



## PLANNING COMMISSION REGULAR MEETING

MONDAY, JULY 21, 2025

### AGENDA

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Monday, July 21, 2025

6:00 PM

Hearing Room

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**Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.**

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Instructions to access the video or audio of the meeting are available here:  
<https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/>  
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to [planningcommission@douglas.co.us](mailto:planningcommission@douglas.co.us). Instructions for providing audio comments at the remote meeting are available at the webpage above.

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#### 1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
- c. Attorney Certification of the Agenda
- d. Planning Commission Disclosures

#### 2. Approval of Minutes

Unofficial Minutes from July 7, 2025.

**Attachments:**    [Unofficial Minutes from July 7, 2025](#)

#### 3. Land Use Meeting Items

- a. Ramblewood Metropolitan District - New Service Plan - Project File: SV2025-002.  
DJ Beckwith, Principal Planner — *Department of Community Development*

**Attachments:**    [Staff Report - SV2025-002](#)

- b. Pinery Meadows Metropolitan Districts 1 & 2 - New Service Plan - Project File: SV2025-003.

DJ Beckwith, Principal Planner — *Department of Community Development*

**Attachments:**     [Staff Report - SV2025-003](#)

- c. Piney Lake Trails Metropolitan District Nos. 1 & 2 - Amended and Restated Service Plan - Project File: SV2025-001.

DJ Beckwith, Principal Planner — *Department of Community Development*

**Attachments:**     [SV2025-001-Piney Lake Trails MD-PC Staff Report \(1\)](#)

#### 4. Land Use Hearing Items

- a. Highlands Ranch Planned Development, 80th Amendment - Request for Continuance - Project File: ZR2025-001.

Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*

**Attachments:**     [Continuance Request - ZR2025-001](#)

- b. Ramblewood Planned Development - Rezoning - Project File: ZR2024-031.

Trevor Bedford, AICP, Senior Planner — *Department of Community Development*

**Attachments:**     [Staff Report - ZR2024-031](#)

- c. Keene Ranch Planned Development, 3rd Amendment - Major Amendment - Project File: ZR2023-007.

Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*

**Attachments:**     [Staff Report - ZR2023-007](#)

#### 4. Adjournment

*\*\*The Next Regular Meeting Will be Held on Monday, August 4, 2025 @ 6:00 p.m. \*\**