

## Plat Approval Extension Staff Report

**Date:** February 25, 2025  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager  
**From:** Terence T. Quinn, AICP, Director of Community Development *TQ*  
**CC:** Brett Thomas, AICP, Chief Planner  
Jeanette Bare, AICP, Planning Manager  
Steven E. Koster, AICP, Assistant Director of Planning Services  
**Subject:** **Sterling Ranch Filing 6A, 1<sup>st</sup> Amendment – Approval Extension**  
**Project File:** **XT2025-002**

---

**Board of County Commissioners Meeting:**

**March 11, 2025 @ 2:30 p.m.**

---

### **I. EXECUTIVE SUMMARY**

The applicant requests an additional one-year extension of the approval of the Sterling Ranch Filing 6A, 1<sup>st</sup> Amendment minor development final plat for the purposes of recordation. The applicant requests an approval expiration date of March 12, 2026.

### **II. APPLICATION INFORMATION**

#### **A. Applicant**

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

#### **B. Applicant's Representative**

Susan Beckman, Entitlement Director  
Sterling Ranch Development Company  
8155 Piney River Avenue, Suite 200  
Littleton, Colorado 80125

#### **C. Location**

The site is located west of the intersection of Waterton Road and Eagle River Street as depicted on the attached maps.

#### **D. Background**

The Board of County Commissioners (Board) approved a minor development final plat for one superblock lot to accommodate up to 450 multifamily units and 10,000 square-feet of retail space on 12.69 acres within the Sterling Ranch Planned Development. The following conditions of approval were placed on the minor development with the Board's approval on March 12, 2024:

1. Prior to recordation of the final plat, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.
2. Prior to approval of the site improvement plan, the applicant shall provide payment in the amount of \$750.00 per multi-family dwelling unit to the Douglas County School District for capital mitigation.
3. Prior to approval of the site improvement plan, the applicant shall provide payment to Douglas County for the pro-rata share costs towards improvements to the State Highway System in accordance with the commitments set forth in the Sterling Ranch PD.
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.

Section 610A.02 of the Douglas County Subdivision Resolution (DCSR) indicates that within 60 days of approval of the minor development final plat, unless stated otherwise in such approval, the applicant shall submit a mylar original of the approved final plat exhibit ready for recordation, all required documentation, and all mapping and recordation fees to the Planning Office. Section 611A.02 of the DCSR indicates that the Director of Community Development (Director) may grant a time extension for plat recordation of up to one year from the date of Board approval, upon a written request by the applicant or staff for good cause being shown. The applicant was granted a one-year time extension from March 12, 2024, to March 12, 2025, by the Director.

Further extensions may be granted by the Board at a public meeting, upon written request by the applicant or staff.

**III. STAFF ASSESSMENT**

No changes in the neighborhood, the 2040 Comprehensive Master Plan, Douglas County Zoning Resolution, and DCSR affect the approval or would generate additional conditions. Should the Board approve the recordation extension to March 12, 2026, the four conditions of approval would still be in effect.

<b><u>ATTACHMENTS</u></b>	<b><u>PAGE</u></b>
Comprehensive Master Plan Land Use Reference Map .....	3
Vicinity Map .....	4
Zoning Map .....	5
Applicant Request .....	6

# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

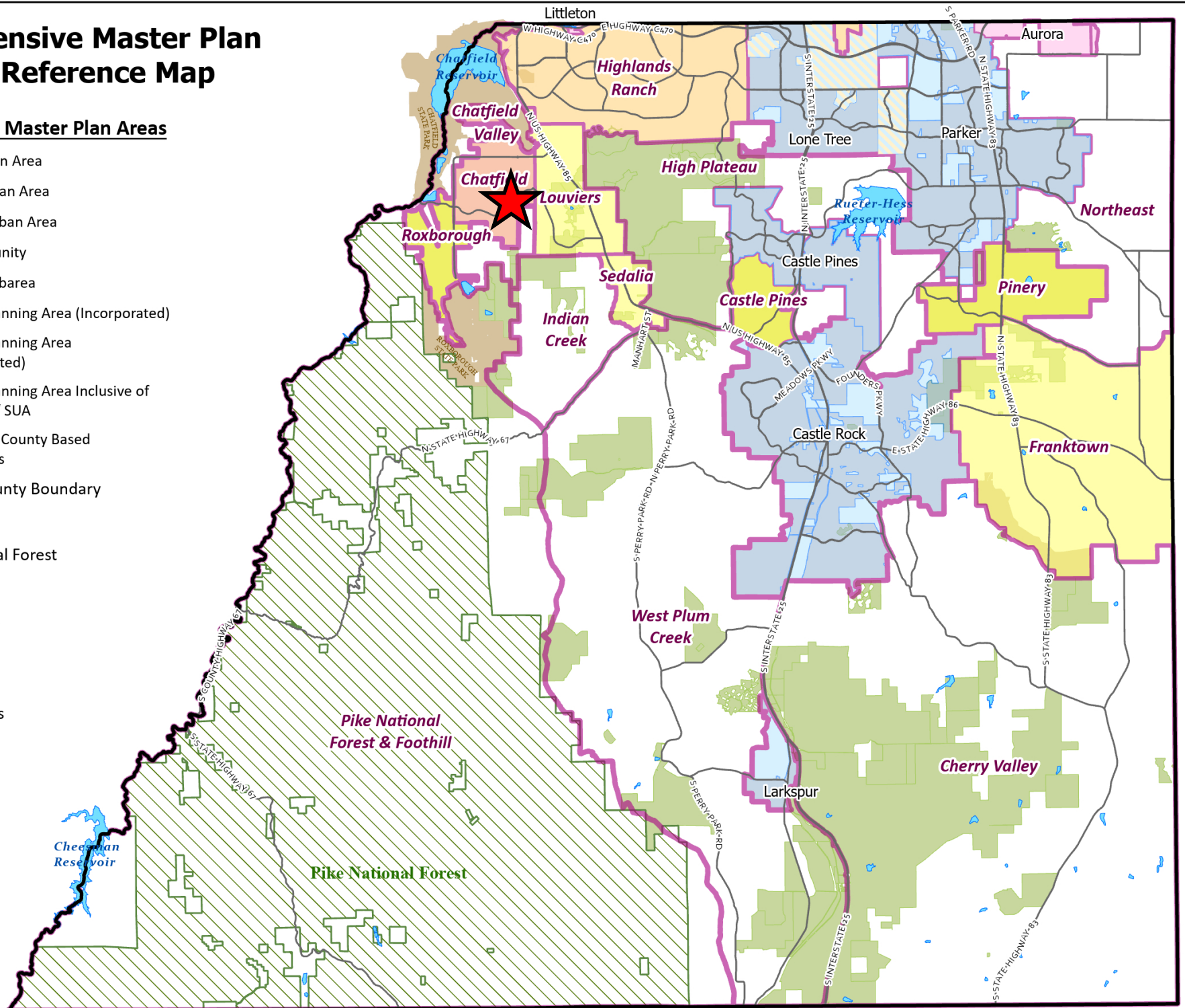
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

