

PD Rezoning and Major Amendment Staff Report

Date: January 13, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development *KC*
CC: Brett Thomas, AICP, Chief Planner
Curtis J. Weitkunat, AICP, Long Range Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Sterling Ranch Planned Development, 15th Amendment**
Project File: **ZR2025-014**

Planning Commission Hearing:	January 12, 2026 @ 6:00 p.m.
Board of County Commissioners Hearing:	January 27, 2026 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The applicant requests a rezoning of approximately 595 acres from Agricultural One (A-1), Rural Residential (RR), and General Industrial (GI) to Planned Development (PD), specifically the Sterling Ranch Planned Development. An approximately 63-acre parcel, referred to as the Burgess property, is zoned A-1 and is located east of Rampart Range Road, approximately 3,000 feet north of its intersection with Waterton Road. To the east of Moore Road and along Waterton Road is an area of land referred to as the Chemours property, consisting of approximately 232 acres of A-1, 210 acres of GI, and 89 acres of RR zoned property. The Sterling Ranch Planned Development would increase from approximately 3,401 to 3,996 acres.

As part of its request to increase the acreage of the Sterling Ranch PD, the applicant requests a major amendment to increase the total number of dwelling units within the Sterling Ranch PD from 12,050 to 16,050 units.

The Sterling Ranch PD is located in the Chatfield Urban Area as designated in the Douglas County Comprehensive Master Plan (2040 CMP). The applicant is concurrently processing the Chatfield Urban Area Expansion - CMP Land Use Map Amendment (Project File DR2025-011), to include approximately 440 acres of land within the Chatfield Urban Area. The CMP amendment includes portions of the Chemours property that are currently within the Louviers Rural Community Area.

The Planning Commission heard the application at its January 12, 2026, public hearing and voted to recommend approval by a vote of 5 to 1.

II. APPLICATION INFORMATION

A. Applicant

Sterling Ranch, LLC
8155 Piney River Avenue, Suite 200
Littleton, Colorado 80125

B. Request

Approval of a change in zoning of approximately 595 acres from A-1, RR, and GI to Sterling Ranch PD, and an increase in the total number of dwelling units within the Sterling Ranch PD from 12,050 to 16,050 units.

C. Process

A PD rezoning application is processed pursuant to Section 15 of the Douglas County Zoning Resolution (DCZR). Per Section 1505.09, "The Board shall evaluate the rezoning request, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the rezoning request. The Board's action shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies, and other guidelines."

A major amendment to a PD is processed pursuant to Sections 1519 through 1523 of the DCZR. The request meets the eligibility criteria of DCZR 1519.04 as the proposed amendment increases the number of dwelling units in the PD by approximately 33%. Per DCZR Section 1522.08, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approved, continue, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies and other guidelines."

D. Location

The Sterling Ranch PD is generally west of the intersection of US Highway 85 and Titan Parkway. More specifically it is located west of Moore Road, south of Chatfield State Park, east of Rampart Range Road, and north of agriculturally zoned land in the Chatfield Valley as shown on the attached maps. The Burgess property is located east of Rampart Range Road, approximately 3,000 feet north of its intersection with Waterton Road. The Chemours property is located southeast of the intersection of Moore Road and Waterton Road adjacent to the communities of Sterling Ranch, Plum Valley Heights, and Louviers.

E. Project Description

With the 15th Amendment, the applicant proposes to rezone approximately 595 acres of land adjacent to the Sterling Ranch PD and incorporate the additional acreage into

the Sterling Ranch PD. The additional land will increase the total acreage of the Sterling Ranch PD from 3,400.77 acres to 3,995.79 acres. In addition, the applicant requests to increase the total number of dwelling units within the Sterling Ranch PD, inclusive of the rezoned land, from 12,050 units to 16,050 units.

The 63-acre Burgess property is proposed to be rezoned from A-1 to PD. The proposed land use plan designates the Burgess property as Planning Area D2 with a mix of C1 multi-function open space along the East Willow Creek corridor and along the northern property line.

The 532-acre Chemours property is proposed to be rezoned from A-1 (232 acres), RR (89 acres), and GI (210 acres) to PD. The proposed land use plan designates the portion of the Chemours property east and west of Waterton Road as Planning Area D2, with potential inclusion within Special Character Zone E (SCZ-E). The land east of Waterton Road is the site of Zebulon.

Approximately 194 acres of the Chemours property, between the Zebulon site and Louviers, will be designated as Open Space Conservation (OSC) in the PD, as defined in the Douglas County Zoning Resolution. It will have the uses and development standards of the OSC zone district and will serve as a wildlife corridor and a buffer for Louviers.

In the far northern portion of the Sterling Ranch PD, the Reservoir District (SA2) and Maintenance/Industrial District (SA3) are proposed to be removed and replaced with Planning Area D2. The applicant has indicated these planning areas are no longer envisioned as part of the Sterling Ranch PD. The land use table is expanded to include "Manufacturing/Assembly/Outdoor Storage," "Sheriff Training Facility," and "Emergency Vehicle Operations Center" as principal uses permitted by right in SCZ-E. Additional uses already allowed per the PD are proposed to now also be allowed within SCZ-E, consisting of "Day Care Center," "Sheriff Substation," "Garage - private, 3,000 sf max" and "Garage - private, 1,000 sf max."

III. CONTEXT

A. Background

The Sterling Ranch PD was approved by the Board of County Commissioners (Board) in July of 2013. This is the 15th Amendment to the original PD document.

B. Adjacent Land Uses and Zoning

The following table generally reflects the zone districts and land uses surrounding the PD.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One, Estate Residential, and Planned Development	Solstice, Braley Acres, and Plum Creek Acres neighborhoods along with agricultural properties
South	Agricultural One, Rural Residential, and Planned Development	Large lots, Plum Valley Heights to the southeast, and Roxborough Village along the southwest
East	Agricultural One, General Industrial, and Rural Residential	Large lots, existing light industrial uses along Moore Road, Plum Valley Heights to the southeast, and the Louviers community
West	Agricultural One, Estate Residential, Rural Residential, Planned Development, and Business	Plum Creek Acres, Tindell Acres, View Ridge, Sunshine Acres, Denver Polo Club Estates II, Titan Road Estates, Chatfield Farms, and Roxborough Village, as well as some large lots

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The Sterling Ranch PD is characterized by gentle to moderately-sloped grasslands. It is bisected generally north to south by a gentle ridgeline. The high point of the property at the southern portion of the site has an elevation of 6,010-feet, while the lowest portion of the site at the existing gravel mining operation at the north end of the site has an elevation of 5,540-feet.

In the western portion of the Sterling Ranch PD, Willow Creek and East Willow Creek drainages flow to the northwest, towards the South Platte River. East Willow Creek crosses the southwest portion of the Burgess property. The Willow Creek corridor contains riparian vegetation.

On the eastern side of the PD, Sterling Gulch drains to the northeast, eventually intersecting Plum Creek. Some steeper slopes are associated with the banks of these drainageways. In conjunction with some rock outcropping at the southern portion of the PD, these comprise the very few portions in which slopes exceed 20%.

The Chemours property is primarily undeveloped, with a portion having been part of the larger DuPont explosives manufacturing facility. Site cleanup has occurred, and in 2022 the Colorado Department of Public Health and Environment (CDPHE) released the property from a remedial action cleanup plan based upon completed cleanup measures. Vegetation on the site consists primarily of disturbed grasslands with riparian vegetation along the north and east in proximity to the Plum Creek corridor.

B. Transportation and Access

The Sterling Ranch PD is accessed on a regional level by US Highway 85 on the east and Wadsworth Boulevard on the west. US Highway 85 includes major intersections at Titan Road-Titan Parkway and Waterton Road-Airport Road south of Louviers. Titan Road extends across the northern portion of the Sterling Ranch PD and provides connections between US Highway 85 and Rampart Range Road, including Moore Road, Eagle River Street and Roxborough Park Road. Waterton Road extends across the southern portion of the Sterling Ranch PD and provides connections to Moore Road, Roxborough Park Road, Rampart Range Road, and ultimately extends west to Wadsworth Boulevard in Jefferson County.

Public Works Engineering is working with the applicant to revise the Master Traffic Impact Study (MTIS) for the Sterling Ranch PD, including changes proposed with the 15th Amendment. Public Works Engineering noted portions of the Titan Interchange project and the Waterton Road Widening project are currently identified in its 5-year Capital Improvement Projects plan. Engineering indicated all intersections within the MTIS will operate at appropriate levels of service in the 2050 time horizon with proper mitigation and traffic control.

C. Soils and Geology

The CMP Class 3 Hazards and Environmental Constraints map indicated no constraints within the Sterling Ranch PD, the Burgess property, or the Chemours property. The Colorado Geological Survey (CGS) reviewed the application and provided recommendations for the Burgess and Chemours properties. CGS noted the Burgess property is “entirely underlain by shallow, steeply upturned, differentially expansive bedrock” and overexcavation parameters will need to be evaluated through site-specific geotechnical investigations. CGS noted the Chemours property shows “evidence of significant ground disturbance and steep slopes in imagery and site topography” and recommends a site-specific evaluation of geologic hazards, subsurface conditions, and preliminary geotechnical recommendations based on current development plans.

D. Drainage and Erosion

In the western portion of the Sterling Ranch PD, Willow Creek and East Willow Creek drainages flow to the northwest, towards the South Platte River. East Willow Creek drains the Burgess property. On the eastern side of the PD, Sterling Gulch drains to the northeast, eventually intersecting Plum Creek.

In its review of the Burgess property, CGS recommended an “erosion setback from the flood hazard limits and from the crest of slopes steeper than about 25% above drainages to reduce risk of damage to homes and yards caused by erosion and shallow slope failures.”

Future subdivision filings will require Phase II and Phase III drainage reports to ensure general conformance with the Douglas County Storm Drainage Design and Technical Criteria Manual and the Sterling Ranch Master Drainage Study.

E. Floodplain

Floodplains are present on the property. The Sterling Ranch PD stipulates that platted lots will be located outside of the 100-year floodplain. The land use plan identifies open space corridors along the major drainageways and limits land uses in the C1 and O1 planning areas.

The Burgess property is bisected by East Willow Creek, a tributary to the South Platte River, which includes a 100-year floodplain. In addition, there is a small area of 100-year floodplain in the north-central portion of the property.

There is a 100-year floodplain associated with Plum Creek along the northeast portion of the Chemours property. In addition, a 100-year floodplain bisects the Chemours property between Louviers and the Emergency Vehicle Operations Course (EVOC).

F. Wildlife

The CMP Wildlife Resources map identifies the site as having low and moderate habitat value. Wildlife movement corridors are identified in the west portion of the PD along Willow Creek and the east portion of the PD along Plum Creek. The Chemours property, as well as portions of the PD south of Filing 3 and Plum Valley Heights, are identified as Wildlife Habitat Conservation Areas. An Overland Connection traverses a portion of the Chemours property to the north and west of Louviers.

