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MEETING DATE: March 10, 2026

STAFF PERSON RESPONSIBLE: Carolyn Washee-Freeland, AICP, Senior Planner

DESCRIPTION: Highlands Ranch Filing 159 - Minor Development Final Plat - Project File: SB2023-022.

SUMMARY: The request is for approval of a Minor Development Final Plat to establish one 9.69-acre lot for future development of a senior apartment complex.

STAFF ASSESSMENT: Staff has evaluated the Minor Development Final Plat request in accordance with Article 6A of the Douglas County Subdivision Resolution. Should the Board of County Commissioners find that the approval standards have been met, the following proposed conditions should be considered for inclusion in the motion.

1. During construction activity within the development, the applicant, its successors and assigns shall conduct a burrowing owl study if any earth moving will take place between March 15 and October 31.
2. During construction activity within the development, the owner, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery.
3. Prior to recordation of the Minor Development Final Plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
4. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	2/26/2026
Jeff Garcia	Approve	2/27/2026
Christie Guthrie	Approve	2/27/2026
Doug DeBord	Approve	3/2/2026

ATTACHMENTS:

Staff Report - SB2023-022