIONS**

##### Authority

This Development Plan is authorized by Section 15 – Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

##### Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Community Development Director or Board of County Commissioners.

##### Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for (*name of development*) is in general conformity with the Douglas County Comprehensive Master Plan; is authorized by the provision of Section 15 of the Douglas County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

##### Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of (*name of development*), provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

##### Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

##### Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

##### Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

##### Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Services Division, in order to assure maximum development limits are not exceeded.



- 1509.01.2 The statement of commitments shall follow the above in the identical format, with the following heading:

**“STATEMENT OF COMMITMENTS”**

The statement of commitments shall, in all cases, describe the development commitments including a method for assigning responsibility to heirs, successors, or assigns, and timing of the fulfillment of these commitments for the following:

- (1) Dedication: Public dedication for parks, schools, libraries, roads, drainage, etc., either in specific acreage dedication (referenced by symbol) or specific cash-in-lieu of land or facilities. Describe the proposed ownership, utility provision, improvement schedule, and maintenance provision. A provision for on-demand dedication for regional parks and trails and school sites should be stated. The applicant shall provide title insurance for County-dedicated land. In all cases, dedicated land shall be conveyed to Douglas County and the County may further convey the land to the appropriate agency.
- (2) On- or off-site improvements: Provision shall be made for the construction of, or payment of fees for, county or off-site improvements through bonding or the imposition of pro rata fees.
- (3) Wildlife preservation plan
- (4) Wetlands/riparian preservation plan
- (5) Project phasing restrictions
- (6) Fire protection
- (7) Payment of taxes on land to be dedicated for public use
- (8) Other commitments imposed by the Board

**Parks/Trails/Open Space Commitments Matrix**

Area	Plan Preparation and Approval	Construction Timing	Construction Responsibility	Maintenance Responsibility	Ownership
Park A					
Park B					
Trail					

*(Amended 3/28/01)*

- 1509.01.3 For applications where the applicant proposes creation of a New Special District to provide water service as described in Section 18A, Water Supply Overlay District, of this Resolution, the statement of commitments shall include a commitment to submit evidence of the creation of the New Special District and of execution of all intergovernmental agreements necessary for water service, prior to submittal of the first preliminary plan, minor development final plat, or site improvement plan. *(Amended 9/27/22)*

## 1509.01.4 OWNERSHIP CERTIFICATION

Name of Landowner \_\_\_\_\_

(Landowner's Signature – notarized)

I/we \_\_\_\_\_, (one of the following: qualified title insurance company, title company, title attorney, or attorney at law), duly qualified, insured or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owned in fee simple by \_\_\_\_\_ at the time of this application.

(Notarized Signature) \_\_\_\_\_

Name of Authorized Official \_\_\_\_\_

(date) \_\_\_\_\_

Name of Company: \_\_\_\_\_

OR

(Signature) (Registration No.) \_\_\_\_\_

Name of Attorney \_\_\_\_\_

(date) \_\_\_\_\_

## 1509.01.5 COUNTY CERTIFICATION

This rezoning request to Planned Development has been reviewed and found to be complete and in accordance with the (Board Resolution or Motion Number and Date) approving the Planned Development and all applicable Douglas County Regulations.

(Signature) \_\_\_\_\_

Chairman, Board of County Commissioners (date) \_\_\_\_\_

(Signature) \_\_\_\_\_

Director, Community Development \_\_\_\_\_

(date) \_\_\_\_\_

## 1509.01.6 CLERK AND RECORDER CERTIFICATION

I hereby certify that this Plan was filed in my office on this (day) of (month), 20\_\_\_\_, A.D. at \_\_\_\_ o'clock a.m./p.m., and was recorded per Reception No. \_\_\_\_\_.

\_\_\_\_\_  
Douglas County Clerk and Recorder

## 1509.01.7 INDEX

i.e.: *Sheet 1 General Provisions/Requirements*  
*Sheet 2 Development Standards*  
*Sheet 3 Development Plan*

## 1509.02 Sheet 2

The name of the proposed planned development shall be centered at the top of the sheet along the long dimension of the sheet. Beginning in the upper left-hand column of the sheet, state the following for each planning area category, e.g., single family:

### 1509.02.1 Principal Uses

### 1509.02.2 Uses Permitted by Special Review

### 1509.02.3 Accessory Uses/Structures

### 1509.02.4 Standards for Principal and Accessory Uses:

- (1) minimum lot area
- (2) minimum front, side and rear setbacks. Include a graphic representation or footprint of all typical residential structures other than single family detached, i.e., zero lot line, patio, etc. In order to provide for sufficient parking in all residential development where the garage door directly faces and is accessed by a public street, a minimum setback of 20 feet shall be required from the garage to the edge of the sidewalk nearest the garage, or, where sidewalks are not required, from the garage to the edge of the pavement
- (3) maximum building heights

### 1509.02.5 Other standards or requirements provided in 1502.01 herein

### 1509.02.6 Complete legal description - the staff planner may allow this to be provided on a separate sheet, if lengthy

## 1509.03 Sheet 3

The name of the proposed planned development shall be centered at the top of the sheet along the long dimension of the sheet. This sheet shall graphically depict the site and include the following:

### 1509.03.1 A block in the lower right-hand corner, or along the right-hand margin, which includes the following:

- North Arrow
- Graphic and written scale at 1" = 100' or 1" = 200' or as otherwise approved by the Director or staff planner
- Date of Preparation

- 1509.03.2 Two vicinity maps that depict the relationship to the surrounding area within a 2-mile radius.
- One vicinity map shall be superimposed on a current Douglas County Subdivision Map,
  - The other shall be superimposed on a current Douglas County Zoning Map, maintaining the same scale.
- 1509.03.3 Dimensions, bearings, and control points along all exterior property lines
- 1509.03.4 Topography at 10' contour intervals, including high and low spot elevations; shadow areas of 20% or greater slope - the staff planner may request that other significant topographic conditions be depicted at greater or lesser intervals where appropriate.
- 1509.03.5 Access
- (1) Arterials and collectors - In all cases, access shall be depicted to all planning areas, include right-of-way dimensions and surface width. *(Refer to the Douglas County Roadway Design and Construction Standards, the Douglas County Storm Drainage Design and Technical Criteria manual, and the Subdivision Resolution Design Guidelines).*
  - (2) Trails
  - (3) Existing Easements - The staff planner may allow them to be provided on a separate plan
- 1509.03.6 100-year floodplains - Depending upon the extent of floodplain area, the Director may permit this information to be provided on a separate sheet.
- 1509.03.7 Land Dedication
- Public or private, regional and community parks, open space and trails shall be depicted and referenced by number, letter or symbol. Local park dedication shall be determined at the time of platting.
  - All other land dedication including school, library, fire station, or sheriff substations as needed or required.
- 1509.03.8 Planning Areas
- All planning areas and open space areas shall be shown overlaid on topography at a scale that clearly delineates the planning area boundaries so that they can be located on the site.

- For each planning area shown on the Development Plan or within a separate table, indicate the following:
  - acreage
  - number of dwelling units
  - land use designation
  - residential density
  - nonresidential square footage

**NOTE:** *The number of dwellings indicated in the planning areas is the maximum number of dwellings requested, the total of which cannot exceed the total number approved for the proposed PD. The density range for each planning area, when calculated to the maximum proposed, shall not exceed the total number of dwellings for the entire PD. The actual number of dwellings approved by the Board may be less than shown on the plan due to subdivision or site improvement plan requirements or other requirements of the Board.*

#### 1509.03.9 Land Use Table

A separate land-use table, which indicates the total land use for the planned development, shall be prepared as follows:

PARTIAL EXAMPLE					
SYMBOL	LAND USE	GROSS DENSITY	UNITS	ACRES	%
SF	Single Family	3	120	40.0	26%
MF	Multi Family	9	765	35.0	23%
DP	Dedicated Parks	-	-	42.5	28%
<b>SUBTOTAL</b>		<b>8.38</b>	<b>985</b>	<b>117.5</b>	<b>77%</b>
C	Commercial	566,280 sq. ft.		25.0	17%
I	Industrial	217,800 sq. ft.		9.0	6%
<b>SUBTOTAL</b>		<b>784,080 sq. ft.</b>		<b>34.0</b>	<b>23%</b>

#### 1510 Recordation of Development Plan

- 1510.01 Upon approval by the Board, the applicant shall have six (6) months to submit 2 sets of the approved amended Development Plan on 24" X 36" tapeless, spliceless and creaseless original film mylar, 3 millimeters thick, using only permanent black ink that will adhere to drafting films (*no ball point, transfer type or stickybacks*); or an acceptable "fix-line" photographic reproduction or computer generated reproduction (*emulsion up*) of the original drawings, ready for recordation, including the recordation fees, to the staff planner. In addition, the applicant shall submit one 11" X 17" mylar reduction (*as specified above*) of the Development Plan to the Planning Services Division.