The applicant provided a Wildlife Habitat Assessment specific to a portion of the Chemours property as part of this application. It noted the Overland Connection is not representative of conditions on the ground due to “impassable fences that sever movement between Plum Creek and the west. The assessment recommended further coordination with Colorado Parks and Wildlife (CPW) to verify elk migration information within and around the site and to modify the impassable fences obstructing natural migration patterns adjacent to the site. In addition, the assessment recommended a preconstruction avian nesting survey be performed if disturbance activities are planned during the avian nesting season.

CPW reviewed the application specific to the Burgess and Chemours properties. CPW noted the addition of the Burgess property in the PD has “a negligibly incremental impact on the wildlife resource.” CPW recommended reducing density adjacent to the East Willow Creek corridor; reducing light and noise infiltration; and screening with trees, shrubs, and berms.

CPW highlighted the essential role the Chemours property plays in the local and regional ecology given its proximity to Plum Creek, Chatfield State Park, DuPont Open Space, Woodhouse State Wildlife Area, Plateau Ranch, Sharptail Ridge Open Space,

Roxborough State Park, and wildlife crossings under US Highway 85 connecting to Cherokee Ranch and the Backcountry Wilderness Area in Highlands Ranch. CPW supports rezoning the area identified as OSC with commensurate protections such designation provides from future development.

G. Historic Preservation

Douglas County Historic Preservation reviewed the proposal and noted the Chemours property is located next to Louviers Village, which has been listed on the National Register of Historic Places since 1999. The Curator did not anticipate an impact to Louviers and had no recommendation.

The Curator noted there is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, a Class II cultural resource survey is recommended with future phases of development to provide more specific analysis of these potential resources.

The Sterling Ranch PD establishes a protocol for protection of archaeological, paleontological, and historic resources identified during construction that is noted on each plat.

V. PROVISION OF SERVICES

A. Schools

The Sterling Ranch PD is within the Douglas County School District (DCSD). The Sterling Ranch PD commits to a total of 130 net useable acres of land for public school sites based on 12,050 residential units. Two school sites have previously been dedicated for public schools, including a 12-acre site in Filing 1 to the DCSD and a 26-acre site in Filing 6 to the John Adams Academy charter school.

For PD amendments that increase the number of residential units, the Sterling Ranch PD requires the applicant to review school land dedications with the DCSD who may request additional school land dedication as part of a preliminary plan application.

DCSD reviewed the request and stated no objection to the amendment, provided “the County, Sterling Ranch, and DCSD agree that, as per section S-1.2(A)(i) – School Site Dedication of the Sterling Ranch PD 13th Amendment, the DCSD may request additional acreage to accommodate the need generated by any residential units beyond the already entitled 12,050 and also that the Owner will work with the DCSD on any potential school site relocation provided by section S-1.2(A)(iii) – School Site Relocation.”

B. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and had no objection to the application.

The applicant submitted a Phase I Wildfire Risk Assessment for the Chemours property which concludes the wildfire risk is classified as “lowest to low”. The Assessment recommended a Wildfire Mitigation Plan be created by a certified forester to assess potential wildfire hazard, make strategic and tactical recommendations, identify any forest health concerns, and make appropriate management recommendations. Douglas County Wildfire reviewed the application and noted the properties in question are classified as low wildfire risk, and any mitigation needs can be evaluated as the project advances and site design is further defined.

C. Sheriff Services

The Douglas County Sheriff’s Office (DCSO) will provide police protection to the site. A response was not received from the DCSO. The Office of Emergency Management reviewed the request and provided no comment.

D. Water

In accordance with Section 1802A of the DCZR, the Board determines the adequacy of a water supply to meet the demand for a proposed development at the preliminary plan stage of development review, not with a PD amendment or rezoning.

Water supply requirements applicable to Sterling Ranch are governed by an appeal to the County’s Water Supply Overlay District (18A) of the DCZR. In 2021, the Board approved the amended Water Appeal. The Community Authority Board (CAB) adopted reduced water demand standards which were approved by the Board in 2022 with the approval of Sterling Ranch Preliminary Plan 7. The water demand standard for single-family detached is 0.26 acre-feet/year and the water demand standard for single-family attached is 0.17 acre-feet/year. The water demand standard for common area landscaping for single-family attached uses is 2.431 acre-feet/year/irrigated acre.

Water service is provided to the Sterling Ranch PD by the CAB, an authority established by Sterling Ranch Metropolitan Districts Nos. 1-7 (SRMD), through an IGA with Dominion.

Water supplies for existing subdivision filings within Sterling Ranch are provided through IGAs with the City of Aurora and the Town of Castle Rock, including renewable and South Metro WISE Authority (WISE) water, as well as Denver Basin groundwater rights associated with Cherokee Ranch. Those supplies were evaluated and found to meet applicable approval criteria at the time of preliminary plan for the previous subdivision filings. No change to the previously approved water supply is proposed with this application.

Dominion reviewed the application and determined “the applicant has met all applicable requirements and that the project is consistent with Dominion’s rules and regulations.” Dominion stated it “has the capacity to reliably serve both current and future customers while upholding the public health, safety, and welfare of Douglas

County residents. This includes the additional 4,000 units proposed as part of the major PD amendment.”

The Colorado Division of Water Resources (CDWR) indicated it has no comments related to the proposed rezoning and incorporation of the additional 595 acres into the Sterling Ranch PD. The CDWR will provide comments related to the Sterling Ranch water supply plan when future subdivision referrals are received. The County’s water consultant also reviewed the water documentation included in the staff report and had no concerns with the application for the 15th Amendment proceeding forward.

E. Sanitation

Sanitation service is provided by Dominion. Dominion has provided a will-serve commitment which indicates permanent wastewater treatment services will be provided by Dominion at the Chatfield Basin Water Reclamation Facility (CBWRF). The CBWRF is anticipated to be online and fully operational by 2027. In the interim, wastewater treatment is provided through an IGA with the Roxborough Water and Sanitation District (RWSD), the CAB, and the City of Littleton. The combined flows from RWSD and Dominion are conveyed through the Roxborough Conveyance Infrastructure for treatment at the South Platte Renew Facility.

RWSD reviewed the request and indicated it has no comments regarding the application. The Douglas County Health Department noted the provision of sanitation by Dominion.

F. Utilities

Area utility service providers were provided with a referral on this application. Xcel Energy noted no objection to the application, contingent upon its ability to maintain all existing rights and that the amendment does not hinder its ability for future expansion. CORE Electric noted it is the certified electric utility for a portion of the Chemours property, and the remaining acreage will be jointly served with Xcel in accordance with their service territory boundary map. A response was not received from Comcast or CenturyLink.

G. Parks and Trails

Park land dedication requirements are set forth in the Sterling Ranch PD. To date, approximately 177 acres of park land have been dedicated for park and trail use within Sterling Ranch. The Chemours property includes the planned Zebulon Regional Sports Complex which will provide recreational facilities for the County. Douglas County Parks and Trails reviewed the request and noted no concerns with the application.

H. Open Space

The Burgess property identifies a multi-function open space buffer along the East Willow Creek drainage, as well as a minor drainage to its east. The Chemours property includes approximately 194 acres of OSC, subject to the previously executed land

exchange agreement between the applicant and Douglas County. The 194 acres is proposed to buffer Louviers from development and provides a benefit in effectively downzoning land currently zoned GI and RR to an open space designation. Douglas County Open Space and Natural Resources (OSNR) reviewed the request, noting the importance of the wildlife corridor between Zebulon and Louviers. OSNR identified elements to consider that reduce impacts to wildlife with the eventual development of Zebulon.

VI. PUBLIC NOTICE AND INPUT

DCZR Sections 1511 and 1523 require mailed notice to abutting landowners, published notice, and posted notice of the public hearings. Public correspondence generally expressed concerns with traffic impacts and emergency evacuation, and support for an open space buffer adjacent to Louviers, wildlife corridor, wildfire prevention, and new amenities. Public correspondence submitted in response to the request is attached to this staff report.

All referral agency responses are outlined in the Referral Agency Response Report attached to this staff report. Homeowners' associations and community groups within 1,000 feet were included in the list of referral agencies. Responses generally indicating no objections or concerns were received from Douglas County Addressing, Building, Parks and Trails, the Health Department, South Metro, Xcel, Dominion, RWSD, Office of Emergency Management, AT&T, and Jefferson County Planning and Zoning.

CGS recommended a site-specific evaluation of geologic hazards, subsurface conditions, and preliminary geotechnical recommendations based on current development plans at the time of preliminary plan. CPW highlighted the regional importance the Chemours property plays in the local and regional ecology and supports rezoning of the OSC, commensurate with the protections such designation provides from future development. The Historic Preservation Board Curator recommends a Class II cultural resource survey with future phases of development to provide more specific analysis of potential resources.

The Chatfield Community Association expressed concerns with water and wastewater services to the development, traffic, noise, lighting, and impacts to wildlife. The Roxborough Village Metro District noted concerns with the ability to evacuate in an emergency, and the impact an additional 4,000 residential units and Zebulon will have during an evacuation. The Roxborough Village First HOA echoed similar concerns with wastewater treatment capacity, emergency evacuation, traffic, and Zebulon.

VII. PLANNING COMMISSION HEARING

The Planning Commission heard the proposal at a public hearing on January 12, 2026. During public testimony members of the public spoke in-person and on-line. Some speakers stated their appreciation of the proposal to designate the acreage adjacent to

Louviers as open space and a pending good neighbor agreement. Other speakers opined that the land use process had been “rushed;” that traffic analysis, environmental remediation reports, and water supply documentation were inadequate; that an evacuation study and plan were needed; and that the application would have a negative effect on adjacent equestrian lots. The DCSD stated no objection as long as the applicant and County abide by the conditions noted in its letter.

The applicant responded to public comments and questions from the Planning Commission.

The Planning Commission recommended approval of the request by a vote of 5 to 1. The one dissenting commissioner stated that Approval Criterion 1503.01, “Whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan,” was not met.

VIII. STAFF ANALYSIS

Section 1503 of the DCZR establishes criteria to be considered in the review of a PD rezoning application.

1503.01: Whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan.

Staff Comment: The 15th Amendment is being processed concurrently with a CMP amendment (DR2025-011) request to include approximately 250 acres of the Chemours property within the Chatfield Urban Area. The applicant revised its initial CMP amendment application to leave approximately 185 acres within the Louviers Rural Community for a proposed conservation easement. The Planning Commission approved the CMP amendment at a public hearing on January 12, 2026.

