



cityoflonetree.com | 303.708.1180

9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

DEVELOPMENT APPLICATION

PROJECT DESCRIPTION

Site Address: Site Address not assigned. The project is between 7350 Park Meadows Drive and 7430 Park Meadows Drive

State Parcel ID Number(s): See Attached

Legal Description: See Attached

Proposed Project Name: Dutch Bros Coffee, CO1404

Summary of the Proposed Project:

Amendment to the language of the Permitted Uses in Planning Area 3 of Lone Tree Town Center Planned Development District to accommodate a restaurant with drive through use. Planning Areas 1, 2, and 4 will not be impacted by the proposed amendment.

APPLICANT INFORMATION

Name: Ron Austerman

Company: Dutch Bros

Mailing Address: 1930 W Rio Salado PKWAY
Tempe, AZ 85281

Phone Number(s): 602-320-8598

Email Address: Ron.Austerman@dutchbros.com

Ownership Status (check one):

☐ Owner ☐ Under Purchasing Contract ☒ Considering Purchasing/Leasing ☐ Tenant

PROJECT MANAGEMENT TEAM

Please list all applicable:

Project Manager (Primary point of contact):

- **Name:** Erik Nobel
- **Firm:** Core States Group
- **Email Address:** Enobel@Core-States.com

Planner:

- **Name:**
- **Firm:**
- **Email Address:**

Architect:

- **Name:** Elizabeth Strickling
- **Firm:** Gnich Architectural Studio
- **Email Address:** Elizabeths@gnicharch.com

Landscape Architect:

- **Name:**
- **Firm:**
- **Email Address:**

Engineer:

- **Name:** Michael Lesmeister
- **Firm:** Core States Group
- **Email Address:** Mlesmeister@Core-states.com

Surveyor:

- **Name:**
- **Firm:**
- **Email Address:**

Other (include additional parties as needed):

- **Name:**
- **Firm:**
- **Email Address:**

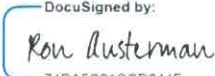
APPLICATION DISCLOSURES

Please read each disclosure and sign below:

- I acknowledge it is my responsibility to review the development review process and to understand how this process and estimated timelines may impact my project scheduling. I further acknowledge that no application for development shall be approved by the City until all existing zoning and/or property maintenance violations are resolved. All questions regarding development review timing should be directed to Planning Division staff.
- I acknowledge it is my responsibility to consult all applicable City codes, design guidelines & standards, and applicable planning documents, as provided by staff, when preparing my application materials. City staff is available to assist me in understanding and interpreting these documents.
- I acknowledge it is my obligation to provide all minimum and requested application materials to Planning Division staff to support the review and processing of my application. I further acknowledge that failure to respond to staff requests for such information and/or failure to provide complete application materials and responses may delay the processing of my application.
- I acknowledge that Planning Division approval of this application, to include Planning Commission and/or City Council recommendations and approvals (as may be required by code), is required before I can acquire a building and/or grading permit for this project
- I acknowledge that any application materials submitted to the City of Lone Tree are subject to the Colorado Open Records Act (CORA) and may be made publicly available on the City's webpage as part of the public referral process for development applications.

- I acknowledge that it is my responsibility to be aware of and to understand all land use obligations and/or restrictions that may pertain to my site; these include, but are not limited to, easements, covenants and license agreements. Although some development applications with the City require the preparation of a Title Report or Title Commitment, staff encourages the preparation of such reports even when not required for the application.

I have read and understand the foregoing acknowledgements and I certify that these statements and the materials submitted with this application are true to the best of my knowledge.

DocuSigned by:
Applicant Signature: 
Name (Printed): Ron Austerman
Title: CM

Date: March 11, 2026

Company: Dutch Bros Coffee

LANDOWNER(S) AUTHORIZATION Property Owner of Lot 7

In instances of joint/shared ownership, please reproduce additional landowner authorization sheets to accommodate the signatures of all legal owners.

I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property identified in this application. I /We authorize the applicant identified in this application to act as my/our representative in all City of Lone Tree development review and approval processes, as conducted by City staff and officials and I/We agree to be bound by the application, the representations made, and the final land use decision regarding this development. I/We acknowledge all disclosures included with this application and further acknowledge it is My/Our responsibility to notify the City of Lone Tree should the ownership information provided below change before the development project is presented to the City Planning Commission and/or City Council for recommendation and/or approval.