If the documents are not submitted within said time period, the PD zoning and Development Plan will be void and of no force or effect.

- 1510.02 Within 30 days of receipt of the Development Plan, the staff planner shall review the documents for compliance with the Board approval, obtain the County Official's signatures and submit to the Clerk and Recorder's Office for recordation.
- 1510.03 The Director may grant no more than one extension of time, of not more than six (6) months, upon a written request by the applicant prior to the expiration of the six (6)-month period. An extension request shall include a fee and a narrative stating the reasons for the applicant's inability to comply with the deadline, listing any changes in the character of the neighborhood, any changes in the County Comprehensive Master Plan, Subdivision Resolution, or this Resolution that have occurred since approval of the plan. Additional review of the plan may occur resulting in additional conditions, as applicable. Further extensions may be granted by the Board at a public meeting, upon written request by the applicant or staff. *(Amended 4/10/12)*
- 1510.04 If the request for an extension of time for recordation of the plan is denied by the Director, the applicant may appeal the denial in writing to the Board of Adjustment pursuant to Section 26A of this Resolution. *(Amended 4/10/12)*

1511 Notice Requirements – Rezoning

The applicant shall be responsible for public notification. In calculating the time period for public notification the day of publishing, posting, or mailing shall be counted toward the total number of days required. The day of the hearing shall not be counted toward this total.

The degree of accuracy required for the information contained in these public notices shall be that of substantial compliance with the provisions of this section. Substantial compliance for these public notices shall be determined by the Planning Commission and the Board of County Commissioners for their respective public hearings. *(Amended 3/28/01)*

1511.01 WRITTEN NOTICE *(Amended 11/18/14)*

At least 15 days prior to the Planning Commission hearing and the Board hearing, the applicant shall mail a written notice of the hearing by first-class mail to the address of each abutting landowner as such address is shown in the records of the Douglas County Assessor's Office. The notice shall read substantially the same as the published notice also required by this section.

At least seven (7) days prior to the public hearing, the applicant shall submit the following to Douglas County Planning Services:

- alphabetical list of the abutting landowners;
- map showing the site and the location of the abutting landowners;
- copy of the notice sent to the landowners; and
- certificate of mailing

The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

**CERTIFICATE OF MAILING**

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and addressed as follows:

(list of addresses)

\_\_\_\_\_  
(signature of person completing the mailing)

In the event the applicant fails to mail a notice to an abutting landowner or otherwise fails to comply with the written notice required in this section, the landowner who did not receive such complying notice may waive such notice by submitting a written waiver to Douglas County Planning prior to the hearing.

**1511.02 POSTED NOTICE** *(Amended 5/13/14)*

At least 14 days prior to the Planning Commission hearing and 14 days prior to the Board hearing, the applicant shall post a notice on the land under consideration. The notice shall consist of at least one sign facing each abutting public or private street open for travel, within 10 feet of the property line abutting such street, placed on posts at least four feet above ground level. In the event the staff planner determines a sign cannot be placed abutting such street and be visible from such street or that there is no abutting public or private street open for travel, the staff planner may require an alternate location for a sign. Additional signs may be required by the staff planner. Each sign shall measure not less than 3' x 4'. Letter size shall be a minimum of three inches high, and a minimum of six inches high for the sentence that reads, "For more information call Douglas County Planning at 303.660.7460." *(Amended 11/6/2018)*. Such notice shall read:

**NOTICE OF PUBLIC HEARING BEFORE THE**  
(PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS)

This land shall be considered for a change in zoning from (zone district) to PD – Planned Development. The public hearing is (date), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO at (time). For more information call Douglas County Planning at 303-660-7460.

File No./Name: \_\_\_\_\_

- 1511.02.1 An affidavit of sign posting shall be submitted for the file to Douglas County Planning at least 7 days prior to the hearings. The sign(s) shall be photographed by the applicant and attached to the affidavit as follows:

*(attach photo here)*  
*(Sign lettering must be legible in photo)*

I, (print name of applicant/representative/person posting sign), attest that the above sign was posted on (date) abutting (name of street).

(signature) File No./Name \_\_\_\_\_

STATE OF COLORADO     )  
  ) ss.

COUNTY OF \_\_\_\_\_)

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ as \_\_\_\_\_.

My commission expires: \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_  
Notary Public

- 1511.02.2 The sign shall be removed by the applicant within 2 weeks following the final decision by the Board.

1511.03 PUBLISHED NOTICE *(Amended 5/13/14)*

At least 14 days prior to the Planning Commission hearing and 14 days prior to the Board hearing, the applicant shall:

- publish a notice in at least one publication of a daily or a weekly legal newspaper of general circulation, printed or published in whole or in part in Douglas County; and
- provide a publisher's affidavit of said published notice to Douglas County Planning at least 7 days prior to the public hearing



The Board may direct that the notice be published in one or more additional newspapers of general circulation in Douglas County. Such notice shall read:

**NOTICE OF PUBLIC HEARING BEFORE**  
(PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS)

A public hearing will be held on (date), at (time), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, for a change in zoning from (zone district) to PD – Planned Development. The subject property is located approximately (distance and direction from nearest major intersection). For more information call Douglas County Planning at 303-660-7460.

File No./Name: \_\_\_\_\_

## 1512 Amendments to the Development Plan

The Director shall determine whether an amendment request shall be considered an administrative amendment or a major amendment based on the criteria established herein.

Requests for a decrease of the setback, minimum lot size, or increase of the maximum building height for individual lots within the Planned Development shall be processed as a variance in accordance with Section 26 of this Resolution.

## 1513 Administrative Amendment - Process Eligibility Criteria (Amended 5/13/14)

The applicant shall attend a presubmittal meeting with the Planning Services Division to discuss the procedures and submittal requirements for an administrative amendment to an approved planned development. An amendment request may be considered administrative if it meets the following criteria, as determined by the Director:

- 1513.01 Setbacks - A decrease of the required setback when such decrease is no more than a 20% change to the originally approved setback. (Amended 9/27/22)
- 1513.02 Minimum Lot Size - A decrease of the minimum lot size when such decrease is no more than a 20% change to the originally approved minimum lot size. (Amended 9/27/22)
- 1513.03 Maximum Building Height - An increase of the maximum building height when such increase is no more than a 20% change to the originally approved maximum building height. (Amended 9/27/22)
- 1513.04 Increased Number of Dwelling Units - An increase of the number of dwelling units in a planning area of 20% or less provided:
  - the change is compatible with the density range of the affected planning area of the Development Plan,

- the service providers are able to serve the additional units, and
- the proposed increase meets the overall intent of the Development Plan.

1513.05 Text Changes - Changes to the text when such changes do not alter the intent of the planned development or the commitments.

1513.06 Street Alignment - The Director, upon consultation with the County Engineer, shall determine whether a minor shift in the alignment of an arterial or collector road impacts abutting planning areas or traffic patterns such that an administrative amendment is required.