The Sterling Ranch PD is located within the Chatfield Urban Area as identified in Section 2 of the 2040 CMP. The Burgess property is also located within the Chatfield Urban Area. The Chemours property is split between the Chatfield Urban Area and Louviers Rural Community as identified in Section 4 of the 2040 CMP. The CMP states that while approval criteria for land use applications require a finding of compliance with the CMP, “...the competing values of the plan must be balanced through the public review process to achieve the larger vision of the community.” As such, the CMP acknowledges its own competing values and that implementation can only be achieved through the balancing of community values during the review process. The Sterling Ranch PD attempts to balance the competing values of the CMP.

Goals, objectives, and policies within CMP Section 2 prioritize growth in urban areas with access to infrastructure, services, and community amenities. Section 2 also supports the creation of healthy communities, that include adequate infrastructure development, economic and job growth, recreational opportunities, and a balanced approach toward coexisting with the natural environment. Goals, objectives, and policies applicable to the

Chatfield Urban Area emphasize the importance of balancing wildlife and the natural environment with community design, as well as the importance of designing communities to support a mix of land uses and infrastructure to serve community needs.

The application includes approximately 185 acres of land proposed for conservation within the Chemours property. With the approval of the CMP amendment, this area remains within the Louviers Rural Community. The OSC area is consistent with the goals and objectives of the Louviers Rural Community. This conserved land will balance the expansion of urban development by buffering Louviers and preserving a wildlife corridor. The applicant's narrative indicates it will participate in the removal and relocation of fencing in the area that currently impedes wildlife movement to and from Plum Creek, thus enhancing wildlife movement and the usefulness of the corridor.

Goals and objectives of Section 5, Community Resources, are supported by the extension of water and sewer infrastructure further to the east, which provides a general community benefit to Louviers and parcels in the US Highway 85 corridor.

Section 6 addresses the road and transportation network, for which development is anticipated to pay its fair share of highway system improvements per the requirements of the Sterling Ranch PD.

Section 7 addresses the efficient use, conservation, and management of water supplies. Inclusion of the Chemours property into the Sterling Ranch PD supports the establishment of water and sewer infrastructure east of Sterling Ranch, providing opportunities to improve water and wastewater service in the area and along the US Highway 85 corridor.

The CMP Wildlife Resources map identifies the site as having low and moderate habitat value. Wildlife movement corridors are identified in the west portion of the PD along Willow Creek and the east portion of the PD along Plum Creek. The Chemours property, as well as portions of the PD south of Filing 3 and Plum Valley Heights, are identified as Wildlife Habitat Conservation Areas. An Overland Connection traverses a portion of the Chemours property to the north and west of Louviers.

1503.02: Whether the application is in compliance with all applicable statutory provisions.

Staff Comment: The application is in compliance with all statutory provisions, including the Planned Unit Development Act of 1972, as amended.

1503.03: Whether there has been a substantial change in the character of the neighborhood, since the land was last zoned.

Staff Comment: There have been several substantial changes in the character of the neighborhood since the Sterling Ranch PD was approved. Approximately 5,000 residential units have been approved to date within the Sterling Ranch PD. After more than a decade of development and fourteen amendments to the Sterling Ranch PD, the applicant desires to amend the land use plan to facilitate the future development of the Sterling Ranch PD.

The completion of regional road infrastructure improvements like Waterton Road have opened opportunities for development and additional residential units.

In addition, a land exchange between the applicant and Board of County Commissioners within the Chemours property has resulted in reconfigured parcels and the proposed OSC area adjacent to Louviers. Preliminary scoping, site design considerations, and analysis of the components of Zebulon are progressing and will ultimately spur development of the surrounding area.

1503.04: Whether the application demonstrates public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

Staff Comment: Xcel Energy provided no objection to the development. CORE Electric noted it is the certified electric utility for a portion of the Chemours property and is willing to extend electric facilities. The DCSO, Comcast, and CenturyLink provided no response to the application.

The DCSD noted it may be necessary to request additional acreage to accommodate the school needs generated by an additional 4,000 units. The Sterling Ranch PD requires the applicant to review school land dedications with the DCSD as part of a preliminary plan application.

The applicant submitted correspondence from Dominion, which is attached to this staff report, acknowledging it has reliable capacity to provide water and wastewater services for existing and future customers.

The rezoning was reviewed by South Metro, and confirmed the parcels are within its service boundaries.

1503.05: Whether the roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development will be available concurrently with the impacts of such development.

Staff Comment: Public Works Engineering is working with the applicant to revise the MTIS for the Sterling Ranch PD, including changes proposed with the 15th Amendment. Public Works Engineering indicated all intersections within the MTIS will operate at appropriate levels of service in the 2050 time horizon with proper mitigation and traffic control. The applicant has submitted a summary of the MTIS which identifies the anticipated roadway improvements that would be necessary for the transportation network to accommodate the proposed level of development. The MTIS summary is included as an attachment to the staff report.

1503.06: Whether the proposed rezoning is compatible with the surrounding land uses.

Staff Comment: The Burgess property is adjacent to existing undeveloped portions of the Sterling Ranch PD to the east and south. North of the property are high transmission

powerlines and an Xcel Energy electric substation. West of Rampart Range Road is a large A-1 zoned parcel.

Waterton Road bisects the Chemours property in two parts. West of Waterton Road is the land surrounding the existing Douglas County EVOC parcel. Land east of Waterton Road is currently undeveloped and includes the proposed location of Zebulon. Further east of Zebulon is land proposed for conservation (OSC) bordering Louviers and Plum Creek. The Chemours property is currently zoned GI and RR in areas abutting Louviers, A-1 adjacent to Plum Valley Heights, and RR just south of EVOC. The OSC land within the east side of the Chemours property is proposed to buffer Louviers from development and provides a benefit in effectively downzoning land currently zoned GI or RR from development.

Land abutting the Chemours property includes the RR-zoned Plum Valley Heights subdivision, composed of 4- to 7-acre single-family lots, to the west; the A-1 and GI zoned Dyno Nobel facility to the south; RR-zoned land owned by Douglas County within a conservation easement (DuPont South Open Space) also to the south; Suburban Residential (SR) zoned single-family development in Louviers; and GI-zoned and undeveloped parcels to the east.

1503.07: Whether the subject land is suitable for the intended use and is compatible with the natural environment.

Staff Comment: The Burgess property contains some portions of floodplain along East Willow Creek and along the north property line. The applicant has proposed the floodplains as multi-function open space to protect them from future development. The CMP identifies no Class 3 Geologic Hazards on the site. A geotechnical analysis will be required as part of future development of the site.

The Chemours property contains some portions of floodplain along Plum Creek and within the proposed OSC area. During future development, the applicant will be required to comply with all Douglas County standards for stormwater to ensure no impacts to Plum Creek occur. The CMP identifies no Class 3 Geologic Hazards on the site. A geotechnical analysis will be required as part of future development of the site.

The applicant has indicated that a portion of the Chemours property was part of the larger DuPont explosives manufacturing facility. Site cleanup has occurred, and in 2022 the CDPHE released the property from a remedial action cleanup plan based upon completed cleanup measures. The applicant will be required to comply with all applicable CDPHE requirements at the time of future development.

1503.08: Whether the proposed Development Plan complies with the general requirements in 1502 herein.

Staff Comment: The general requirements in Section 1502 provide for the unified development of a PD and bind the owners of the property to the requirements of the PD. The proposed PD provides for unified development with a plan that is binding on the current and future owners.

1503.09: Whether the planned development provides for unified development control under a unified plan.

Staff Comment: The owners, successors, and assigns are bound by the terms of the development plan which will provide for unified control.

1503.10: Whether the application is in conformance with Section 18A, Water Supply Overlay District, herein.

Staff Comment: The Board determines the adequacy of a water supply to meet the demand for a proposed development at the preliminary plan stage of development review, not with a PD amendment or rezoning. Water supply requirements applicable to Sterling Ranch are governed by an appeal to the County's Water Supply Overlay District (18A) of the DCZR. In 2021, the Board approved the amended Sterling Ranch Water Appeal (Water Appeal). The CAB adopted reduced water demand standards which were approved by the Board in 2022 with the approval of Sterling Ranch Preliminary Plan 7. No change to the previously approved water supply is proposed with the 15th Amendment.

Appeal Section 3: Approval Standards. Based upon the information provided pursuant to Section 2, the Board shall determine that the following standards have been met for the Development Application:

3.1 The proposed Water Supply for the Development Application can be used for the proposed use(s).

Staff Comment: No new water supply is proposed with this application. The existing water supply allows use of the water for municipal purposes.

3.2 The reliability of a renewable water right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.

Staff Comment: No new renewable supplies are proposed with this application.

3.3 The proposed Water Supply for the Development Application is adequate and feasible to ensure that Water Supply shortages will not occur due to variations in the hydrologic cycle, taking into account the anticipated Water Demand of the Development Application, as established pursuant to Section 6.

Staff Comment: No new water supply is proposed with this application.

3.4 The proposed Water Supply for the Development Application is sufficient to meet the Water Demand standard established pursuant to Section 6.

Staff Comment: No new water supply is proposed with this application. The currently-available firm water supply from Dominion to Sterling Ranch is 2,457 acre-feet/year. In its 2024 water supply report, Dominion states, "based on projected future total service commitment (3,973.9 AF/yr) and anticipated total firm yield (3,986.8 AF/yr), Dominion is projected to have approximately 12.9 AF/yr of uncommitted water supplies at buildout."

Section 1520 of the DCZR establishes criteria to be considered in the review of a major PD amendment application.

1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

Staff Comment: The applicant's narrative references the intent section of the Sterling Ranch PD, which reads "The intent of this Development Plan is to enable and encourage the implementation of the following policies: (a) that neighborhoods should generally be compact, pedestrian oriented, and mixed-use to the extent permitted by Table 2, (b) that ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive, (c) that interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips, (d) shared-use of parking facilities should be encouraged, (e) that within most neighborhoods, a range of housing types should be provided, (f) that appropriate land uses should be provided within walking distance of transit stops, and (g) that a range of open space areas, including Regional Parks, Neighborhood Parks, Greens, Squares and Plazas, should be distributed within the Property."

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

Staff Comment: The applicant's narrative indicates the proposed expansion of the Sterling Ranch PD and "the associated increase in the maximum number of dwelling units permitted to accommodate the expansion, as well as the conversion of Special Planning Areas SA2 and SA3 to D2, do not negatively impact the intent, efficient development, or preservation of the Sterling Ranch PD. Neighborhoods will still be generally compact and similar in terms of development standards to the existing neighborhoods."

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

Staff Comment: The applicant's narrative states, "the proposed amendment will not affect the enjoyment of land abutting upon or across a street from the planned development in a substantially adverse manner, nor will it adversely affect the public interest or enjoyment of the adjacent land."

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

Staff Comment: The applicant's narrative indicates the purpose of the amendment is to "bring newly acquired property into the Sterling Ranch PD boundary and to develop and maintain that property in conformance with the standards and unified development control outlined per the Sterling Ranch PD."