Property Owner Signature: 
Name (Printed): Jeremy Z. Williams
Title: Owner

Date: 3/18/2026

Company: D&K Properties, LLC

Please initial (and further describe as necessary) the applicable owner type for the real property associated with this application:

☐ Individual

☐ Corporation

State of Incorporation:

☒ Limited Liability Company

☐ Partnership

☐ Other (describe):

INSERT NOTARY BLOCK OR FILL IN:

State of Colorado
 County of Douglas
 This record was acknowledged before me on March 18, 20 20
 by Anne Brown as Notary Public of
(type of authority, such as officer or trustee)
DBK Properties, Inc.
(name of party/entity on behalf of whom record was executed)

Jeremy Williams of DBK Properties, Inc.
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)
 a Colorado corporation, on behalf of the corporation.
(state or place of incorporation)

[Signature]
 (Notary's official signature)

Notary Public
 (Title of office)

June 3, 2027
 (Commission Expiration)

ANNE JEREE BONN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20154021834
 MY COMMISSION EXPIRES JUNE 3, 2027

- I acknowledge that it is my responsibility to be aware of and to understand all land use obligations and/or restrictions that may pertain to my site; these include, but are not limited to, easements, covenants and license agreements. Although some development applications with the City require the preparation of a Title Report or Title Commitment, staff encourages the preparation of such reports even when not required for the application.

I have read and understand the foregoing acknowledgements and I certify that these statements and the materials submitted with this application are true to the best of my knowledge.

Applicant Signature:

Date:

Name (Printed):

Title:

Company:

LANDOWNER(S) AUTHORIZATION Property Owner of Lot 3

In instances of joint/shared ownership, please reproduce additional landowner authorization sheets to accommodate the signatures of all legal owners.

I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property identified in this application. I/We authorize the applicant identified in this application to act as my/our representative in all City of Lone Tree development review and approval processes, as conducted by City staff and officials and I/We agree to be bound by the application, the representations made, and the final land use decision regarding this development. I/We acknowledge all disclosures included with this application and further acknowledge it is My/Our responsibility to notify the City of Lone Tree should the ownership information provided below change before the development project is presented to the City Planning Commission and/or City Council for recommendation and/or approval.

Property Owner Signature:

Date:

Name (Printed): Michael Goldman

Title: VP General Counsel

Company: Waterway Gas & Wash

Please initial (and further describe as necessary) the applicable owner type for the real property associated with this application:

☐ Individual

☒ Corporation

State of Incorporation: Missouri

☐ Limited Liability Company

☐ Partnership

☐ Other (describe):

INSERT NOTARY BLOCK OR FILL IN:

State of Missouri

County of St. Louis

This record was acknowledged before me on November 25, 2025
by Michael Goldman as VP General Counsel of
Waterway Gas & Wash
(name of party/entity on behalf of whom record was executed)

Michael Goldman of Waterway Gas & Wash
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)
a Missouri corporation, on behalf of the corporation.
(state or place of incorporation)

Melissa Weiss
(Notary's official signature)

Corporate Support Coordinator
(Title of office)

July 24, 2029
(Commission Expiration)

MELISSA WEISS
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JULY 24, 2029
ST. LOUIS COUNTY
COMMISSION #17809329

- I acknowledge that it is my responsibility to be aware of and to understand all land use obligations and/or restrictions that may pertain to my site; these include, but are not limited to, easements, covenants and license agreements. Although some development applications with the City require the preparation of a Title Report or Title Commitment, staff encourages the preparation of such reports even when not required for the application.

I have read and understand the foregoing acknowledgements and I certify that these statements and the materials submitted with this application are true to the best of my knowledge.

Applicant Signature:

Date:

Name (Printed):

Title:

Company:

LANDOWNER(S) AUTHORIZATION

Property Owner of Subject Property
Lots 1,2, and 4

In instances of joint/shared ownership, please reproduce additional landowner authorization sheets to accommodate the signatures of all legal owners.

I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property identified in this application. I/We authorize the applicant identified in this application to act as my/our representative in all City of Lone Tree development review and approval processes, as conducted by City staff and officials and I/We agree to be bound by the application, the representations made, and the final land use decision regarding this development. I/We acknowledge all disclosures included with this application and further acknowledge it is My/Our responsibility to notify the City of Lone Tree should the ownership information provided below change before the development project is presented to the City Planning Commission and/or City Council for recommendation and/or approval.