1513.07 Planning Area Boundary - Whenever a planning area boundary abuts an arterial or collector as shown on the Development Plan, the planning area boundary is the abutting right-of-way. Whenever a planning area boundary abuts either another planning area or open space, the planning area boundary is as shown on the Development Plan. A planning area boundary may be changed as noted below:

1513.07.1 the total acreage of the planning area(s) is increased by no more than 20%

1513.07.2 such change does not alter the intent of the planned development

1513.07.3 the total acreage of affected open space area(s) is not decreased; open space area(s) proposed to be reconfigured is of equal or higher value. Such factors as location, accessibility, slope and views shall be considered

1513.07.4 the proposed change to the planning area boundary does not include an inclusion or exclusion of land to the planned development

#### 1514 Administrative Amendment - Approval Criteria (Amended 5/13/14)

The following criteria shall be considered by the Director for approval of an administrative amendment:

~~1514.01 whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development;~~

1514.0201 ~~whether~~ Whether the amendment is consistent with the efficient development and preservation of the entire planned development.;

1514.0302 ~~whether~~ Whether the amendment will ~~adversely~~ affect the enjoyment of ~~the adjacent land~~ abutting upon or across a street from the planned development in a substantially adverse manner or the public interest.;

1514.0303 Whether the amendment will affect the public interest in a substantially adverse manner.;~~and~~

1514.~~0404~~ ~~whether~~ Whether the ~~amendment's~~ sole purpose of the amendment is to confer a special benefit upon an individual.

1515 Administrative Amendment - Submittal Process (Amended 5/13/14)

1515.01 The applicant shall submit the required submittal information to Planning Services. The submittal shall be reviewed by staff and a determination of completeness shall be made within 15 calendar days. The applicant shall be notified in writing if the submittal is incomplete, and any inadequacies shall be specifically identified. An incomplete submittal will not be processed.

1515.02 Once the submittal is determined complete, the applicant shall have the option of an initial staff review of the application, or direct entry into the referral period. Prior to the referral period, staff will notify the applicant of the regulatory referral agencies and homeowners associations within 1,000 feet of the subject property to receive referral packets. number of copies of the amendment required for distribution to referral agencies. Referral packets shall be provided by the applicant in unsealed manila envelopes, addressed to the appropriate referral agency, with all submittal information properly folded and compiled. The staff shall mail the packets.

~~1515.03 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein. (Amended 4/13/2021)~~

1515.~~0403~~ ~~If the referral~~ Referral agencies ~~elect to comment, they~~ shall comment within 21 calendar days of the date the referral packets were ~~mailed or electronically~~ distributed, unless the applicant grants, in writing, an extension of no more than 30 calendar days. After the 21 calendar days, if no extension is granted, any referral agency responses received will be accepted for informational purposes only and provided to the applicant.

All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall address the comments of all regulatory referral agencies received within the 21-calendar day referral period, or as extended by the applicant, by identifying in writing the extent to which the project has been revised in response to the comments. ~~The applicant~~

~~is strongly encouraged to provide staff a written response to timely comments of any and/or all advisory referral agencies. (Amended 9/27/22)~~

~~The applicant is encouraged to meet with the referral agencies and staff to address any concerns.~~

1515.0504 Within thirty 30 calendar days of the close of the referral period, the Director shall approve, or deny the request.

1515.0605 An appeal of the Director's decision regarding an administrative amendment may be submitted to the Board of Adjustment pursuant to Section 26A of this Resolution.

~~1516 — Administrative Amendment — Public Notice Requirements (Amended 5/13/14)~~

~~1516.01 — The Director shall determine whether the applicant must provide public notice. When public notice is required, the applicant shall provide notice as set forth in this section. The degree of accuracy required for the information contained in these public notices shall be that of substantial compliance with the provisions of this section. Substantial compliance for these public notices shall be determined by the Director.~~

~~1516.02 — At least 15 calendar days prior to the Director's decision, the applicant shall mail, by first class, a written notice of the proposed amendment to each homeowners' association within and abutting the planned development, and shall submit a certificate of mailing to Douglas County Planning Services seven (7) days prior to the date of the Director's decision. The notice shall read substantially the same as the published notice also required by this section. The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:~~

**CERTIFICATE OF MAILING**

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first class, postage prepaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and addressed as follows:

*(list of addresses)*

\_\_\_\_\_  
*(signature of person completing the mailing)*

~~In the event the applicant fails to mail a notice to a homeowners' association or otherwise fails to comply with the written notice required in this section, the homeowners' association that did not receive such complying notice may waive such notice by submitting a written waiver to Douglas County Planning Services prior to the Director's decision.~~

|

~~1516.03 At least 15 calendar days prior to the Director's decision, the applicant shall:~~

- ~~• publish a notice in at least one publication of a daily or a weekly legal newspaper of general circulation, printed or published in whole or in part in Douglas County; and~~
- ~~• provide a publisher's affidavit of said published notice seven (7) days prior to the Director's decision, to Planning Services. The notice shall read:~~

**NOTICE OF PROPOSED ADMINISTRATIVE AMENDMENT TO**  
(Name of Development Plan)

~~On (date) action will be taken on an administrative amendment to (name specific element and general location proposed for amendment, e.g., increase building heights by 10% in planning area C-2 located at the northeast corner of ...). Address all comments to Douglas County Planning Services, 100 Third Street, Castle Rock, CO 80104.~~

~~1517~~1516 **Administrative Amendment – Post Approval Procedures** *(Amended 5/13/14)*

~~1517~~1516.01 Within 60 calendar days of receiving approval, the applicant shall submit the amended Development Plan to Planning Services for recordation.

~~1517~~1516.01.1 ~~Two~~One (21) ~~copies~~copy of the approved amended Development Plan shall be submitted on a 24" inches by X 36" inches ~~tapeless, spliceless and creaseless original~~ mylar using only permanent black ink.

~~1517~~1516.01.2 If the amended documents are not submitted within said time period, the amendment shall be void and of no force or effect.

~~1517~~1516.02 Within 30 calendar days of submittal of the amended Development Plan to Planning Services, the staff planner shall review the documents for compliance with the Director's approval, obtain county officials' signatures, as necessary, and submit the document to the Clerk and Recorder's Office for recordation.

~~1517~~1516.03 The Director may grant no more than one (1) extension of time, of not more than six (6) months, upon a written request by the applicant prior to the expiration of the 30-day period. Further extensions may be granted by the Board at a public meeting, upon a written request by the applicant or staff.

~~1517~~1516.04 An extension request shall include a fee and a narrative stating the reasons for the applicant's inability to comply with the deadline, and any

changes in the County Comprehensive Master Plan, Subdivision Resolution, or this Resolution that have occurred since approval of the amendment. Additional review of the plan may occur resulting in additional conditions, as applicable.

~~4517~~1516.05 If the request for an extension of time for recordation of the amended plan is denied by the Director, the applicant may appeal the denial, in writing, to the Board of Adjustment pursuant to Section 26A of this Resolution.

~~4518~~1517 Administrative Amendment - Submittal Requirements (Amended 5/13/14)

~~4518~~1517.01 Completed land use application

~~4518~~1517.02 Application fee

~~4518~~1517.03 Proof of ownership which includes an updated or current title insurance policy or title commitment no more than 30 days old.

~~4518~~1517.04 A notarized letter of authorization from the landowner permitting a representative to process the application.

~~4518~~1517.05 A written narrative describing the request

~~4518~~1517.06 A written explanation of the eligibility of the request for processing as an administrative amendment in accordance with Section 1513.

~~4518~~1517.07 Three (3) copies of the appropriate portions of the Development Plan retitled with all amendments, including major amendments, numbered consecutively, and containing the required certificates. For example:

**MEADOWBROOK PLANNED DEVELOPMENT, 1ST AMENDMENT**

An administrative amendment to (specific element or planning area)

~~4518~~1517.07.1 County Certification

An administrative amendment is signed by the Director. The signature block shall read:

ADMINISTRATIVE AMENDMENT OF THE (name of PD) DEVELOPMENT PLAN AMENDING (specify element i.e., boundary of Planning Area 43) AS DEPICTED HEREON PURSUANT TO SECTION (specific section of the Development Plan).