1520.05: For applications proposing an increase in the intensity of allowed land uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

Staff Comment: Water supply requirements applicable to Sterling Ranch are governed by the Water Appeal. Refer to criteria 1503.10 above for an analysis of the water supply standards.

1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

Staff Comment: The application was reviewed by South Metro which indicated no objection to the request. Dominion provided commitment letters indicating it has the capacity to reliably provide water and wastewater services for current and future customers. Xcel Energy noted no objection to the application, contingent upon its ability to maintain all existing rights and that the amendment does not hinder its ability for future expansion. CORE Electric noted it is willing to extend electric facilities. The DCSO, Comcast, and CenturyLink provided no response to the application. The Sterling Ranch PD requires the applicant to review school land dedications with the DCSD as part of a preliminary plan application, and DCSD indicated it may be necessary to request additional school land dedication based on the addition of 4,000 units.

1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

Staff Comment: Public Works Engineering is working with the applicant to revise the MTIS for the Sterling Ranch PD, including changes proposed with the 15th Amendment. Public Works Engineering indicated all intersections within the MTIS will operate at appropriate levels of service in the 2050 time horizon with proper mitigation and traffic control. The applicant has submitted a summary of the MTIS which identifies the anticipated roadway improvements that would be necessary for the transportation network to accommodate the proposed level of development. The MTIS summary is included as an attachment to the staff report.

IX. STAFF ASSESSMENT

Staff has evaluated the PD rezoning and major amendment request in accordance with Section 15 of the DCZR. Should the Board find that the approval criteria for the PD rezoning and major amendment are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document 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.

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Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: Major PD Amendment and Rezone

Marketing Name: Sterling Ranch PD - 15th Amendment

Presubmittal Review Project Number: _____

PROJECT SITE

Address: Sterling Ranch Planned Development

State Parcel Number(s): _____

Subdivision/Block#/Lot# (if platted): _____

PROPERTY OWNER(S)

Name(s): Brock Smethills

Address: 8155 Piney River Ave.

Phone: (303) 202-6800

Email: _____

AUTHORIZED REPRESENTATIVE

Name: Susan Beckman

Company: Sterling Ranch Development Company

Address: 8155 Piney River Ave.

Phone: 303-881-7119

Email: _____

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Susan Beckman

Applicant's Signature

December 7, 2025

Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglas.co.us.

Project Number (Office Use Only): _____



DATE: 12-1-2025

OWNER:

STERLING RANCH LLC
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125
BROCK SMETHILLS
(303) 202-6800
brocks@sterlingranchcolorado.com

APPLICANT:

STERLING RANCH LLC
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, COLORADO 80125
SUSAN BECKMAN
(303) 881-7119
susanb@sterlingranchcolorado.com

SUBJECT: STERLING RANCH PLANNED DEVELOPMENT - REZONING APPLICATION

REQUEST: This request proposes an expansion of the Sterling Ranch Planned Development boundary by rezoning 595 acres of adjacent land as Planned Development.

PROJECT SUMMARY / WRITTEN NARRATIVE FOR THE REQUEST: (Per DCZR 1507)

Sterling Ranch is excited to announce two recent land acquisitions adjacent to the existing Sterling Ranch Planned Development (PD) boundary. The 1st land acquisition, referred to herein as the 'Burgess Property', sits west of the existing PD boundary east of Rampart Range Road and north of Prospect Village with spectacular mountain views to the west. This property is approximately 63 acres in size and is bisected by the East Willow Creek drainage corridor. The 2nd land acquisition, referred to herein as the 'Chemours Property', is part of a recent land exchange and partnership with Douglas County and sits east of the existing PD boundary directly adjacent to Ascent Village overlooking the Plum Creek riparian corridor. The Chemours property contains parcels of land acquired by Sterling Ranch, County-owned parcels, the Waterton Business Park parcel that was brought into the Chatfield Urban Area earlier this year, and a large conservation easement that provides the missing link to a vital wildlife corridor and open space buffer for the town of Louviers to the east. The Waterton Business Park portion of the property is also the proposed home of the much anticipated Zebulon Regional Sports Complex.

The Chemours Property, including the acquired Sterling Ranch and County-owned Parcels, the Waterton Business Park, and the conservation easement, totals approximately 532 acres. With this proposed amendment, Sterling Ranch is seeking to bring the 63-acre Burgess Property and the 532-acre Chemours Property into the Sterling Ranch PD as D2 Planning Area with O1, C5 and SCZ-E zoning in order to facilitate a mix of uses in the development of a balanced community. Anticipated uses include residential, business, commercial, recreational, open space, and other selected secondary uses in accordance with the Douglas County Zoning Resolution (DCZR), the Douglas County 2040 Comprehensive Master Plan (CMP) and the Sterling Ranch Planned Development (PD).



While the ultimate land uses and layouts for the properties have yet to be determined, it is anticipated that development for the Chemours Property will center largely around the planned regional sports complex which is projected to be an economic driver and spur the demand for adjacent commercial uses. Construction of the sports complex is anticipated to begin in late 2026 or early 2027.

The existing zoning on the Burgess Property is A1-Agricultural One. The 63-acre Burgess property sits east of Rampart Range Road, directly adjacent to undeveloped Sterling Ranch property to the south and east which is currently zoned PD and is being planned as part of Sterling Ranch Preliminary Plan No.7. The land directly to the north and west of the Burgess property is currently zoned A1-Agricultural One. This land is owned by the Public Service Company of Colorado (PSCO) and is utilized for transmission lines and an electrical substation. The PSCO properties buffer the Burgess property from additional existing A1 zoning to the north and further west of Rampart Range Road.

The 532-acre Chemours property proposed for rezoning within the Sterling Ranch PD currently has GI-General Industrial, A1-Agricultural One, and RR-Rural Residential Zoning. The property sits east of Moore Road, across the street from Sterling Ranch Filing No.6 and Plum Valley Heights, a community of 29 existing homes sites with RR-Rural Residential zoning. As the ultimate approved uses for the properties adjacent to Plum Valley Heights and Sterling Ranch Filing No. 6 are determined through future plat and/or Site Improvement Plan (SIP) processes, consideration will be given to appropriate transitional uses and/or landscape buffers to address land use compatibility. Lawrence Construction, a pioneer in heavy highway and bridge construction, forms the GI-General Industrial-zoned northern boundary of the Chemours property. The ultimate land uses and layout on the north end of the site will consider the adjacent industrial use and will provide the appropriate transitional uses and/or landscape buffers accordingly to promote compatibility.

Douglas County-owned property and the existing Emergency Vehicle Operation Center (EVOC) facility are zoned A1-Agricultural One and sit on the south side of the Chemours property. It is anticipated that the adjacent EVOC site that is utilized for the training of the Douglas County Sheriff Department officers could benefit from the proximity of the commercial uses and infrastructure anticipated within the Waterton Business Park. Consequently, both the EVOC site and the commercial uses could become symbiotic economic drivers.

The majority of land to the east of the Chemours property is owned by Douglas County and Louviers and has GI-General Industrial and Suburban Residential zoning respectively. The County-owned property is part of the Dupont Open Space and DOW Woodhouse Wildlife Areas. The large open space conservation easement in the Chemours property being proposed for inclusion and rezoning into the Sterling Ranch PD effectively buffers the Waterton Business Park site and the planned regional sports complex from the larger contiguous wildlife movement corridors. This conservation easement will remain in place as preserved open space, enhancing the larger wildlife corridor and serving as a highly desired open space and community buffer for the town of Louviers.

The following describes how this Planned Development Rezoning request meets the approval criteria outlined per Section 1503 of the Douglas County Zoning Resolution.

Approval Criteria for Planned Development Rezoning:

Per DCZR Section 1503 - The following criteria shall be considered by the Planning Commission and Board in review of planned development rezoning applications:

1503.01 – *Whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan;*

1503.02 – *whether the application is in compliance with all applicable statutory provisions;*

1503.03 – *whether there has been a substantial change in the character of the neighborhood, since the land was last zoned;*

1503.04 – *whether the application demonstrates public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development;*

1503.05 – *whether the roadway capacity necessary to maintain the adopted roadway level-of-service for the proposed development will be available concurrently with the impacts of such development;*

1503.06 – *whether the proposed rezoning is compatible with the surrounding land uses;*

1503.07 – *whether the subject land is suitable for the intended use and is compatible with the natural environment;*

1503.08 – *whether the proposed Development Plan complies with the general requirements in 1502 herein;*

1533.09 – *whether the planned development provides for unified development control under a unified plan; and*

1533.10 – *whether the application is in conformance with Section 18A, Water Supply Overlay District, herein.*

In accordance with DCZR approval criteria 1503.01 – The request to rezone the Burgess and Chemours properties as Sterling Ranch Planned Development is in compliance with the requirements of the Douglas County Zoning Resolution (DCZR) and the Douglas County Comprehensive Master Plan (CMP).

Per DCZR Section 1501, the intent of a Planned Development District (PD) is “to encourage innovative and creative design and to facilitate a mix of use in the development of a balanced community including residential, business, commercial, recreational, open space, and other selected uses.” The proposed PD zoning would support envisioned uses for the properties which include a regional sports complex, open space, various commercial and light industrial uses, and a variety of residential uses including small lot SFD, SFA and multi-family.

DCZR Section 1501 also stipulates that development within the PD district should 1) be designed to ensure that provision is made for ample open space, 2) that environmentally and visually sensitive areas are preserved, and 3) that layout, design and construction of residential development that is sensitive to

the natural landform and environmental conditions of the immediate and surrounding area be promoted. When the Waterton Business Park portion of the Chemours property was brought into the Chatfield Urban area earlier this year, a large conservation easement was created buffering the developable portion of the property from the adjacent Louviers community and larger wildlife habitat areas to the east and south. The proposed rezoning seeks to bring the conservation easement into the Sterling Ranch PD under O1 (open space preserve) zoning where it will be managed as open space, enhance an existing wildlife corridor, and continue to provide a development buffer for the town of Louviers. Proposed C1 (multi-functional open space) zoning on the Burgess Property will also preserve a portion of East Willow Creek Drainage that runs diagonally through the site as open space.

DCZR Section 1501 also stipulates that development within the PD district should 4) provide or be located in proximity to employment and activity centers such as shopping, recreational, and community centers, health care facilities, and public transit, and 5) ensure the adequacy of public facilities to accommodate population growth. The mixed-use vision for the Chemours Property includes a regional sports complex, entertainment, restaurant and retail uses all within close proximity to one another. As the properties proposed for rezoning are both directly adjacent to the existing Sterling Ranch PD, the extension of water, wastewater, and roadways represents a relatively easy and logical expansion of existing infrastructure. The regional sports complex will provide a wonderful recreational facility for all nearby residents and any new residential dwelling units within the property will be able to take full advantage of existing and planned schools, parks, trails, and facilities within the Sterling Ranch PD footprint.