Property Owner Signature:

Date: 3/17/26

Name (Printed): Mark Griepentrog

Title: Chief Property Officer

Company: Kohl's, Inc.

Please initial (and further describe as necessary) the applicable owner type for the real property associated with this application:

☐ Individual

☒ Corporation

State of Incorporation: Delaware

☐ Limited Liability Company

☐ Partnership

☐ Other (describe):

INSERT NOTARY BLOCK OR FILL IN:

State of Wisconsin

County of Waukesha

This record was acknowledged before me on March 17, 20 20

by Mark Giepenbrog as Chief Property Officer of
(type of authority, such as officer or trustee)

Kohl's, Inc.
(name of party/entity on behalf of whom record was executed)

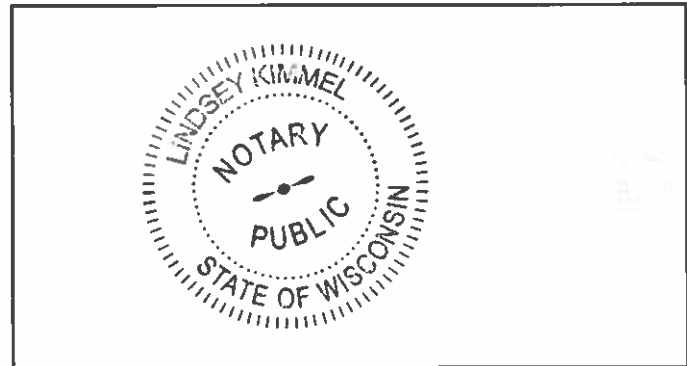
_____ of _____
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)

a _____ corporation, on behalf of the corporation.
(state or place of incorporation)

Lindsey Kimmel
(Notary's official signature)

Sr. Real Estate Operations
(Title of office)

February 4, 2030
(Commission Expiration)



- I acknowledge that it is my responsibility to be aware of and to understand all land use obligations and/or restrictions that may pertain to my site; these include, but are not limited to, easements, covenants and license agreements. Although some development applications with the City require the preparation of a Title Report or Title Commitment, staff encourages the preparation of such reports even when not required for the application.

I have read and understand the foregoing acknowledgements and I certify that these statements and the materials submitted with this application are true to the best of my knowledge.

Applicant Signature:

DocuSigned by:
Ron Austerman
Z4D5C31CCD844F...

Date: March 11, 2026

Name (Printed): Ron Austerman

Title: CM

Company: Dutch Bros Coffee

LANDOWNER(S) AUTHORIZATION Property Owner of Lot 5

In instances of joint/shared ownership, please reproduce additional landowner authorization sheets to accommodate the signatures of all legal owners.

I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property identified in this application. I/We authorize the applicant identified in this application to act as my/our representative in all City of Lone Tree development review and approval processes, as conducted by City staff and officials and I/We agree to be bound by the application, the representations made, and the final land use decision regarding this development. I/We acknowledge all disclosures included with this application and further acknowledge it is My/Our responsibility to notify the City of Lone Tree should the ownership information provided below change before the development project is presented to the City Planning Commission and/or City Council for recommendation and/or approval.

Property Owner Signature:

Cierra McQuinn

Date: 4/1/26

Name (Printed): Cierra McQuinn

Title: Vice President

Company: U.S. Bank, N.A.

Please initial (and further describe as necessary) the applicable owner type for the real property associated with this application:

- ☐ Individual
☒ Corporation

State of Incorporation: MN

- ☐ Limited Liability Company
☐ Partnership
☐ Other (describe):

INSERT NOTARY BLOCK OR FILL IN:

State of California

County of Los Angeles

This record was acknowledged before me on 4/1, 20 26

by Johnny Chon as Notary of

U.S. Bank
(name of party/entity on behalf of whom record was executed)

Cierra L. McQuown/Vp of U.S. Bank
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)

a Minnesota corporation, on behalf of the corporation.
(state or place of incorporation)

[Signature]
(Notary's official signature)

Notary
(Title of office)

4/1/27
(Commission Expiration)

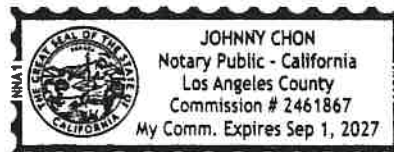


ILLUSTRATION FOR EXHIBIT "A"

SHEET 1 OF 5



(A) DOK PROPERTIES LLC
APN#2231-042-03-054

(B) US BANK NATIONAL ASSOC.
APN#2231-042-03-071

(C) WATERWAY COLORADO INC
APN#2231-042-03-063

(D) CITY OF LONE TREE
APN#2231-042-03-014
REC.#2005098805 &
REC.#2005080917

N. W. COR
SECTION 4, T5S R67W 6TH P.M.
PER RECORD

PARK MEADOWS DR (ASPHALT)
PUBLIC RIGHT OF WAY (70')

SVC ABS LLC
APN#2231-042-03-069

LOT 7
1.90 AC. 82,573 SQ. FT.