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. THIS AMENDMENT NO. \_\_\_\_ AFFECTS ONLY (i.e., Planning Area 43) AS DESCRIBED IN FILE NO. \_\_\_\_\_.

\_\_\_\_\_  
Director of Community Development

### ~~1518.07.2~~ Clerk and Recorder Certification

State of Colorado \_\_\_\_\_ )  
\_\_\_\_\_) ss.  
County of Douglas \_\_\_\_\_ )

I hereby certify that this Plan was filed in my office on this (day) of (month), 20\_\_\_\_, A.D. at \_\_\_\_\_  
o'clock a.m./p.m., and was recorded per Reception No. \_\_\_\_\_

\_\_\_\_\_  
Douglas County Clerk and Recorder

~~1518~~1517.08 The applicant may be required to submit a subdivision application in accordance with the Douglas County Subdivision Resolution concurrent with the administrative amendment application if the proposed change impacts platted land.

### ~~1519~~1518 Major Amendment - Process Eligibility Criteria *(Amended 5/13/14)*

The applicant shall attend a presubmittal meeting with the Planning Services Division to discuss the procedures and submittal requirements for a major amendment to an approved planned development. An amendment request shall be considered a major amendment if it meets one or more of the following criteria:

~~1519~~1518.01 Setbacks - A decrease of the required setback when such decrease is greater than a 20% change to the originally approved setback. *(Amended 9/27/22)*

~~1519~~1518.02 Minimum Lot Size - A decrease of the minimum lot size which is greater than 20% of the minimum lot size originally approved. *(Amended 9/27/22)*

~~1519~~1518.03 Maximum Building Height - An increase of the maximum building height when such increase is greater than a 20% change to the originally approved maximum building height. *(Amended 9/27/22)*

~~1519~~1518.04 Increased Number of Dwelling Units - An increase of the number of dwelling units in a planning area greater than 20%.

~~1519~~1518.05 Text Changes - Substantial changes to the development standards or commitments.



~~1519~~1518.06 Street Alignment - A significant shift in the alignment of an arterial or collector, as determined by the Director.

~~1519~~1518.07 Planning Area Boundary - Whenever a planning area boundary abuts an arterial or collector as shown on the Development Plan, the planning area boundary is the abutting right-of-way. Whenever a planning area boundary abuts either another planning area or open space, the planning area boundary is as shown on the Development Plan. This planning area boundary may be changed when:

~~1519~~1518.07.1 The total acreage of the planning area is increased by more than 20%.

~~1519~~1518.07.2 The open space area is proposed to be decreased. Such factors as location, accessibility, slope and views shall be considered.

~~1519~~1518.07.3 The park and school land dedication have been approved by the County Parks, Trails and Building Grounds and the School District. *(Amended 5/26/15)*

~~1519~~1518.08 Planned Development Boundary - Any proposed increase or decrease to the perimeter boundaries that results in a change in the overall size or acreage of the Planned Development shall be subject to the rezoning process unless the land to be added is already zoned planned development.

~~1519~~1518.09 Land Use - Any change in the allowed land-use categories, including changes in densities, such as from single-family to multi-family residential.

~~1520~~1519 Major Amendment - Approval Criteria *(Amended 5/26/15)*

The following criteria shall be considered by the Board for approval of the major amendment:

~~1520.01~~ ~~Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.~~

~~1520~~1519.0201 Whether the amendment is consistent with the ~~intent~~, efficient development and preservation of the entire planned development. ~~1519~~

~~1520~~1519.0302 Whether the amendment will ~~adversely~~ affect the ~~public interest or~~ enjoyment of ~~the adjacent~~ land abutting upon or across a street from the planned development in a substantially adverse manner. ~~1519~~

1519.03 Whether the amendment will affect the public interest in a substantially adverse manner. ~~and~~

~~1520~~1519.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

~~1520.05~~ For applications proposing an increase in the intensity of allowed land uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

~~1520.06~~ Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

~~1520.07~~ Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

~~1521~~1520 Major Amendment - Submittal Requirements (Amended 5/26/15)

~~1521~~1520.01 Completed land use application (available from Planning Services)

~~1521~~1520.02 Application fee (fee schedule available from Planning Services)

~~1521~~1520.03 Proof of ownership, which includes an updated or current title insurance policy or title commitment no more than 30 days old.

~~1521~~1520.04 A notarized letter or authorization from the landowner permitting a representative to process the application.

~~1521~~1520.05 A written explanation of the request.

~~1521~~1520.06 Three (3) copies of the appropriate portions of the Development Plan retitled with all amendments including administrative amendments, numbered consecutively. For example:

**MEADOWBROOK PLANNED DEVELOPMENT, (i.e., 1st) AMENDMENT**  
A major amendment to (specific element and/or planning area)

~~1521~~1520.07 The applicant may be required to submit a subdivision application in accordance with the Douglas County Subdivision Resolution concurrent with the major amendment application showing the acreage affected and compliance with the provisions herein.

15204.08 For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, an analysis documentation of the capacity of public facilities and services within the impact area to accommodate the demands generated by the increased intensity of allowed land uses proposed.

~~45211520~~.08.1 A traffic impact study in accordance with the Douglas County Roadway Design and Construction Standards.

~~45211520~~.08.2 Documentation of capacity from the fire protection district in accordance with fire district level of service standards.

~~45211520~~.08.3 Documentation of capacity from the school district in accordance with the school district capacity policy. *(Amended 11/18/14)*

~~15221521~~ Major Amendment - Submittal Process *(Amended 5/26/15)*

~~45221521~~.01 The submittal shall be reviewed for completeness and the applicant shall be notified of any inadequacies. An incomplete submittal shall not be processed.

~~45221521~~.02 Once the submittal is determined complete, the applicant shall have the option of an initial staff review of the application, or direct entry into the referral period. Prior to the referral period, staff will notify the applicant of the regulatory referral agencies and homeowners associations within 1,000 feet of the subject property to receive referral packets. number of copies of the amendment required for distribution to referral agencies. Referral packets shall be provided by the applicant in unsealed manila envelopes, addressed to the appropriate referral agency, with all submittal information properly folded and compiled. The staff shall mail the packets.

~~1522.03~~ ~~Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. In Nonurban Areas, staff shall send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein. *(Amended 4/13/2021)*~~

~~15221521~~.0403 The referral Referral agencies shall comment within 21 calendar days of the date referral packets were ~~mailed or electronically~~ distributed, unless the applicant grants, in writing, an extension of no more than 30 calendar days. After the 21 calendar days, if no extension is granted, any referral agency responses received will be accepted for informational

purposes only and provided to the applicant, ~~Planning Commission~~, and the Board of County Commissioners.

~~15221521.0504~~ The staff planner will review the referral comments, discuss the concerns with the applicant, schedule a public hearing before the ~~Planning Commission, Board of County Commissioners at the conclusion of the referral period~~, notify the applicant of the hearing date and time, and prepare a staff report. The applicant shall be responsible for public notice, in accordance with Section 1523, herein.

~~1522.06~~ ~~The Planning Commission shall evaluate the application, referral comments, staff report, and public testimony, and make a recommendation to the Board to approve, approve with conditions, table for further study, or deny the amendment request. The Planning Commission's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines.~~

~~1522.07~~ ~~Following the recommendation by the Planning Commission, the staff planner will schedule a public hearing with the Board, and notify the applicant of the hearing date and time. The applicant shall be responsible for public notice, in accordance with Section 1523, herein.~~

~~15221521.0805~~ The Board shall evaluate the major amendment, referral agency comments, staff report, ~~the Planning Commission recommendation~~ and public testimony, and shall approve, conditionally approve, table for further study, ~~remand to the Planning Commission~~ or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines.

~~15221521.0906~~ Within 30 days of receiving approval, the applicant shall submit the amended Development Plan to Planning Services for recordation as follows:

~~15221521.0906.1~~ ~~Two~~ One (1) copies ~~copy~~ of the approved amended Development Plan shall be submitted on a 24" X 36" tapeless, spliceless and creaseless original paper mylar using only permanent black ink.