DCZR Section 1501 also stipulates that development within the PD district should be designed to 6) promote balanced developments of mixed housing types, and 7) encourage the provision of dwellings with a range of affordability. The proposed PD zoning supports the residential uses which are anticipated to include a mix of housing types with a range of affordability including small-lot SFD, SFA and multi-family options which are not currently supported under the existing A1-Agricultural, RR-Rural Residential, and GI-General Industrial zoning.

In addition to complying with the requirements of the Douglas County Zoning Resolution, the proposed rezoning also complies with the 2040 Douglas County Comprehensive Master Plan (CMP).

The Burgess Property immediately adjacent to the west side of the existing Sterling Ranch PD is already within the Chatfield Urban Area. Earlier this year, an amendment to the 2040 CMP was unanimously approved by the Planning Commission to bring the portion of Chemours Property referred to as the Waterton Business Park into the Chatfield Urban Area. This current rezoning request is essentially a modification to the previous CMP amendment to 1) expand the business park boundary to include the full footprint of the planned Zebulon Regional Sports Complex which was not finalized at the time, 2) add a 38-acre parcel of land between Moore Road and the County Emergency Vehicle Operations Center (EVOC) into the business park boundary, and 3) include the open space conservation easement within the Chatfield Urban Area and Sterling Ranch PD.

This rezoning application is being submitted concurrently with a request to modify the previously approved CMP amendment to include these parcels. A full account of how the request to bring the expanded Waterton Business Park Boundary and open space conservation easement into the CMP is in compliance with the 8 approval criteria identified in Section 10-2A of the 2040 CMP is included in the concurrent CMP amendment request for reference. These criteria include 1) Consistency with the spirit,

intent, goals, objectives, and policies of the CMP, 2) Compatibility with the surrounding land uses and zoning, 3) Compatibility with existing, natural, and environmental conditions of the site and, preservation of important natural features and scenic viewsheds, riparian corridors, wildlife habitat and movement corridors, and historic resources, 4) Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails for the development, 5) How existing and planned capabilities of the affected special districts can adequately handle the service demand, 6) How social, economic, or land use conditions of the County have changed or are in the process of changing in such a manner to support the proposed amendment to the CMP, 7) How land proposed for urban development is a logical expansion of the Chatfield Urban Area, and 8) How the expansion of the Chatfield Urban Area results in a compelling public benefit.

In accordance with DCZR approval criteria 1503.02 – To the applicant’s knowledge, upon pending approval of the concurrent request to amend the 2040 CMP to include the full Chemours Property within the Chatfield Urban Area, this request to rezone the Burgess and Chemours properties as Sterling Ranch Planned Development is in compliance with all applicable statutory provisions including those of the Douglas County Zoning Resolution, the Douglas County Comprehensive Master Plan, and the Sterling Ranch PD.

In accordance with DCZR approval criteria 1503.03 – There have been substantial changes in the character of the neighborhoods, since the land was last zoned. Regarding the A1-Agricultural One-zoned Burgess Property, which is already located within the Chatfield Urban Area, planning efforts are well underway for Sterling Ranch Preliminary Plan No.7 which directly abuts the property on the east and south sides. Roadway, water, and sewer infrastructure can now easily be extended to this site via Preliminary Plan No.7. The property will remain buffered from existing A1-zoned properties to the north and west by parcels of land owned by the Public Service Company of Colorado which support existing transmission lines and an electrical substation.

The existing Agricultural One and General Industrial zoning on the Chemours Property have been in place for a very long time and no longer support the full potential of the area. General Industrial zoning once supported the former Dupont explosives manufacturing facility which has since been closed and approved for redevelopment by CDPHE in December of 2023.

In September of 2023, thanks to a partnership between Sterling Ranch Acquisitions, Douglas County, and American chemical company Chemours FC, LLC, a real estate trade was unanimously approved by the Board of Douglas County Commissioners resulting in the preservation of 204 acres of open space via a conservation easement. Sterling Ranch Acquisitions purchased the property from Chemours and will own and maintain the land in accordance with the voluntary legal agreements between Sterling Ranch and Douglas County. The agreements restrict how the land may be used specifically for the purpose of conservation. In addition to the conservation easement that Douglas County received, they also acquired an additional 48-acre parcel that is anticipated to serve as an operations and material storage facility for Douglas County Public Works. In exchange, Sterling Ranch received approximately 120 acres of land owned by Douglas County on the west side of the conservation easement which is a large part of the Waterton Business Park. The conservation easement - which would have otherwise kept its General Industrial Zoning - created an important community buffer for Louviers, setting land aside in perpetuity for conservation directly adjacent to the village and separating it from the Waterton Business Park parcel. The creation of this open space buffer represents a recent change in conditions that makes

rezoning the Chemours Property as Sterling Ranch PD compatible with the goals and intent of the 2040 master plan. Not only does the conservation easement facilitate the desired development buffer and separation for Louviers Village, but this open space helps to support a critical missing link in a vital wildlife movement corridor.

An additional change in conditions within Douglas County that warrants bringing the full Chemours Property into the Chatfield Urban Area and rezoning it as Sterling Ranch PD is the recent completion of the Waterton Road extension through the Sterling Ranch planned development. Douglas County's 2040 Transportation Master Plan identified the need for a regional solution to give those in Roxborough Village, Chatfield Farms, Roxborough Downs, River Canyon, and Sterling Ranch an alternative to Titan Road for access to US 85. Douglas County and Sterling Ranch partnered to make major improvements to Waterton Road. Phase 1 of the Waterton Road project, called the Southern Connector, was a 2.8-mile, two-lane roadway between Airport Road and Moore Road that was completed by Douglas County in 2020. Phase 2 of the Waterton Road project was the construction of the 4-lane portion of Waterton Road that was finalized in 2022. This 2.5-mile extension from Rampart Range Road to Moore Road completed the connection to the Southern Connector, and ultimately US Highway 85. Phase 2 of the project was accelerated by a partnership agreement between Douglas County and the Sterling Ranch Community Authority Board that allowed the County to fund the construction portion of Phase 2 and allowed Sterling Ranch to repay that funding through an additional fee of \$4161.00 per single family dwelling unit within Sterling Ranch. With the completion of these Waterton Road construction phases and a new east-west connection from Wadsworth Blvd to US 85, an arterial roadway frontage has been created that is ideal for development and can provide much needed and easily accessed commercial services to the greater Douglas County community.

The most recent change in the character of the neighborhood around the Chemours Property is perhaps the planned regional sports complex. The sports complex boundaries had not yet been defined at the time the Waterton Business Park was brought into the Chatfield Urban Area earlier this year. While a large portion of the sports complex will sit within the current business park boundary, its full footprint will need to extend beyond the existing boundary. As the sports complex project continues to evolve, the footprint and surrounding infrastructure will likely shift. Bringing the full Chemours property including the expanded business park parcels and the conservation easement into the Chatfield Urban Area and Sterling Ranch PD will alleviate the need for future CMP amendments and zoning adjustments that would likely be required to accommodate the ultimate footprint of the sports complex and adjacent uses.

In accordance with DCZR approval criteria 1503.04 – Public facilities and services necessary to accommodate the proposed development including roads, utilities, schools, and recreational spaces will be made available concurrently with the impacts of the development. While the ultimate uses and layouts for the properties have not yet been determined, the required public facilities and services will be decided upon and reviewed during the required preliminary plan, plat, and/or site improvement plan processes. As the areas proposed for rezoning are directly adjacent to existing or planned Sterling Ranch development, expansion of the existing water and wastewater facilities to serve these areas would be relatively easy and logical. While the planned sports complex will provide an instant recreational amenity, additional open space in the form of a conservation easement in the Chemours property and multi-functional open space areas in the Burgess property are planned to be provided concurrently with development. School dedication will be accommodated for any additional students generated from

residential uses within the rezoned areas either through land dedication or cash-in-lieu. If the number of new students generated cannot be accommodated with existing or planned Sterling Ranch school sites, additional land or cash-in-lieu will be provided based upon demonstrated need.

In accordance with DCZR approval criteria 1503.05, a master transportation study has been conducted by Fox Tuttle Transportation Group to examine the implications to the external roadway capacity and to determine the anticipated roadway improvements that would be required to support the PD expansion and rezoning being proposed with this application. In summary the study found that the transportation network could accommodate the proposed zoning at acceptable levels of service with a number of added roadway improvements including but not limited to intersection improvements, road-widenings, and additional turn lanes. A letter has been provided by Fox Tuttle with this submittal summarizing the study and the anticipated roadway improvements that would be needed. The roadway improvements would be done in a phased and contiguous manner to balance the costly premature extension of roadway infrastructure with avoiding costly retrofits or unacceptable levels of service due to undersized facilities in the future. Additional traffic studies will occur as needed based on how the future dwelling units and land uses end up being distributed within the community during subsequent preliminary plans, plats, and/or site improvement plan processes in order to verify that roadway capacity will be available concurrently with the impacts of the development. Sterling Ranch will continue to pay a pro rata share of the cost to construct improvements to the highway system. Currently Sterling Ranch pays a developer-specific amount in highway fees per residential lot. Any residential lots within the proposed expansion will be subject to the same highway fees that are applied to other developments along Highway 85, which will provide necessary funds for improvements that benefit Douglas County residents.

In accordance with DCZR approval criteria 1503.06 – The proposed rezoning is compatible with the surrounding land uses. As previously mentioned, the current Sterling Ranch PD boundary directly abuts the east and south sides of the Burgess Property. Zoning the property as PD would allow the property to be developed under the same development standards as Sterling Ranch Preliminary Plan No.7. The Burgess Property is bound on its north and west sides by A1-zoned parcels owned by the Public Service Company of Colorado and are utilized for transmission lines and an electrical substation which buffer the Burgess Property from additional A1-zoned property further to the west and north.

As mentioned above, the Chemours Property sits directly east of Sterling Ranch Filing No. 6 from which water and sewer infrastructure can be easily expanded. The ultimate land uses will take into account the existing residential uses in Sterling Ranch Filing No. 6 in addition to the existing 29 rural residential homes in the Plum Valley Heights Community and will consider transitional uses and or landscape buffers to help achieve compatibility between land uses. The east and southeastern portion of the Chemours property is made up of the conservation easement which provides a compatible open space buffer between the town of Louviers and the anticipated development within the business park. The conservation easement also augments the larger Dupont Open Space and wildlife movement corridor to the south and east. Ultimate land uses will also consider ways such as transitional uses and/or landscape buffers to create a compatible boundary between the business park and the General Industrial zoned Lawrence Construction property to the north.

In accordance with DCZR approval criteria 1503.07 – The subject land is suitable for the intended use and is compatible with the natural environment. The Burgess Property is within the Chatfield Urban

Area directly adjacent to Sterling Ranch Preliminary Plan No.7 and is intended for residential use. The property is bisected by the East Willow Creek tributary which contains mapped floodplain and another smaller unnamed drainageway. Development will occur in a manner that respects the existing topography and drainages. Per the 2040 CMP Wildlife Resources Map (Map 9.1) the Burgess Property is not identified as 'High Habitat Value', and it is not located within a 'Wildlife Habitat Conservation Area' nor an 'Overland Connection Area'.