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

## Roadways

- Major Roads



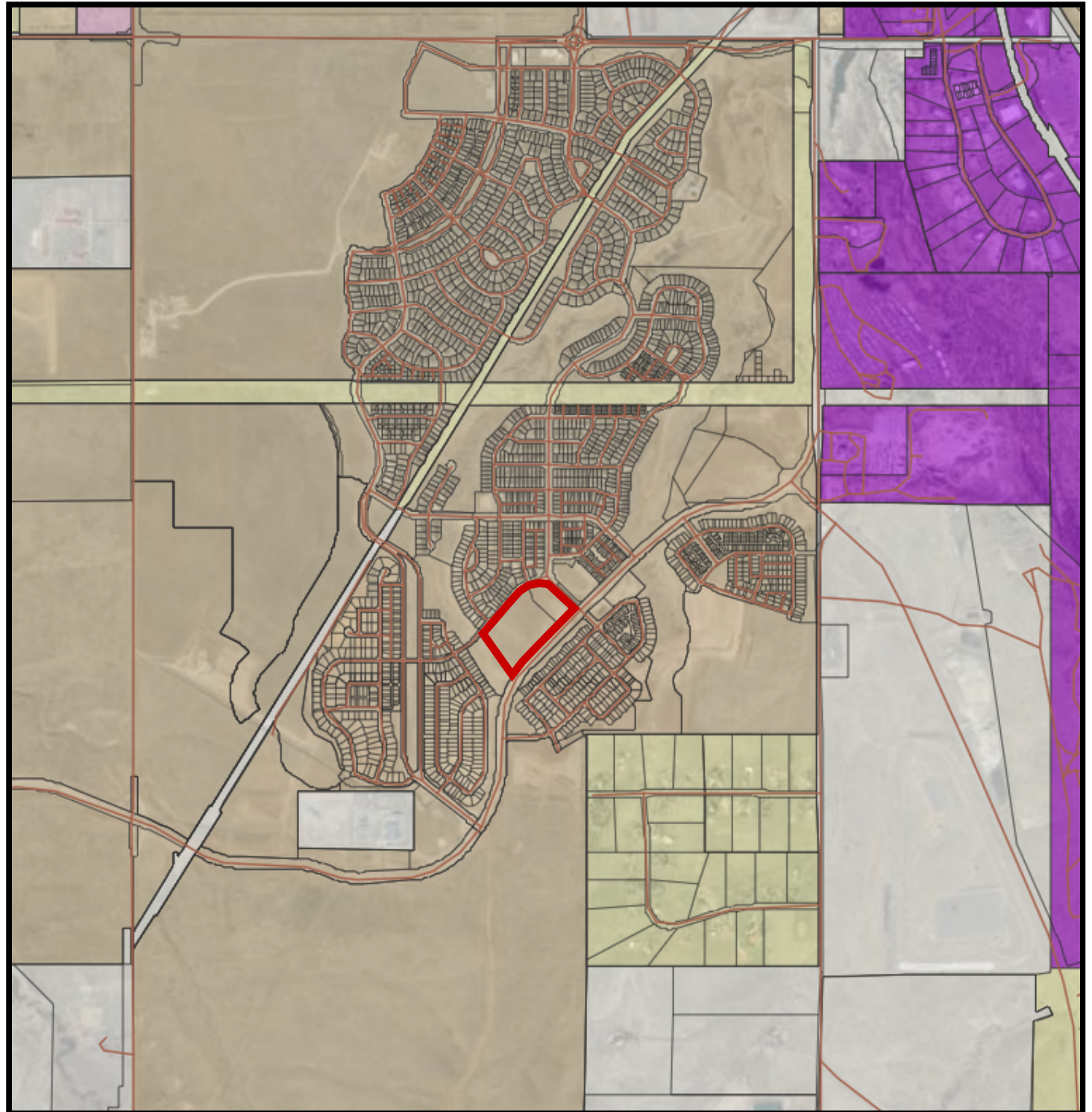
# STERLING RANCH FILING 6A, 1ST AMENDMENT

XT2025-002  
ZONING MAP



## LEGEND

- PROJECT SITE
- 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
- LI - LIGHT INDUSTRIAL
- 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