~~15221521.0906.2~~ County Certification

THIS MAJOR AMENDMENT OF THE (name of PD) DEVELOPMENT PLAN AMENDING THE (specific element, e.g., the setbacks for Planning Area 62) AS DEPICTED HEREON PURSUANT TO (specific section of Development Plan) HAS BEEN APPROVED BY BOARD RESOLUTION NO. \_\_\_\_\_ ON (month/day/year).

THIS AMENDMENT NO. \_\_\_\_\_ AFFECTS ONLY (e.g., Planning Area 62) AS DESCRIBED IN  
FILE NO. \_\_\_\_\_

(Signature) \_\_\_\_\_  
Chair, Board of Douglas County Commissioners (Date) \_\_\_\_\_

(Signature) \_\_\_\_\_  
Director of Community Development (Date) \_\_\_\_\_

### ~~1522.09.3 Clerk and Recorder Certification~~

~~I hereby certify that this Plan was filed in my office on this (day) of (month), 20\_\_\_\_, A.D. at  
\_\_\_\_ o'clock a.m./p.m., and was recorded per Reception No. \_\_\_\_\_.~~

~~\_\_\_\_\_  
Douglas County Clerk and Recorder~~

~~1522.1521.0906.43~~ If the amended documents are not submitted within said time period, the amendment shall be void and of no force or effect.

~~1522.1521.14007~~ Within 30 days the staff planner shall review the documents for compliance with the Board's approval, obtain County Officials' signatures, as necessary, and submit the document to the Clerk and Recorder for recordation.

~~1522.1521.14008~~ The Director may grant no more than one extension of time, of not more than six (6) months, upon a written request by the applicant prior to the expiration of the 30-day period. An extension request shall include a fee and a narrative stating the reasons for the applicant's inability to comply with the deadline, and any changes in the County Comprehensive Master Plan, Subdivision Resolution, or this Resolution that have occurred since approval of the amendment. Additional review of the plan may occur resulting in additional conditions, as applicable. Further extensions may be granted by the Board at a public meeting, upon a written request by the applicant or staff. *(Amended 4/10/12)*

~~1522.1521.14209~~ If the request for an extension of time for recordation of the amended plan is denied by the Director, the applicant may appeal the denial, in writing, to the Board of Adjustment pursuant to Section 26A of this Resolution. *(Amended 4/10/12)*

### ~~1523.1522~~ Major Amendment – Public Notice Requirements *(Amended 5/26/15)*

The applicant is responsible for public notification. In calculating the time period for public notification, the day of publishing, ~~posting, or and~~ mailing shall be counted toward the total number of days required. The day of the hearing shall not be counted toward this total.

The degree of accuracy required for the information contained in these public notices shall be that of substantial compliance with the provisions of this section. Substantial compliance for these public notices shall be determined by ~~the Planning Commission or~~ the Board of County Commissioners ~~for their at the respective~~ public hearings.

#### ~~1523~~1522.01 Written Notice

At least 15 days prior to the ~~Planning Commission hearing and the~~ Board hearing, the applicant shall mail a written notice of the hearing by first-class mail to the address of each abutting landowner as such address is shown in the records of the Douglas County Assessor's Office. The notice shall read substantially the same as the published notice also required by this section.

At least seven (7) days prior to the public hearing, the applicant shall submit the following to Planning Services:

- alphabetical list of the abutting landowners;
- map showing the site and the location of the abutting landowners;
- copy of the notice sent to the landowners; and
- certificate of mailing

The person completing the mailing of the written notice shall execute a certificate of mailing. Such certificate shall read as follows:

#### CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and addressed as follows:

*(list of addresses)*

*(signature of person completing the mailing)*

In the event the applicant fails to mail a notice to an abutting landowner or otherwise fails to comply with the written notice required in this section, the landowner who did not receive such complying notice may waive such notice by submitting a written waiver to Douglas County Planning Services prior to the hearing.

#### ~~1523.02~~ — Posted Notice

~~At least 14 days prior to the Planning Commission hearing and 14 days prior to the Board hearing, the applicant shall post a notice on the land under consideration. The notice shall consist of at least one (1) sign facing~~

~~each abutting public or private street open for travel, within 10 feet of the property line abutting such street, placed on posts at least 4 feet above ground level. In the event the staff planner determines a sign cannot be placed abutting such street and be visible from such street or that there is no abutting public or private street open for travel, the staff planner may require an alternate location for a sign. Additional signs may be required by the staff planner. Each sign shall measure not less than 3' X 4'. Letter size shall be a minimum of three inches high, and a minimum of six inches high for the sentence that reads, "For more information call Douglas County Planning at 303-660-7460." (Amended 11/6/2018). Said notice shall read:~~

**~~NOTICE OF PUBLIC HEARING BEFORE THE~~**  
**~~(PLANNING COMMISSION OR BOARD OF COUNTY COMMISSIONERS)~~**

~~This land shall be considered for a major amendment to the (name) Development Plan. The public hearing is (date) in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO at (time). For more information call Douglas County Planning Services at 303-660-7460.  
 File No./Name: \_\_\_\_\_~~

~~1523.02.1 — An affidavit of sign posting shall be submitted for the file in Planning Services at least seven (7) days prior to the hearings. The sign(s) shall be photographed by the applicant and attached to the affidavit as follows:~~

~~(attach photo here)~~  
~~(sign lettering must be legible in photo)~~

~~I, (print name of applicant/representative/person posting sign), attest that the above sign was posted on (date), abutting (name of street).~~

~~\_\_\_\_\_(signature)\_\_\_\_\_ File No./Name \_\_\_\_\_~~

~~STATE OF COLORADO \_\_\_\_\_)~~  
~~\_\_\_\_\_ ) ss.~~

~~COUNTY OF \_\_\_\_\_)~~

~~\_\_\_\_\_ Acknowledged before me \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ as \_\_\_\_\_.~~

~~My commission expires: \_\_\_\_\_~~

~~Witness my hand and official seal~~

~~\_\_\_\_\_  
 \_\_\_\_\_ Notary Public~~

~~1523.02.2 — The sign shall be removed by the applicant within two (2) weeks following the final decision by the Board~~

### ~~1523~~1522.0302 Published Notice

At least ~~14 days prior to the Planning Commission and~~ 14 days prior to the Board hearing, the applicant shall:

- publish a notice in at least one publication of a daily or a weekly legal newspaper of general circulation, printed or published at least in part in Douglas County; and
- provide a publisher's affidavit of said published notice seven (7) days prior to the public hearing, to Planning Services. The notice shall read:

**NOTICE OF PUBLIC HEARING BEFORE THE**  
(~~PLANNING COMMISSION OR~~ BOARD OF COUNTY COMMISSIONERS)

A public hearing will be held on (date), at (time), in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, CO, to consider a major amendment to the (name) Development Plan. The proposed amendment is to (name specific element and general location proposed for amendment, e.g., increase building heights by 10% in planning area C-2 located at the northeast corner of...). For more information call Douglas County Planning Services at 303-660-7460.

File No./Name: \_\_\_\_\_

### ~~1524~~1523 Withdrawal of an Application

The applicant may withdraw an application at any time during the process upon submittal of a written request to Planning Services.

