



## PLANNING COMMISSION REGULAR MEETING

MONDAY, DECEMBER 15, 2025

### AGENDA

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Monday, December 15, 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

- a. Unofficial Minutes from December 1, 2025.

**4191**

**Attachments:**    [Unofficial Minutes from December 1, 2025](#)

#### 3. Land Use Hearing Items

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- a. 2050 Douglas County Transportation Plan. **4207**  
Curt Weitkunat, AICP, Planning Manager — *Department of Community Development*  
**Attachments:**    [MI2025-023 - Continuance Memo](#)  
                              [Staff Report - MI2025-023](#)  
                              [2050 Douglas County Transportation Plan](#)
- b. 6222 and 6226 East Roxborough Drive, New Maintenance and Fleet **4186**  
Buildings - Location and Extent - Project File: LE2025-022.  
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - LE2025-022](#)
- c. Range Metro District Offsite Utilities Project - Location and Extent - Project **4189**  
File: LE2025-024.  
Mike Pesicka, AICP, Principal Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - LE2025-024](#)
- d. Town of Sedalia, Block 7, Lots 9 through 14 - Use by Special Review - **4193**  
Project File: US2025-009.  
Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - US2025-009](#)
- e. Pinery Planned Development, 34th Amendment - Major Planned **4208**  
Development Amendment - Project File: ZR2025-010.  
Mike Pesicka, AICP, Principal Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - ZR2025-010](#)
- f. Highlands Ranch Planned Development, 82nd Amendment - Major Planned **4190**  
Development Amendment - Project File: ZR2025-011.  
Curt Weitkunat, AICP, Planning Manager — *Department of Community Development*  
**Attachments:**    [Staff Report - ZR2025-011](#)

4. Adjournment

*\*\*The Next Regular Meeting Will be Held on Monday, January 5, 2025 @ 6:00 p.m. \*\**