



## PLANNING COMMISSION REGULAR MEETING

MONDAY, DECEMBER 1, 2025

### AGENDA

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Monday, December 1, 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 November 17, 2025. **4133**  
**Attachments:** [Unofficial Minutes from November 17, 2025](#)

#### 3. Approval of the 2026 PC Public Hearing Schedule

- a. Proposed 2026 PC Public Hearing Schedule. **4063**  
**Attachments:** [Proposed PC Hearing Schedule Dates 2026](#)

**4. Land Use Hearing Items**

- a. Elora Development Feeder Extension - Location and Extent - Project File: **4132**  
LE2025-021.  
Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - LE2025-021](#)  
                                  [Supplemental Information - LE2025-021](#)
  
- b. Pinecrest Community Church - Minor Development Plat - Project File: **4131**  
SB2024-070.  
Heather Scott, AICP, Principal Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - SB2024-070](#)
  
- c. Highlands Ranch Planned Development, 81st Amendment - Planned Development Major Amendment - Project File: **4135**  
ZR2025-004.  
Brett Thomas, AICP, Chief Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - ZR2025-004](#)
  
- d. Sterling Ranch Planned Development, 14th Amendment - Planned Development Major Amendment - Project File: **4134**  
ZR2025-012.  
Brett Thomas, AICP, Chief Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - ZR2025-012](#)

**5. Adjournment**

*\*\*The Next Regular Meeting Will be Held on Monday, December 15, 2025 @ 6:00 p.m.\*\**