### ~~1525~~1524 Inactive Files

Files that become inactive, whereby the applicant is required to submit additional information or request a hearing date and has failed to do so, for a period of more than six (6) months, shall become void and the resubmittal of a new application and fees shall be required to pursue the request. The Director may grant no more than two (2) extensions of time, of no more than six (6) months each, upon a written request by the applicant. After five (5) months, the staff planner shall notify the applicant, in writing, that the application will become void within 30 days. After 30 days, provided that the applicant has not submitted the required additional information or requested a hearing date, the staff planner shall notify the applicant, in writing, that the application is void. This provision shall apply to all applications on file with the County upon the effective date of adoption and any application thereafter. (*Amended 4/10/12*)



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## Proposed Planned Development Amendment Changes

DCZR Sections 1512 through 1523 - Administrative and Major PD amendments

### Proposed Changes Table

Proposed change	Current regulation	Notes	Statute reference
Require a presubmittal meeting before amendment.	Presubmittal is not required.	Best practice. A presubmittal provides procedural guidance to applicants.	Not in statute.
Include an optional “Initial Review” by staff and directly to referral.	15-day initial review is required before referral. (DCZR 1515.01 and 1522.01)	<ul style="list-style-type: none"> <li>• Potentially saves two weeks and consultant costs at the front end.</li> <li>• Without initial review there could be more comments to address after referral.</li> </ul>	Not in statute.
Revise PD amendment approval criteria to align with statute.	<ul style="list-style-type: none"> <li>• Four approval criteria for administrative amendments (DCZR 1514)</li> <li>• Seven approval criteria for major amendments (DCZR 1520)</li> </ul>	<ul style="list-style-type: none"> <li>• Aligned with statutory approval criteria.</li> <li>• Statute is silent on additional approval criteria used to consider PD amendments.</li> <li>• See approval criteria comparison below.</li> </ul>	24-67-106(3)(b)
Referrals sent to “Regulatory” agencies and to HOAs within 1,000 feet of a subject property.	Referral agencies are not limited to regulatory. HOAs referred within 2 miles. (DCZR 1515.02)	<ul style="list-style-type: none"> <li>• Potential time savings due to a more focused referral list.</li> <li>• 1,000 feet focuses referral on neighboring HOAs.</li> </ul>	Not in statute.
Eliminate mailing of a Courtesy Notice for all PD Amendments.	Courtesy notice sent to all abutting landowners. (DCZR 1515.03 and 1522.03)	<ul style="list-style-type: none"> <li>• Cost savings for applicants as they would not have to reimburse the County for materials cost.</li> <li>• Courtesy notice provides abutting landowners notice of a land use request in process.</li> </ul>	Not in statute.
Eliminate mailed and published public notice in Administrative PD Review.	Director determines public noticing requirements for administrative amendments. (DCZR 1516.01)	<ul style="list-style-type: none"> <li>• Allowed, but not required by statute.</li> <li>• Cost savings for applicants as no fees for materials, mailing, and published notice required.</li> <li>• Neighbors would not receive notice of an upcoming administrative decision.</li> </ul>	Not in statute.
Assign a public hearing date for Major PD Amendments at the closure of the referral period.	Planning Commission and Board hearings assigned separately. (DCZR 1522.05)	Time savings and reduction of an applicant pain point by assigning a hearing date to achieve. Applicant may propose different dates depending on project timeline.	Not in statute.

### Proposed Planned Development Amendment Changes

DCZR Sections 1512 through 1523 - Administrative and Major PD amendments

Proposed change	Current regulation	Notes	Statute reference
Eliminate the Planning Commission hearing for Major PD Amendments.	Planning Commission hearing required for recommendation to BCC. (DCZR 1522.06)	<ul style="list-style-type: none"><li>• Statute requires only one body to consider PD amendments.</li><li>• Time savings of two to four weeks.</li><li>• Cost savings - elimination of consultant fees for preparation and attendance at two hearings.</li><li>• Eliminates Planning Commission review, public comment, and recommendation for consideration by Board.</li></ul>	24-67-104(1)(e)
Eliminate required posted hearing notice signs for Major PD Amendments.	Posted notice signs required. (DCZR 1523.02)	<ul style="list-style-type: none"><li>• Allowed, but not required by statute.</li><li>• No time savings. Significant cost savings as signs may cost several hundred dollars apiece to produce. Some PD amendments have required as many as 10 or more signs.</li><li>• Posted notice signs are another method for notifying the public of a pending land use decision.</li></ul>	24-67-104(1)(e)

## Proposed Planned Development Amendment Changes

DCZR Sections 1512 through 1523 - Administrative and Major PD amendments

### Approval Criteria Comparison

	Current Approval Criteria	Proposed Approval Criteria
<b>PD Administrative Amendment DCZR 1515</b>	<p>1514.01 whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development;</p> <p>1514.02 whether the amendment is consistent with the efficient development and preservation of the entire planned development;</p> <p>1514.03 whether the amendment will adversely affect the enjoyment of the adjacent land or the public interest; and</p> <p>1514.04 whether the amendment's sole purpose is to confer a special benefit upon an individual.</p>	<p>1514.01 Whether the amendment is consistent with the efficient development and preservation of the entire planned development.</p> <p>1514.02 Whether the amendment will affect the enjoyment of land abutting upon or across a street from the planned development in a substantially adverse manner.</p> <p>1514.03 Whether the amendment will affect the public interest in a substantially adverse manner.</p> <p>1514.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.</p>
<b>PD Major Amendment DCZR 1520</b>	<p>1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.</p> <p>1520.02 Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.</p> <p>1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.</p> <p>1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.</p> <p>1520.05 For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.</p> <p>1520.06 Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.</p> <p>1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.</p>	<p>1519.01 Whether the amendment is consistent with the efficient development and preservation of the entire planned development.</p> <p>1519.02 Whether the amendment will affect the enjoyment of land abutting upon or across a street from the planned development in a substantially adverse manner.</p> <p>1519.03 Whether the amendment will affect the public interest in a substantially adverse manner.</p> <p>1519.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.</p>

## Agenda Item

**Date:** July 22, 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:** Kati Carter, AICP, Assistant Director of Planning Resources  
Steven E. Koster, AICP, Assistant Director of Planning Services  
**Subject:** **Promotion of Agritourism Opportunities in Douglas County**

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### **SUMMARY**

Douglas County is home to a wide range of agricultural, agricultural recreation, and related uses. While the Douglas County Zoning Resolution (DCZR) does not include “agritourism” as a specific use category, many activities associated with the term are, in fact, allowed.

Agricultural activities historically focused on cattle ranching, farming, and equestrian-related uses. In recent years, the Board of County Commissioners (Board) has approved regulations to allow for entertainment events, farmers’ markets, event centers, and expanded levels of agricultural production and product sales.

Staff has identified ways to promote and share information regarding these uses so that the public may have a better understanding of the agritourism opportunities that currently exist in the County. Staff proposes developing online content, background information regarding the history of agriculture in the County, promotional videos to make people aware of what agritourism opportunities are available to them, and how-to process tutorials to make agritourism uses more accessible.

### **DISCUSSION**

Attached is an overview of the history of agricultural in the County. This is meant to demonstrate agriculture’s importance and how it has defined the County’s culture. It can set the stage for the promotion of agritourism moving forward.

For a rural property owner attempting to decipher the regulations applicable to a broader category of possible uses and activities, it can be difficult to discern what is allowed and by which process. To make the code more user-friendly, promotional materials on the County’s website would include an overview of what uses are currently available to property owners and how-to guides for more commonly requested agritourism uses.

Should the Board want to also consider additional opportunities for agritourism, staff has prepared a framework of possible regulation amendments to further enable these uses in the County. It includes creating new use categories of agritourism activities; establishing scale-able approval processes for agritourism activities that occur throughout the year; and creating an agritourism center use where related activities are offered on-site, with the potential for overnight accommodation.

The proposed framework would establish five levels of agritourism activities with increasingly robust review processes as the potential impacts increase. The following table illustrates the proposed framework.