The Chemours Property, consisting of the Water Business Park site and conservation easement primarily consists of disturbed grassland, with a large portion of the site currently being utilized for Douglas County material storage including machinery, a soil stockpile, materials for winter roadway treatment, and demolished concrete and asphalt rubble. The balance of the site consists of vacant grassland, a detention pond, unimproved roads, and an ephemeral stream running through the conservation easement. The southwest portion of the property sits higher in elevation and primarily drains northeast towards Plum Creek, a wetland complex and riparian corridor east of the site that runs north into the South Platte River.

The majority of the Chemours Property is identified as 'Low Habitat Value' area; however, it sits on the inside edge of a 'Wildlife Habitat Conservation Area' and the southeastern 5th of the business park site and a large portion of the conservation easement extends into 'Overland Connection Area' as identified on the CMP Wildlife Resources Map. The CMP defines 'Overland Connection' as *"A broad area to facilitate wildlife movement, typically within or between large blocks of wildlife habitat. Overland connections are generally non-linear, not precisely defined, and may include various types of topography and vegetation"*. The Overland Connection area is approximately 1.5 miles wide in the vicinity of the business park with the majority of the overland connection area being to the south and east on neighboring County properties and the Dupont Open Space and DOW Woodhouse Wildlife parcel further to the south.

In response to the Waterton Business Park's proximity to the Overland Connection and Wildlife Habitat Conservation Area, a wildlife assessment of the site was conducted by Kimley-Horn & Associates, Inc. in August and September of 2024 when the original CMP amendment was processed. A memorandum was prepared detailing their findings and recommendations regarding wildlife habitat.

Recommendations included 1) further coordination with Colorado Parks and Wildlife (CPW) and Douglas County to verify elk migration information around the site, and 2) modification of existing impassable fences that are obstructing natural migration patterns adjacent to the site. As the original CMP amendment did not include the full Chemours Property Boundary being proposed for rezoning, Kimley-Horn conducted an additional wildlife assessment in November of 2025. A memorandum detailing their findings and recommendations regarding wildlife habitat has been included with this submittal for reference.

Protection and enhancement of wildlife habitat and habitat connectivity in the site vicinity has already occurred through the recent Chemours land exchange and partnership between Douglas County and Sterling Ranch. The open space conservation easement that was created along the southern and eastern property boundary effectively buffers the Waterton Business Park and sports complex site from the larger contiguous Dupont and DOW Woodhouse wildlife areas and movement corridors. The site is also currently buffered from these larger contiguous habitat areas by the Emergency Vehicle Operation Center and County-owned parcels on the south side of the site.

Further protection and enhancement of on-site habitat and the abovementioned adjacent habitat corridors can be successfully implemented within the proposed PD zoning designation through thoughtful site planning as well as the implementation of the Sterling Ranch *Prairie Conservation Management Plan* (PCMP). The PCMP details Sterling Ranch's plans for creating native prairie ecosystems within the Sterling Ranch community and accommodating wildlife habitats in phased approach as development proceeds. The PCMP outlines goals for 1) promoting a sustainable human community that encourages a healthy and sustainable natural landscape, 2) protecting cultural and paleontological resources, 3) building and maintaining positive community and agency relations through sound management and coordination of conservation efforts, 4) minimizing wildlife-human conflicts, and 5) complying with federal and state laws and regulations pertaining to threatened, endangered, and sensitive species. The PCMP also describes the protocols and policies for prairie dog management, burrowing owl management, migratory bird and raptor management and compliance.

In accordance with DCZR Section 1507.07 The Chemours Property does not fall within any Class 3 Hazards as identified on Map 8.1 of the 2040 CMP. A portion of the site was however part of a larger 1,520-acre former Dupont explosives manufacturing facility which was created in response to market demands for area mines and quarries at the turn of the 20th century. The Village of Louviers was originally developed by Dupont to attract long-term employees for the dynamite plant. Production at the facility stopped in the 1980's and the land was subsequently managed by The Chemours Company.

At the conclusion of the explosive manufacturing operations, the Colorado Department of Health Care Policy and Finance worked to clean up the site and establish a remedial action cleanup plan. In 2022 CDPHE released the property from the remedial action cleanup plan based on cleanup measures that had been completed. In December 2023, CDPHE approved the site closure and development. The site closure included conditions for any potential redevelopment including the restricted use of groundwater. The developable portion of the site has only one small area identified that requires mitigation or has special soil treatment precautions. Future development plans for this area will have mitigation requirements that will include bringing additional fill dirt to the site. Sterling Ranch will comply with all of the Douglas County development requirements and will continue to work closely with CDPHE.

According to FEMA Map 08035C0132F (Effective Date: 9/29/2005), and Douglas County GIS data, the developable portion of the Chemours Property does not include mapped floodplain, however the open space conservation easement within the property does. Review of the *Douglas County Wildfire Hazard-Overlay District Map* (dated 10-11-2003) indicates that the property is included within the Wildfire Hazard Overlay District where Wildfire Hazard Assessment is required before development per Section 17 of the Douglas County Zoning Resolution. A Phase 1 Wildfire Risk Assessment has been completed by Kimley-Horn & Associates, Inc. and is attached with this submittal for reference.

Controlling water pollution is essential to protect public health and welfare as well as to protect aquatic life, wildlife habitats, vegetation and aesthetics. The Chemours Property is located just west of Plum Creek within the Chatfield Watershed. The property will be developed in accordance with Douglas County Storm Drainage Standards, including the likely implementation of water quality control features through stormwater attenuation facilities to ensure surface water quality. Additionally, the appropriate State permitting & standards will be followed per the Colorado Department of Public Health and Environment regarding stormwater impoundment and discharge.

In accordance with DCZR approval criteria 1503.08 – The proposed Development Plan complies with DCZR General Requirements Section 1502.

- **In accordance with DCZR 1502.01** – The Sterling Ranch Planned Development conforms to the applicable sections of the DCZR listed under Section 1502.01. The Sterling Ranch Planned Development Plan includes more restrictive regulations than those which are included in the listed DCZR sections, but standards are not established that fall below the minimum standards of the DCZR.
- **DCZR 1502.02** – Mineral extraction is not anticipated nor proposed with this PD amendment.
- **In accordance with DCZR 1502.03** – A portion of the gross site area will be dedicated to Douglas County for public use, or cash-in-lieu of land as required by the Douglas County Subdivision Resolution.
- **In accordance with DCZR 1502.04** – All public utility distribution lines will be placed underground.
- **In accordance with DCZR 1502.05** – All uses proposed in the Planned Development will be served by a central water and sanitation facility.

In accordance with DCZR approval criteria 1503.09 – The planned development provides for unified development control under a unified plan (*The Sterling Ranch Planned Development Plan*).

In accordance with DCZR approval criteria 1533.10 – The application is in conformance with DCZR Section 18A, Water Supply Overlay District. A letter dated November 18th, 2025 from the Dominion Water and Sanitation District stating the District's intent and ability to serve the development has been provided with this submittal for reference.



DATE: 12-2-2025

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APPLICANT:

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susanb@sterlingranchcolorado.com

**SUBJECT: STERLING RANCH PLANNED DEVELOPMENT - 15TH AMENDMENT
MAJOR AMENDMENT APPLICATION**

REQUEST: This request proposes an expansion of the Planned Development Boundary to include an additional 595 acres of land within the Sterling Ranch Planned Development, and an amendment to the dwelling unit maximum currently permitted to accommodate the proposed expansion. The amendment also seeks to replace Special Areas SA2 and SA3 with D2 Planning Area as depicted on the Land Use Plan and associated Plan Details.

NARRATIVE / WRITTEN EXPLANATION OF THE REQUEST: (Per DCZR 1521.05)

Sterling Ranch is excited to announce two recent land acquisitions adjacent to the existing Sterling Ranch Planned Development (PD) boundary. The 1st land acquisition, referred to herein as the 'Burgess Property', sits west of the existing PD boundary east of Rampart Range Road and north of Prospect Village. This property is approximately 63 acres in size and is bisected by the East Willow Creek drainage corridor. The 2nd land acquisition, referred to herein as the 'Chemours Property', is part of a recent land exchange and partnership with Douglas County and sits east of the existing PD boundary directly adjacent to Ascent Village overlooking the Plum Creek riparian corridor. The Chemours property contains parcels of land acquired by Sterling Ranch, County-owned parcels, the Waterton Business Park parcel that was brought into the Chatfield Urban Area earlier this year, and a large conservation easement that provides the missing link to a vital wildlife corridor and open space buffer for the town of Louviers to the east. The Waterton Business Park portion of the property is also the proposed home of a much anticipated regional sports complex.

The Chemours Property, including the acquired Sterling Ranch and County-owned Parcels, the Waterton Business Park, and the conservation easement, totals approximately 532 acres. With this proposed amendment, Sterling Ranch is seeking to bring the 63-acre Burgess Property and the 532-acre Chemours Property into the Sterling Ranch PD as D2 Planning Area with O1, C5 and SCZ-E zoning in order to facilitate a mix of uses in the development of a balanced community. Anticipated uses include



residential, business, commercial, recreational, open space, and other selected secondary uses in accordance with the Douglas County Zoning Resolution (DCZR), the Douglas County 2040 Comprehensive Master Plan (CMP) and the Sterling Ranch Planned Development (PD).

This proposed PD amendment also requests the conversion of two existing special planning areas (SA2 and SA3) into D2 planning areas. The SA2 and SA3 planning areas totaling approximately 72 acres are located at the far north end of the existing planned development boundary and are currently being used for sand/gravel mining operations. SA2 is currently designated as a future water storage reservoir area and SA3 is currently designated as a maintenance/industrial area. The SA2 and SA3 planning areas currently allow light industrial uses including but not limited to mixing plants, motorized vehicle service repair, product distribution/storage, warehouse, utilities, water storage, and 'other' uses such as mining, and sand/gravel operations. Sterling Ranch would like to convert these areas into D2 Planning Area to support future residential uses, as the originally planned uses for the site (reservoir and maintenance facility) are no longer anticipated as future long term uses.

While the ultimate land uses, layouts, commercial/recreational/open space square footages, and residential unit counts have not yet been determined for the newly acquired properties, Sterling Ranch is requesting to amend the Dwelling Unit Maximum currently allowed per the PD from 12,050 dwelling units to 16,050 dwelling units in order to start securing water and wastewater resources and to start planning for the required transportation infrastructure. Sterling Ranch anticipates that the full buildout of the existing planned development footprint and the areas proposed for expansion will occur over the next 30 years. While growth will occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure, it is important to be able to start understanding and planning the ultimate future transportation and water infrastructure accordingly to avoid costly retrofits or unacceptable levels of service due to undersized facilities in the future.

