

www.douglas.co.us

**MEETING DATE:** November 3, 2025

**STAFF PERSON RESPONSIBLE:** Mike Pesicka, AICP, Principal Planner

**DESCRIPTION:** Pinery Planned Development, 33rd Amendment - Planned Development Major Amendment - Project File: ZR2025-006.

**SUMMARY:** The request is for a Major Amendment to the Pinery Planned Development to include mini-warehouse uses in Planning Areas 38 and 41 where the use is currently limited to Planning Areas 42 and 43.

**STAFF ASSESSMENT:** Staff has evaluated the Major Planned Development Amendment request in accordance with Section 15 of the Douglas County Zoning Resolution. Should the Board find that the approval standards for a Major Planned Development Amendment are met, the following conditions should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Pinery Planned Development 33rd Amendment document shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is condition upon the applicant's full satisfaction of all such commitments and promises.

**REVIEW:**

Steven E Koster	Approve	10/23/2025
Jeff Garcia	Approve	10/30/2025
Christie Guthrie	Approve	10/30/2025
Doug DeBord	Approve	10/31/2025

**ATTACHMENTS:**

Staff Report - ZR2025-006