#### **Agritourism Activity Framework**

<b>Type of Activity</b>	<b>Example Events or Activities</b>	<b>Thresholds</b>	<b>Level of Review</b>
<b>Accessory Agritourism Activity</b>	Pumpkin patch or corn maze using existing facilities.	Maximum of 100 attendees per day. No limit on how many may occur	No zoning review.
<b>Minor Agritourism Activity</b>	Fall Festival with temporary structures and parking.	Maximum of 500 attendees for a one-day event or maximum of 300 for up to seven days.	Administrative permit issued by zoning staff.
<b>Major Agritourism Activity</b>	Fall Festival including live music with temporary structures, supplemental electrical supplies, and temporary parking.	No preset maximum attendance or duration.	Permit approved by the Board of County Commissioners at a public meeting.
<b>Agritourism Center: 35 acres or more</b>	Multiple agritourism activities throughout the year in permanent structures and with permanent parking.	No preset maximum attendance or duration.	Administrative approval of a Site Improvement by zoning staff.
<b>Agritourism Center: Less than 35 acres</b>	Multiple agritourism activities throughout the year in permanent structures and with permanent parking.	No preset maximum attendance or duration.	Use by Special Review approved by the Board of County Commissioners at a public hearing.

#### **NEXT STEPS**

Staff is prepared to discuss this further with the Board and to work with Public Affairs staff to develop the online content based on direction and input.

#### **ATTACHMENTS**

Douglas County's Agricultural Story  
 Guide to Agritourism  
 Agritourism How-To Web Video Outlines  
 Agritourism – Possible Amendments

# Douglas County's Agricultural Story: A Legacy Rooted in the Land

From Native American cultivators to present-day farming partnerships and new innovators, agriculture has shaped Douglas County's identity, economy, and sense of place for many hundreds of years.

Agriculture in Douglas County isn't just about the land—it's about the people, the perseverance, and the patterns of life that have formed a deep connection between community and the countryside. As the County looks to the future, it's worth stepping back to understand how deeply agriculture runs in the soil of our shared history.

## **Native Settlement and Pioneer Agriculture (approx. 1150 – 1896)**

Long before the arrival of Euro-American settlers, the land that is now Douglas County supported generations of Indigenous peoples who cultivated and carefully hunted the region's natural abundance. Plains and mountain tribes practiced seasonal migration, hunting, and gathering that aligned with the seasonal rounds of the deer, elk, and bison as they traveled to and from regions across the landscape. Along river corridors and sheltered valleys, they also harvested wild plants. Native peoples likely cultivated small gardens of Maize (corn). At other places, native staples such as beans and squash may also have been cultivated.

The roots of Euro-American agriculture in Douglas County were planted alongside dreams of gold. When fortune-seekers surged into Colorado during the 1859 "Pikes Peak Gold Rush", many passed through what would become Douglas County. Some that came for the gold and the support needed for the prospectors stayed and saw the potential of the land supporting agricultural production. In this earliest chapter, settlers cleared the land, built homesteads, and carved out self-reliant farms on the county's plains, on ridges, and near streambeds.

## **Growth in Agriculture (1897–1919)**

By the dawn of the 20th century, agriculture was no longer just about survival—it was about growth, innovation, and community. Farmers adapted to better irrigation techniques, railroads opened new markets, and local Granges flourished. These were the years when ranches and farms expanded, families thrived on multi-generational land, and Douglas County's name became associated with high-quality livestock and produce. These were the years of trial and transformation, as pioneer families raised hardy livestock, planted staple crops like wheat and potatoes, and some turned to the profitable business of dairy farming and established creameries. The Big Dry Creek Cheese Ranch site, in what today is the community of Highlands Ranch, is a good example of a Dairy Farm from this era.

## **New Directions in Agriculture (1920–Present)**

The decades following World War I brought rapid change to American agriculture—and Douglas County was no exception. Mechanization revolutionized production. New breeds, new crops, and new marketing channels diversified the local agricultural economy. But change also brought challenges: suburban expansion, shifting land values, and economic pressures caused some farms and ranches to consolidate or disappear.

Still, Douglas County's agricultural identity endured. Over the last century, farming and ranching here evolved—balancing tradition with innovation, conservation with productivity. The site of Cherokee Ranch and Castle is a good example of a ranching property where the owner, Ms. Tweet Kimball, imported Santa Gertrudis cattle—an innovative breed developed in Texas by crossing Brahman and Shorthorn—to test their viability in Colorado's high-altitude environment.

### **A Living Legacy**

Agriculture is more than Douglas County's past—it's a living, growing part of its future. Whether through seasonal farm stands, vineyard tours, ranch experiences, or historic barn venues, agriculture is alive and well in Douglas County.



# Guide to Agritourism

“Agritourism” means the practice of engaging in activities, events, and services that have been provided to consumers for recreational, entertainment, or educational purposes at a farm, ranch, or other agricultural, horticultural, or agribusiness operation in order to allow consumers to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources, and heritage (C.R.S. §38-13-801.5(3)(a)(III)(A)). Although Agritourism is not a specifically listed use in the DCZR, many of the activities and uses that it encompasses are allowed through a range of approval processes that reflect the intensity of the use. Information regarding these uses and processes is brought together here for ease of reference.

## **Overview of Agriculture, Agricultural Recreation, and Agritourism Uses in the Douglas County Zoning Resolution (“DCZR”)**

### **Agriculture**

Agriculture is a use by right on all properties that are nine acres or more in size in the Agricultural One (“A-1”) and Large Rural Residential (“LRR”) zone districts. Agriculture is defined as: “Land uses related to grazing or raising livestock or land uses which produce products that originate from the land’s productivity, such as farming, ranching, forestry, tree farming, animal husbandry, and horticulture.” Opportunities for limited horse boarding or training horses and riders are also available on these properties.

### **Agricultural Recreation**

Agricultural Recreational Activities are also allowed by right on properties that are nine acres or more in size in the A-1 and LRR zone districts. These activities include such things as horse shows, gymkhanas, training clinics, team ropings, rodeos, polo matches, endurance rides, hunts, or other activities involving livestock; as well as educational, instructional, or recreational activities related to agricultural activities such as farming, forestry, and horticulture.

### **Uses and activities requiring no specialized zoning approvals**

Many uses related to agritourism can be engaged in with no special zoning approvals on properties that are nine acres or more in size in the A-1 and LRR zone districts. These are the “by right” uses that characterize private use with limited public access. Horse boarding, horse riding lessons, and sale of agricultural products are the most common agritourism-related activities in this category.

- Agriculture.
- Agricultural Recreational Activities.
- Animals.
- Farm-to-table dinners by private invitation.
- Boarding up to 12 horses in A-1, or 2 horses in LRR.

- No limit on boarded horses in A-1 on parcels of 160 acres or more when certain development standards are met.
- Training of non-owned horses, or riders not related to the landowner or lessee: up to 14 lessons per week.
- Sale of agricultural and value-added agricultural products raised and produced on site.
- Value-added agricultural processing within a maximum of 1,500 square feet.

### **Uses and activities requiring minimal zoning permit or plan approvals**

Other uses and activities on properties that are nine acres or more in size in the A-1 and LRR zone districts are allowed with minimal – usually administrative – approvals. Entertainment events like pumpkin patches and corn mazes can be conducted after approval of a permit by either the Planning Director or the Board, depending on their duration or anticipated attendance. Farmers Markets that bring together multiple agricultural producers to sell their products from one location can be held with staff-approved seasonal use permits. In the A-1 zone district, event centers, equine and livestock veterinary clinics, and hay sales are allowed with administrative approval of a site plan by County staff.

- Administrative Permit or Certification Required:
  - Boarding up to 18 horses in A-1 or 8 horses in LRR.
  - Minor Entertainment Events (pumpkin patches, mazes, “fall festivals,” farm-to-table dinners, etc.). Includes both one-day events with no more than 500 attendees or events spanning no more than seven days with a limit of 300 attendees per day.
  - Event Center that is accessory to agriculture on parcels 160 acres or more (A-1 zone district only).
  - Farmers Markets.
- Administrative Site Plan Approval Required:
  - Equine and Livestock Veterinary Clinic or Hospital.
  - Event Center on parcels 80-acres or more in size (A-1 zone district only).
- Board of County Commissioners Approval Required:
  - Major Entertainment Events (pumpkin patches, mazes, “fall festivals,” farm-to-table dinners, etc.). Events that exceed either or both of the limits on duration and number of attendees that are established for Minor Entertainment Events.

