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MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Matt Jakubowski, AICP, Chief Planner

DESCRIPTION: Highlands Ranch Planned Development, 84th Amendment - Major Planned Development Amendment - Project File: ZR2026-002.

SUMMARY: The request is for approval of a Major Amendment to the Highlands Ranch Planned Development through addition of 350 dwelling units to Planning Area 85.

STAFF ASSESSMENT: Staff has evaluated the 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 Board motion:

1. Prior to recordation, all technical corrections to the Highlands Ranch Planned Development, 84th 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 conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	4/30/2026
Jeff Garcia	Approve	5/4/2026
Christie Guthrie	Approve	5/4/2026
Doug DeBord	Approve	5/5/2026

ATTACHMENTS:

Staff Report - ZR2026-002