



BELLBERN
DOUGLAS COUNTY, COLORADO
PRESUBMITTAL
NARRATIVE

PREPARED FOR:
DOUGLAS COUNTY

PREPARED BY:
LJA

ON BEHALF OF:
KB HOMES

June 24, 2025



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Douglas County Planning Resources Division
Department of Community Development
100 Third St.
Castle Rock, CO 80104

Reference: Bellbern – Presubmittal Narrative

To Whom It May Concern:

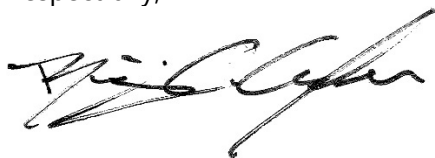
We are pleased to submit for Preapplication for the Bellbern project, located approximately at 11944 Pine Dr., east of the intersection of Pine Dr. and Lincoln Ave. The applicant is proposing the development of three parcels: 223314208007, 223311013007, and 223311013005.

1.2 acres of commercial space is proposed northeast of the intersection of Pine Dr. and Lincoln Ave. This is the primary access point to the site. A secondary access point is located to the north. In addition to the commercial acreage, 124 single-family duplex homes are proposed. Sized at 30'x85' per unit, this alley-loaded product presents an inviting, community-driven streetscape for the neighborhood. These walkable streets allow residents enjoyable routes to associated parks and open spaces. Two parks are located within the property, in the northeast corner and southwest corners of the site. A regulatory floodway and detention pond provide additional green spaces within the community. The duplex homes are buffered from adjacent properties by a 25' wide green space to the east, 17' wide green space to the north, and 31' wide green space to the west.

The property is currently within the RR Rural Residential zone district. A Comprehensive Plan Amendment and Rezoning is anticipated with this development. The parcel is located within the Northeast Subarea of the Nonurban Land Use within the Douglas County 2040 Comprehensive Master Plan which currently does not support urban-level land uses. It is anticipated to require an amendment to be included within the Parker Municipal Planning Area designation within the Urban Land Use section of the Douglas County 2040 Comprehensive Master Plan.

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

Respectfully,

A handwritten signature in black ink, appearing to read 'Ben Carlson', with a stylized, cursive script.

Ben Carlson
Senior Planner