Currently, the existing Sterling Ranch PD footprint is 3,400 acres. As currently zoned with 12,050 dwelling units, the Sterling Ranch PD represents a residential gross density maximum of 3.5 dwelling units per acre. If the proposed PD boundary expansion to 3,995 acres and the proposed increase in the dwelling unit maximum is approved, this would represent a modest increase in the residential gross density maximum to 4.0 dwelling units per acre.

While the majority of the additional dwelling units being requested will be slated for the newly acquired Burgess and Chemours properties totaling 595 acres, it is anticipated that a small portion of the additional dwelling units being requested could be located within the existing PD footprint. In addition to the 72 acres of land within planning areas SA2 and SA3 that were not previously anticipated for residential development, Sterling Ranch has also recently acquired a 54-acre parcel of land within the existing PD footprint at the southwest corner of the Titan Road and Roxborough Park Road intersection. This parcel of land, formerly owned by Rush Land LLC and previously contemplated for use as a soccer facility, is now available for residential development. Previous planning efforts for the existing PD footprint also designated a 100-acre parcel of land north of Titan Road as Special Character Zone D (SCZ-D) which was reserved for potential uses including sports fields/arenas and other sports facilities. These regional sports facilities are now being planned further south and east along Waterton Road. The combined acreage of the former water reservoir and maintenance sites, the former Rush property, and the former sports facility totals approximately 226 acres of land that was not previously anticipated for residential development.

The following sections describe how this Major Amendment request meets the process eligibility criteria and approval criteria outlined per Section 15 of the Douglas County Zoning Resolution (DCZR).

Major Amendment – Process Eligibility Criteria:

Per DCZR 1519 – An amendment request shall be considered a major amendment if it meets the following criteria:

1519.04 Increased Number of Dwelling Units – *An increase of the number of dwelling units in a planning area greater than 20%.*

1519.08 Planned Development Boundary – *Any proposed increase or decrease to the perimeter boundaries that results in a change in the overall size or acreage of the Planned Development shall be subject to the rezoning process unless the land to be added is already zoned planned development.*

1519.09 Land Use – *Any change in the allowed land-use categories, including changes in densities, such as from single-family to multi-family residential.*

Pertaining to DCZR 1519.04, while the proposed PD amendment does not request an increase in the number of dwelling units within any specific planning area, it does request an increase to the maximum number of dwelling units allowed within the entire planned development boundary. It is important to note, however, that this amendment also requests an expansion of the planned development boundary to bring an additional 595 acres of land into the development. The requested increase in the number of maximum dwelling units allowed is primarily to accommodate residential uses on the new acreage being added to the PD. If approved, this amendment would increase the size of the planned development from 3,400 acres to almost 4,000 acres and would only increase the overall gross density from 3.54 dwelling units per acre to 4.0 dwelling units per acre.

Pertaining to DCZR 1519.08, the applicant recognizes that the additional land being proposed for inclusion within the Sterling Ranch PD is subject to the rezoning process as the new land acquisitions are not currently zoned planned development. As such, an explanation of how this proposed amendment meets the approval criteria for planned development rezoning per DCZR 1503 is included below in this narrative.

Pertaining to DCZR 1519.09, the amendment request to convert the SA2 (reservoir) and SA3 (maintenance/industrial) planning areas into D2 planning areas in order to support future residential uses represents a change in the currently allowed land-use categories and densities. As these special planning areas currently support uses such as mining, quarry, and sand/gravel operations, transitioning to residential uses can largely be viewed as a downzoning. These special planning areas are currently being used for sand/gravel operations, however, Sterling Ranch does not anticipate this being the ultimate future use.

Major Amendment – Approval Criteria:

Per DCZR Sections 1512 through 1523 - The following criteria shall be considered by the Board for approval of the major amendment:

1519.01 - *Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development;*

1519.02 - *whether the amendment will affect the enjoyment of land abutting upon or across a street from the planned development in a substantially adverse manner;*

1519.03 – *whether the amendment will affect the public interest in a substantially adverse manner;*

1519.04 – *whether the sole purpose of the amendment is to confer a special benefit upon an individual;*

1520.01 - *whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development;*

1520.02 - *whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development;*

1520.03 - *whether the amendment will adversely affect the public interest or enjoyment of the adjacent land;*

1520.04 - *whether the sole purpose of the amendment is to confer a special benefit upon an individual;*

1520.05 - *for applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution;*

1520.06 - *whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development; and*

1520.07 - *whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.*

In accordance with DCZR major amendment approval criteria **1519.01**, **1520.01**, and **1520.02**, the proposed PD amendment is consistent with the intent, efficient development, development standards, commitments, and preservation of the entire planned development. In accordance with General Provisions Section G-11 of the Sterling Ranch PD, “*The **intent** of this Development Plan is to enable and encourage the implementation of the following policies: (a) that neighborhoods should generally be compact, pedestrian oriented, and mixed-use to the extent permitted by Table 2, (b) that ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive, (c) that interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips, (d) shared-use of parking facilities should be encouraged, (e) that within most neighborhoods, a range of housing types should be provided, (f) that appropriate land uses should be provided within walking distance of transit stops, and (g) that a range of open space areas, including Regional Parks, Neighborhood Parks, Greens, Squares and Plazas, should be distributed within the Property.*”

The proposed expansion of the Planned Development boundary and the associated increase in the maximum number of dwelling units permitted to accommodate the expansion, as well as the conversion of Special Planning Areas SA2 and SA3 to D2, do not negatively impact the intent, efficient development, or preservation of the Sterling Ranch PD. Neighborhoods will still be generally compact and similar in terms of development standards to the existing neighborhoods that have made the community one of the best-selling communities in Colorado and nationally. The neighborhoods within the PD and those being proposed for inclusion within the expanded PD boundary will still be pedestrian oriented and encourage mixed use development. The vision for the Waterton Business Park includes a mix of commercial, light industrial, and residential uses directly adjacent to the planned Zebulon Regional Sports Complex. These commercial and recreational assets will be within walking distance for Sterling Ranch and other Douglas County residents. While the detailed design and layouts have not yet occurred for the areas proposed for inclusion within the Sterling Ranch PD, it is anticipated that thoroughfares into these areas will be designed in accordance with Douglas County and Sterling Ranch standards to disperse traffic and reduce the length of automobile trips.

While the Regional Sports complex will have vehicular parking available to all that wish to use the facilities, pedestrian and bicycle access to these facilities is also anticipated. The Waterton Business Park area included in the 595-acre PD expansion is expected to include a range of housing types within walking distance of the regional sports amenity and commercial uses in accordance with the intent of the PD. While public transit stops are not currently available in the 595-acre expansion area, it is anticipated that the regional recreational facility and commercial uses may spur the need for transit to be warranted. Finally, in conformance with the intent of the Sterling Ranch PD, a portion of the area proposed for inclusion in the planned development boundary includes an open space conservation easement that will serve as an open space buffer for the town of Louviers as well as a vital habitat corridor linkage. The Burgess property proposed for inclusion on the west side of the development contains a stretch of the East Willow Creek Drainage which will also be preserved as open space.

The additional land brought into the Sterling Ranch PD is proposed to be designated as D2 and O1 Planning Area. The D2 Planning Area would support the development standards and residential gross density maximums associated with Character Zones C1 through C5 and Special Character Zone E (SCZ-E) which support gross density maximums ranging from 1 du/ac to 15 du/ac and a range of uses including but not limited to residential, office, retail, civic, parks and recreation, education, civil support, transportation, and light industrial. Land designated as O1 Planning Area is set aside for open space preservation. Ultimate land uses and densities decided for the areas proposed for inclusion within the Sterling Ranch boundary will be consistent with the development standards outlined in the PD.

In accordance with DCZR major amendment approval criteria **1519.02**, **1519.03**, and **1520.03**, the proposed amendment will not affect the enjoyment of land abutting upon or across a street from the planned development in a substantially adverse manner, nor will it adversely affect the public interest or enjoyment of the adjacent land. The 63-acre Burgess property sits east of Rampart Range Road, directly adjacent to undeveloped Sterling Ranch property to the south and east which is currently being planned as part of Sterling Ranch Preliminary Plan No.7. Thoroughfare access into the Burgess Property from the east and south will be designed to work in tandem with the existing preliminary plan. The land directly to the north and west is owned by the Public Service Company of Colorado (PSCO) which hosts transmission lines and an electrical substation and buffers the property from the existing A1 zoning further to the west and north.

The 532-acre Chemours property proposed for inclusion within the Sterling Ranch PD sits east of Moore Road, across the street from Sterling Ranch Filing No.6. and Plum Valley Heights, a community of 29 existing residential homes sites. As the ultimate approved uses for the properties adjacent to Plum Valley Heights and Sterling Ranch Filing No. 6 are determined through future plat and/or Site Improvement Plan (SIP) processes, consideration will be given to appropriate transitional uses and/or landscape buffers. Lawrence Construction, a pioneer in heavy highway and bridge construction, forms the General Industrial-zoned northern boundary of the Chemours property. The ultimate land uses and layout on the north end of the site will consider the adjacent industrial use and will provide the appropriate transitional uses and/or landscape buffers accordingly to promote compatibility.

Douglas County-owned property and the existing Emergency Vehicle Operation Center (EVOC) facility sit on the south side of the Chemours property. It is anticipated that the adjacent EVOC site that is utilized for the training of the Douglas County Sheriff Department officers could benefit from the proximity of the commercial uses anticipated within the Waterton Business Park and both the EVOC site and the commercial uses could be symbiotic economic drivers.

The majority of land to the east and south of the Chemours property is owned by Douglas County and Louviers. The County-owned property is part of the Dupont Open Space and DOW Woodhouse Wildlife Areas. The open space conservation easement in the Chemours property being proposed for inclusion into the Sterling Ranch PD effectively buffers the Waterton Business Park site and the planned regional sports complex from the larger contiguous wildlife movement corridors. This conservation easement will remain in place as preserved open space, augmenting and enhancing the larger wildlife corridor and serving as a highly desired open space and community buffer for the town of Louviers.

In conformance with DCZR major amendment approval criteria **1519.04** and **1520.04**, the purpose of the proposed amendment is not to confer a special benefit upon any individual. The amendment simply seeks to bring newly acquired property into the Sterling Ranch Planned Development boundary and to develop and maintain that property in conformance with the standards and unified development control outlined per the Sterling Ranch PD.

In conformance with DCZR major amendment approval criteria **1520.05** water will continue to be available through the Dominion Water and Sanitation District for the dwelling units for which the property is currently zoned as well as for the additional dwelling units being requested with the expansion of the PD boundary. A letter (dated November 18, 2025) from the District has been provided with this submittal stating the District's intent and ability to serve the proposed expansion areas. The District will continue to vet proposed requests for service as ultimate land uses are determined and more detailed information on water demand becomes available during the required preliminary plan, plat, and/or site improvement plan processes.

