
www.douglas.co.us

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Eric Pavlinek, Principal Planner

DESCRIPTION: Pinery Meadows Planned Development, 1st Amendment - Major Planned Development Amendment - Project File: ZR2026-003.

SUMMARY: The request is for approval of a major amendment to the Pinery Meadows Planned Development to establish development standards specific to the 68 single-family detached cluster lots within the Pinery Meadows subdivision.

STAFF ASSESSMENT: Staff assessed the major amendment request in accordance with Sections 1519-1523 of the Douglas County Zoning Resolution. Should the Board find that the approval criteria for the 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.

REVIEW:

Steven E Koster	Approve	4/30/2026
Jeff Garcia	Approve	5/4/2026
Christie Guthrie	Approve	5/4/2026
Doug DeBord	Approve	5/5/2026

ATTACHMENTS:

Staff Report - ZR2026-003