



December 30, 2020

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

Subject: Dutch Heritage Gardens USR Amendment 4 (Review Findings - PS2020-025)

To whom it may concern,

Please find the attached Land Use Application, Checklists, and application materials associated with the proposed USR Amendment. Many of the required items are already on file such as Traffic, Drainage, and GESC. Copies can be provided if needed.

Dutch Heritage Gardens Operates a greenhouse complex that currently exists of a 10-acre (435,000 sq. ft.) on approx. 120 acres of land, all zoned AG (A-1). Its operations consist of growing bedding plants, flowers, and potted crops in a controlled greenhouse environment.

DHG proposes to construct an additional approximately 285,000 sq. ft. of additional greenhouse growing space, as well as an additional storage warehouse of approx. 9,500 sq. ft. The additional greenhouses would be constructed to the North and North east of the existing greenhouses and the storage warehouse would be built to the east of the existing warehouse. The additional buildings would allow DHG to continue to service its growing customer base for flowers, bedding plants, perennials, Mums and Poinsettias.

Currently DHG services all the King Soopers & City Market grocery stores in the state of Colorado. It also supplies flowers to Whole Foods, Sam's Club as well as numerous ACE Hardware stores throughout the state of CO. In adding the additional structures and amendments DHG will be able to streamline its operations and bring 100% of its business in-house. Currently DHG has several greenhouses contract grow for the business in order to keep up with flower demand from its customer base.

DHG currently employs approx. 40 full time employees year-round and adds an additional 45 seasonal employees during the busiest part of the year (February – July). DHG expects to increase its full time employees to 45 full time and 50 seasonal employees with the additional greenhouse expansion.

DHG has several Well permits on the property with more the sufficient supply to service the new expansion.

DHG normal hours of operation are: Monday – Friday 8am to 5pm and Saturday & Sunday 8am – 3pm

While DHG is a wholesale operation and not open to the public, it does hold a public Open house twice a year and allows the public to purchase directly from its facilities. The spring event is held over Memorial Day weekend. And the winter event is held over black Friday weekend.

DHG does all of its own logistics and ships all of the products it grows to various customers throughout the state of Colorado. It utilizes several Box trucks and 1 semi truck to handle of its logistics.

During the busy part of the season (April – July) there are approx. 10 truck trips that leave the facility daily. During the Off-season there are approx. 3 truck trips that leave the facility daily. Most trucks route towards I-25 for deliveries, so the route would be: South on CR 1 to Campbell Road. Then from Campbell Road to County Line Road out to I-25 (exit # 163). This would be the same for incoming trucks or deliveries.

DHG has over 200,000 gallons of water storage facilities on the property, with pressurized pumps to pull the water from the storage facilities into the greenhouses. For Fire protection, DHG has a Fire Truck water connection point on these water storage facilities and pumps in order for a Fire truck to fill up with Water. The greenhouse facilities also have smaller water connection points throughout the entire greenhouse approx. 25 feet apart.

DHG does not plan to add any additional lighting to its properties with this proposed expansion.

Any questions or issues can be addressed to the owner of DHG – Aaron Van Wingerden – Phone: 719-352-1143 Email: AaronVW@DHGardens.com

In addition to a revised USR and Civil Construction drawings showing these improvements we will be providing stamped envelopes for the abutting land owners.

Sincerely,



Noah J Nemmers, PE
Baseline Engineering
For and on behalf of Dutch Heritage Gardens