### **Uses and activities requiring USR approval from the Board**

For uses with more potential for impacts on their community, the use by special review (“USR”) process is available. The USR process is focused on establishing a site plan and an operational plan that will mitigate the potential impacts these uses could otherwise have on their neighborhood. These uses require approval by the Board of County Commissioners at a public hearing.

- Bed and Breakfast.
- Boarding more than 18 horses in A-1 or more than 8 horses in LRR.
- Dude Ranch (A-1 zone district only).

- Event Center on parcels that are at least 35 acres in size but less than 80 acres.
- Horse rental stable.
- Large Greenhouse (over one acre enclosed).
- Religious Retreat (A-1 zone district only).
- Training of non-owned horses, or of riders not related to the landowner or lessee: more than 14 lessons per week.
- Veterinary Clinic or Hospital (typically smaller animals).

# Agritourism How-To Web Video Outlines

Below are outlines of two possible “how-to” videos that could be produced to provide landowners with a step-by-step guide to the processes for engaging in agritourism activities. The first, for entertainment events, lays out the formal permitting process for some event types. The second, for agriculture and agricultural recreation, would describe the many activities that require no zoning permits.

## **Entertainment Event Permits**

- 1) Entertainment Event Permit (“I want to host an event on my property”)
  - a) Intent – allow property owners in rural areas to host a variety of one-time or recurring events on their properties.
  - b) Generally, covers public events providing amusement to those attending
  - c) For parcels zoned A-1 or LRR zoning, 9 acre minimum size
- 2) Types of Activities Requiring a Permit (“What events need a permit?”)
  - a) Open to the general public, with or without admission fee
  - b) Festival – Fall festival, Scottish festival
  - c) Carnival – amusement rides, games
  - d) Performance – concert, theatrical
  - e) Fund-raising event
- 3) Types of Activities that do not need a permit (“What events don’t need a permit?”)
  - a) Fund raising events, private invite only
  - b) Wedding for family member or friend
  - c) Livestock events – rodeos, horse shows, polo match
- 4) Types of Permits: Minor Events
  - a) 7 days or less, up to 300 attendees per day
  - b) 1 day event, up to 500 attendees
  - c) Approved by Planning Staff
- 5) Types of Permits: Major Events
  - a) Event lasting more than 7 days and 300 attendees per day
  - b) Multi-year event approvals (for recurring annual events)
  - c) Approved by Board of County Commissioners
- 6) Permit Process (“What is the process for getting a permit?”)
  - a) Presubmittal review meeting first step before application
  - b) Notice sent to abutting neighbors who may have questions
  - c) Reviewed by life safety agencies
  - d) Additional permits and approvals from fire, building, engineering, or health departments
  - e) Contracting with Sheriff or State Patrol traffic control for very large events
  - f) Onsite inspections 1- 2 days before event
  - g) Final permit issued
  - h) Clean up – temporary structures removed
- 7) Submittal Requirements (“What do I need to submit, and what are the costs?”)
  - a) No cost for Permit (other agencies may have fees)
  - b) Major Event: submit application 45 days prior to event

- c) Minor Event: submit application 30 days prior to event
- d) Narrative describing event, dates, hour of operation, max attendees, other operational details
- e) Simple site plan showing event area, parking, access
- 8) Liquor Licensing for Events (“What if I want to serve liquor?”)
  - a) Special Event Liquor Permit
  - b) Must be issued to non-profit entity (several categories)
  - c) 10 day prior posting of property
  - d) Minimal permit fee
  - e) Contact
- 9) A note about other uses – commercial event centers, farmers markets
- 10) How to get in touch with us - contact

### **Agricultural Activities and Recreation**

- Sale of agricultural products
  - Value added agricultural processing
  - Farmers Markets
  - Agricultural recreation and youth orientated agricultural recreation
- 1) Agriculture Uses and Agricultural Recreation – County’s Vision
    - a) County has had a long focus on agricultural uses and associated recreational activities in its rural areas
    - b) CMP supports continued rural uses and activities within large areas of the County (show map)
    - c) Purpose of this video is to describe existing opportunities that require little to no formal approvals from the County
  - 2) Agriculture – Ranching, Farming, and Equestrian
    - a) Definition
    - b) Value Added Agricultural Production
    - c) Sales
    - d) Farmers’ Markets
    - e) Horse boarding and training
  - 3) Agricultural Recreation Activities
    - a) Definition (include recent interpretation)
    - b) Sample activities
    - c) Liquor licensing for agricultural recreation events
    - d) Other permits or land use processes required
    - e) Things to consider

# Agritourism – Possible Amendments

## Existing Definitions:

Agricultural Recreational Activities: Special activities related to livestock held for educational, instructional, or recreational purposes, including but not limited to horse shows, gymkhanas, training clinics, team ropings, rodeos, polo matches, endurance rides, hunts, or other activities involving livestock.

Entertainment Event: A public presentation for which admission is made available to the general public, held on a one time or occasional basis that provides amusement for, or holds the attention of, those in attendance.

Event Center: A facility consisting of structures or premises used to accommodate the assembly of persons for private meetings, parties, weddings, wedding receptions, reunions, birthday celebrations, charitable fundraisers, and other social engagement purposes, or similar such uses, in exchange for remuneration of any kind. Such use may include the provision of food, beverages, and entertainment. Event Center shall not include any use component of a sexually oriented business, as defined herein.

## New Definitions:

Agritourism: The practice of engaging in activities, events, and services provided for recreational, entertainment, or educational purposes at a farm, ranch, or other agricultural, horticultural, or agribusiness operation to allow participants to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources, and heritage.

Agritourism Activity: An agritourism activity for which admission is made available to the general public, held on a one time or occasional basis that provides recreation, entertainment, or education for those in attendance.

Accessory Agritourism Activity: An Agritourism Activity with a daily attendance of less than 100 persons.

Minor Agritourism Activity: An Agritourism Activity that meets one of the following limitations:

- A one-day event with a maximum daily attendance of 500 persons.
- A multi-day event with a daily attendance of at least 100 persons, but not more than 300 persons, and a duration of seven days or less.

Major Agritourism Activity: An Agritourism Activity that exceeds the limitations placed on Minor Agritourism Activities.

Agritourism Center: A center, buildings, and other improvements related to agriculture use which offer one or more agritourism activities throughout the year. Such use may include limited overnight accommodations for guests who will participate in the agritourism activities offered on site.

#### **Updated Definitions:**

Agriculture: Land uses related to grazing or raising livestock or land uses which produce products that originate from the land's productivity, such as farming, ranching, forestry, tree farming, animal husbandry, horticulture, silviculture, and bee keeping. Excluded from this definition is all marijuana prohibited by Douglas County per Resolution No. R-010-108 and Ordinance No. O-012-003.

Accessory Entertainment Event: An Entertainment Event with a daily attendance of less than 100 persons.

Minor Entertainment Event: An Entertainment Event that meets one of the following limitations:

- A one-day event, such as a concert, with a maximum daily attendance of 500 persons.
- A multi-day event, such as a festival, carnival, or revival, with a daily attendance of at least 100 persons, but not more than 300 persons, and a duration of seven days or less.

Major Entertainment Event: An Entertainment Event that exceeds the limitations placed on Minor Entertainment Events.

#### **Uses and activities requiring no specialized zoning approvals**

- Accessory Agritourism Activity (pumpkin patches, mazes, "fall festivals," etc.).
- Accessory Entertainment Event (concerts, fundraisers, etc.).

#### **Uses and activities requiring minimal zoning permit or plan approvals**

- Administrative permit or certification required for Minor Agritourism Activity.
- Administrative permit for Minor Entertainment Event.
- Administrative site plan approval required for Agritourism Center on parcels that are 35 or more acres in size (A-1 zone district only).
- Board of County Commissioners approval required for Major Agritourism Activity.
- Board of County Commissioners approval required for Major Entertainment Event.

#### **Uses and activities requiring USR approval from the Board**

- Agritourism Center on parcels less than 35 acres in size.