LOT 7 LONE TREE
TOWN CENTER
REC.# DC9752819,
REC. 09-22-97

(B)
LOT 5 LESS
CITY OF LONE TREE
PARCEL
1.033 AC. 44,988 SQ. FT.
LOT 5 LONE TREE
TOWN CENTER
REC.# DC9752819,
REC. 09-22-97

(C)
LOT 3
1.39 AC. 60,671 SQ. FT.
LOT 3 LONE TREE
TOWN CENTER 1ST AMD.
REC.# DC9818986,
REC.# REC. 03-18-98

LOT 1
9.681 AC. 421,704 SQ. FT.

KOHL'S INC
APN#2231-042-03-065

KOHL'S INC
APN#2231-051-03-004

LOT 1 LONE TREE TOWN CENTER - 2ND AMD.
REC.# DC9895023, REC. 11-24-98

WEST 1/4 CORNER
SECTION 4, T.05S, R.67W, 6TH P.M.
EST PER TIES

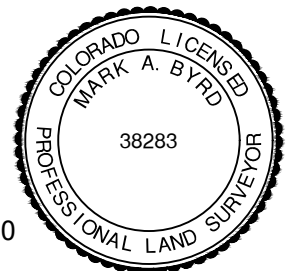
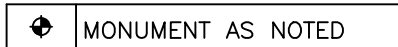
TRACT P, OF ACRES GREEN FILING
NO. 5
APN#2231-043-06-020

ALTAIR DRIVE
PUBLIC RIGHT OF WAY (60')

S00°31'26"E 567.80' (M)(R)
S00°31'26"E 595.00' (M)(R)
BASIS OF BEARINGS

ACRES GREEN 3

LEGEND



NOTE:
THIS ILLUSTRATION DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT
THE ATTACHED DESCRIPTION

PLANNING AREA 3 CONTAINS A TOTAL OF 14.002 ACRES OF
609,936 SQUARE FEET, MORE OR LESS



1 Inch = 200 ft.

CITY OF LONE TREE, COLORADO

DRAWN BY: MAB

SCALE: 1"=200'

CHECKED BY: MAB

DATE: 02-02-26

JOB NO. 00104-48

BEING PLANNING AREA 3 OF THE LONE TREE TOWN CENTER
PLANNED DEVELOPMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 4 AND A
PORTION OF THE
NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 67
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONE TREE,
COUNTY OF DOUGLAS, STATE OF COLORADO

EXHIBIT A (SHEET 2)
LEGAL DESCRIPTION
FOR
LOT 1 LONE TREE TOWN CENTER – SECOND AMENDMENT
APN#2231-042-03-065 & 2231-051-03-004

A PARCEL OF LAND LOCATED IN SECTIONS 04 AND SECTION 05, TOWNSHIP 06 SOUTH, RANGE 67 WEST, 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF PLANNING AREA THREE (3) AND BEING DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 1, LONE TREE TOWN CENTER - SECOND AMENDMENT, SHOWN IN RECEPTION NUMBER DC9895023 AND BEING ON FILE IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY.

THIS PARCEL CONTAINS 421,719 SQUARE FEET OR 9.681 ACRES MORE OR LESS.

Mark A. Byrd, PLS
Registered Professional Land Surveyor No. 38283
In the State of Colorado
For and on behalf of Byrdway Surveys
JOB NO. 00104-41

Byrdway Surveys
218 W. 300 S.
Bountiful, Utah 84010 PHONE: 801-540-0535



EXHIBIT A (SHEET 3)
LEGAL DESCRIPTION
FOR
LOT 3 LONE TREE TOWN CENTER 1ST AMENDMENT
APN#2231-042-03-063

A PARCEL OF LAND LOCATED IN SECTIONS 04 AND SECTION 05, TOWNSHIP 06 SOUTH, RANGE 67 WEST, 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF PLANNING AREA THREE (3) AND BEING DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 3, LONE TREE TOWN CENTER - FIRST AMENDMENT, SHOWN IN RECEPTION NUMBER DC9818986 AND BEING ON FILE IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY.

