



PLANNING COMMISSION REGULAR MEETING

MONDAY, NOVEMBER 3, 2025

AGENDA

Monday, November 3, 2025

6:00 PM

Hearing Room

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.

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. Instructions for providing audio comments at the remote meeting are available at the webpage above.

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 October 20, 2025.

4058

Attachments: [Unofficial Minutes from October 20, 2025](#)

3. Land Use Hearing Items

- a. Sterling Ranch Planned Development, 13th Amendment - Planned Development Major Amendment - Project File: ZR2025-009. **4077**
Brett Thomas, AICP, Chief Planner — *Department of Community Development*
Attachments: [ZR2025-009 - Sterling Ranch Planned Development, 13th Amendment](#)
 [ZR2025-009 - Supplemental Information](#)
- b. 9560 S. East Cherry Creek Road - Use by Special Review for Horse Riding Lessons - Project File: US2025-003. **4070**
Heather Scott, AICP, Principal Planner — *Department of Community Development*
Attachments: [Staff Report - US2025-003](#)
- c. Bears Den Rural Site Plan, 2nd Exemption, Lot 16B - Use by Special Review - Project File: US2025-012. **4071**
Trevor Bedford, AICP, Senior Planner — *Department of Community Development*
Attachments: [Staff Report - US2025-012](#)

4. Adjournment

***The Next Regular Meeting Will be Held on Monday, November 17, 2025 @ 6:00 p.m. ***