In conformance with DCZR major amendment approval criteria **1520.06**, public facilities and services necessary to accommodate the proposed development including roads, utilities, schools, and recreational spaces will be made available concurrently with the impacts of the development. While the ultimate uses and layouts for the PD expansion areas have not yet been determined, the required public facilities and services will be decided upon and reviewed during the required preliminary plan, plat, and/or site improvement plan processes. As the proposed expansion areas are directly adjacent to existing or planned Sterling Ranch development, expansion of the existing water and wastewater facilities to serve these areas would be relatively easy and logical. While the planned sports complex will

provide an instant recreational amenity, additional open space in the form of a conservation easement in the Chemours property and multi-functional open space areas in the Burgess property are planned to be provided concurrently with development. School dedication will be accommodated for any additional students generated from residential uses within the expansion areas either through land dedication or cash-in-lieu. If the number of new students generated cannot be accommodated with existing or planned Sterling Ranch school sites, additional land or cash-in-lieu will be provided based upon demonstrated need.

In conformance with DCZR major amendment approval criteria **1520.07**, a master transportation study has been conducted by Fox Tuttle Transportation Group to examine the implications to the external roadway capacity and to determine the anticipated roadway improvements that would be required to support the PD expansion and the increase in dwelling units being proposed with this amendment. In summary the study found that the transportation network could accommodate the additional requested dwelling units at acceptable levels of service with a number of added roadway improvements including but not limited to intersection improvements, road-widenings, and additional turn lanes. A letter has been provided by Fox Tuttle with this submittal summarizing the study and the anticipated roadway improvements that would be needed. The roadway improvements would be done in a phased and contiguous manner to balance the costly premature extension of roadway infrastructure with avoiding costly retrofits or unacceptable levels of service due to undersized facilities in the future. Additional traffic studies will occur as needed based on how the future dwelling units and land uses end up being distributed within the community during subsequent preliminary plans, plats, and/or site improvement plan processes in order to verify that roadway capacity will be available concurrently with the impacts of the development. Sterling Ranch will continue to pay a pro rata share of the cost to construct improvements to the highway system. Currently Sterling Ranch pays a developer-specific amount in highway fees per residential lot. Any residential lots within the proposed expansion will be subject to the same highway fees that are applied to other developments along Highway 85, which will provide necessary funds for improvements that benefit Douglas County residents.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

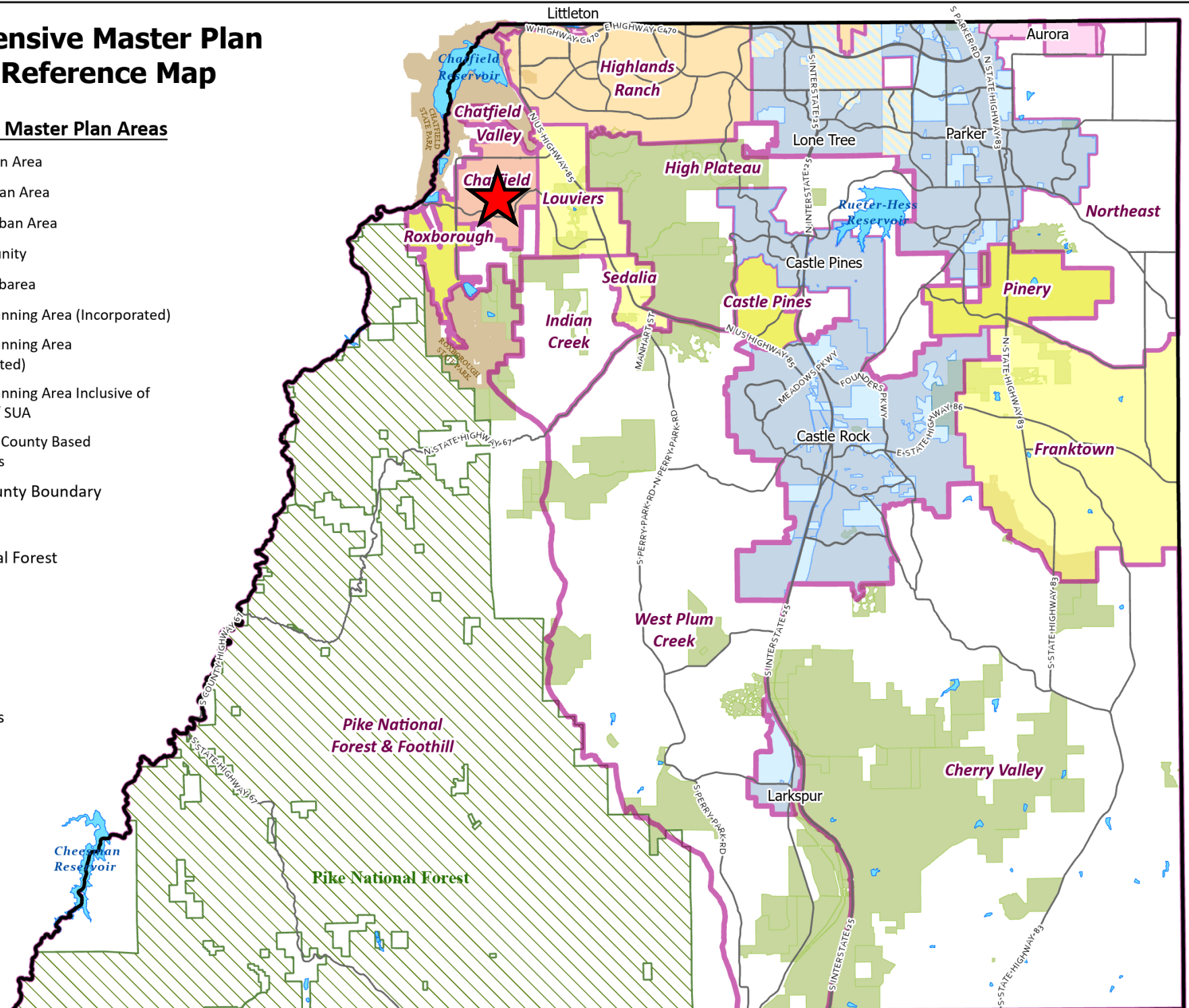
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

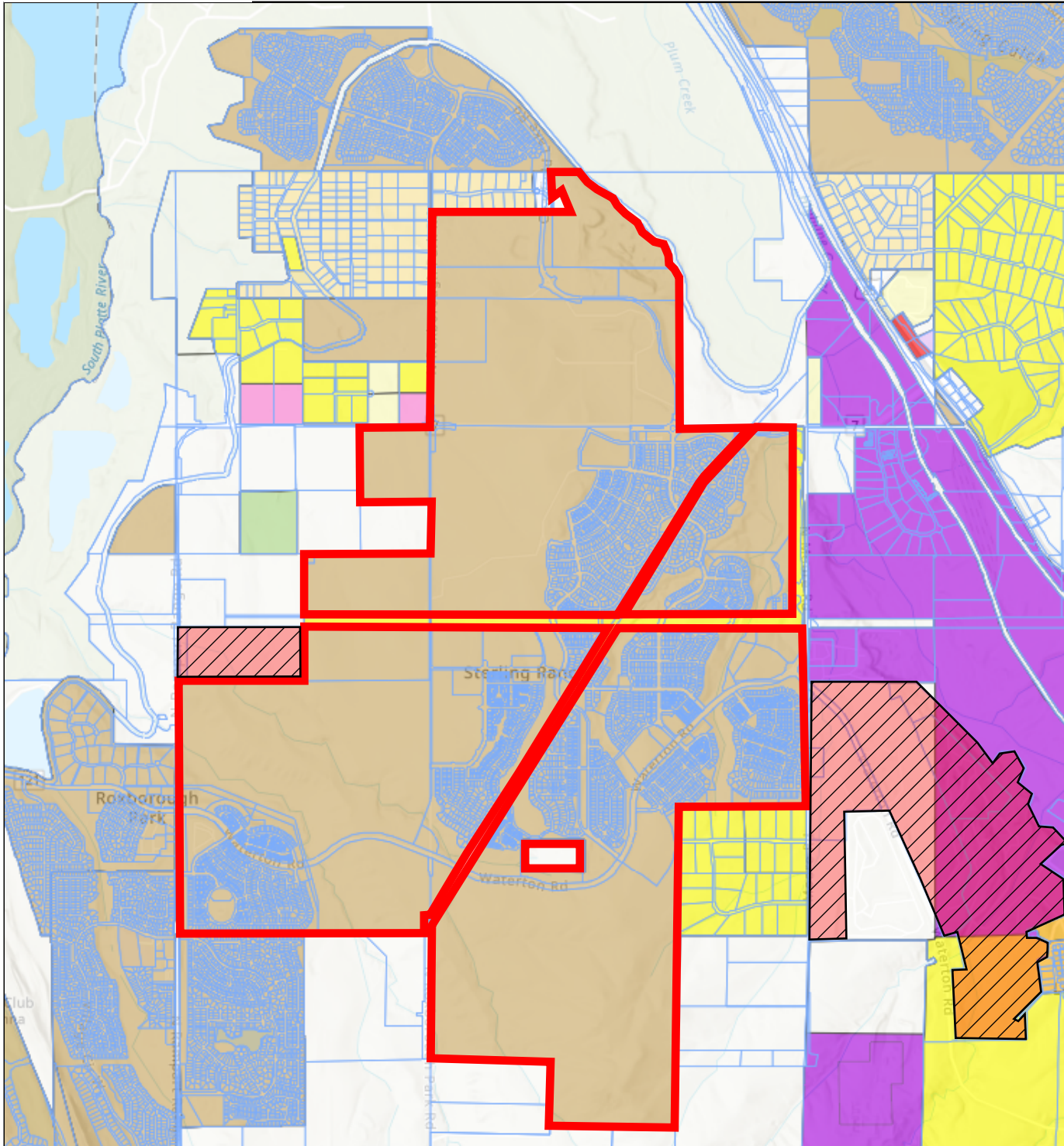
Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads





STERLING RANCH PD 15TH AMENDMENT

ZR2025-014
ZONING MAP

LEGEND

- STERLING RANCH PD
- AREA OF REZONING
- MAJOR ROADS
- OTHER ROADS

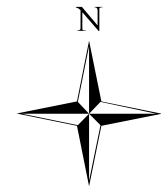


ZONE DISTRICT





- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- C - COMMERCIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST
- INCORPORATED AREAS

STERLING RANCH PD 15TH AMENDMENT

ZR2025-014
AERIAL MAP



LEGEND

-  STERLING RANCH PD
-  AREA OF REZONING
-  MAJOR ROADS OTHER
-  ROADS