THIS PARCEL CONTAINS 60,671 SQUARE FEET OR 1.39 ACRES MORE OR LESS.

Mark A. Byrd, PLS
Registered Professional Land Surveyor No. 38283
In the State of Colorado
For and on behalf of Byrdway Surveys
JOB NO. 00104-41

Byrdway Surveys
218 W. 300 S.
Bountiful, Utah 84010 PHONE: 801-540-0535



EXHIBIT A (SHEET 4)
LEGAL DESCRIPTION
FOR
LOT 7 LONE TREE TOWN CENTER
APN#2231-042-03-054

A PARCEL OF LAND LOCATED IN SECTIONS 04, TOWNSHIP 06 SOUTH, RANGE 67 WEST, 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF PLANNING AREA THREE (3) AND BEING DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 7, LONE TREE TOWN CENTER, SHOWN IN RECEPTION NUMBER DC9752819 AND BEING ON FILE IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY.

THIS PARCEL CONTAINS 82,573 SQUARE FEET OR 1.90 ACRES MORE OR LESS.

Mark A. Byrd, PLS
Registered Professional Land Surveyor No. 38283
In the State of Colorado
For and on behalf of Byrdway Surveys
JOB NO. 00104-41

Byrdway Surveys
218 W. 300 S.
Bountiful, Utah 84010 PHONE: 801-540-0535



EXHIBIT A (SHEET 5)
LEGAL DESCRIPTION
FOR
LOT 5 LONE TREE TOWN CENTER
APN#2231-042-03-071

A PARCEL OF LAND LOCATED IN SECTIONS 04, TOWNSHIP 06 SOUTH, RANGE 67 WEST, 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF PLANNING AREA THREE (3) AND BEING DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 5, LONE TREE TOWN CENTER, SHOWN IN RECEPTION NUMBER DC9752819 AND BEING ON FILE IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY.

LESS AND EXCEPTING THE FOLLOWING DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 5, LONE TREE TOWN CENTER, A SUBDIVISION RECORDED AT RECEPTION NO. 9752819 IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO, SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANCH 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 4, WHENCE THE NORTHWEST CORNER OF SAID SECTION 4 IS ASSUMED TO BEAR NORTH 02°05'13" WEST; (ROTATE DESCRIPTION TO THE PLAT BEARING OF LONE TREE TOWN CENTER – SECOND AMENDMENT (NORTH 00°30'27" WEST)

THENCE NORTH 05°02'37" EAST 600.38 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY OF SOUTH QUEBEC STREET 23.75 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT 5, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1050.00 FEET. THE RADIUS POINT OF SAID CURVE BEARS NORTH 78°17'41" WEST, AND THE POINT OF BEGINNING;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND SAID CURVE 184.28 FEET THROUGH A CENTRAL ANGLE OF 10°03'20" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE 61.61 FEET THROUGH A CENTRAL ANGLE OF 88°15'19" TO THE SOUTHERLY RIGHT-OF-WAY OF PARK MEADOWS DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, TANGENT TO SAID CURVE, NORTH 89°54'18" EAST 21.92 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY SOUTH 71°53'54" WEST 18.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 36.05 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°00'56" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE 46.30 FEET THROUGH A CENTRAL ANGLE OF 73°35'29";

THENCE NON-TANGENT TO SAID CURVE, SOUTH 66°42'21" EAST 7.33 FEET;

THENCE SOUTH 23°17'40" WEST 3.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE 18.56 FEET THROUGH A CENTRAL ANGLE OF 21°15'45" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1044.75 FEET;

THENCE SOUTHERLY ALONG SAID CURVE 92.06 FEET THROUGH A CENTRAL ANGLE OF 05°02'55" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 162.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE 47.46 FEET THROUGH A CENTRAL ANGLE OF 16°47'12";

THENCE TANGENT TO SAID CURVE, SOUTH 23°52'02" WEST 31.25 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 44,988 SQUARE FEET OR 1.033 ACRES MORE OR LESS.

Mark A. Byrd, PLS
Registered Professional Land Surveyor No. 38283
In the State of Colorado
For and on behalf of Byrdway Surveys
JOB NO. 00104-41

Byrdway Surveys
218 W. 300 S.
Bountiful, Utah 84010 PHONE: 801-540-0535