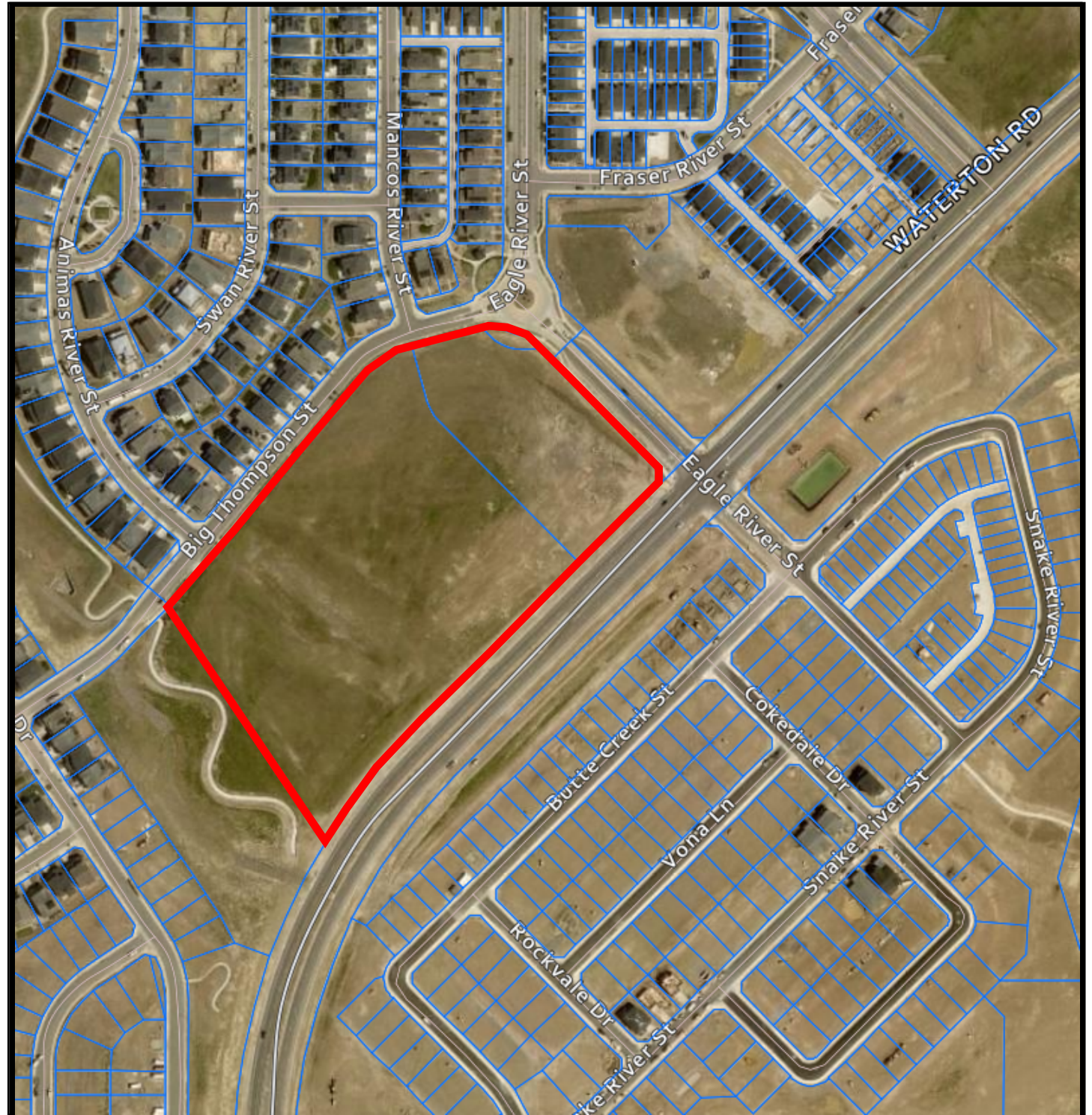
# STERLING RANCH FILING 6A, 1ST AMENDMENT

XT2025-002  
AERIAL MAP



## LEGEND

-  PROJECT SITE
-  MAJOR ROADS
-  OTHER ROADS





**Narrative for Plat Recordation Extension Pursuant to Article 5, Section 510 of the Douglas County Subdivision Resolution, Sterling Ranch Final Plat 6A, 1st Amendment Filing No.SB2023-060.**

Sterling Ranch Development Company is requesting an additional 1-year time extension of plat recordation for the Sterling Ranch Final Plat 6A, 1st Amendment Filing No.SB2023-060.

The minor development plat was approved unanimously by the Douglas County Board of County Commissioners on March 12th, 2024. Sterling Ranch is requesting this extension because of market conditions and our additional efforts to find the highest quality developer for this site.

The 12.69 acres site property is located west of the intersection of Waterton Road and Eagle River Street within a portion of the Villages District planning area of the Sterling Ranch Planned Development (Sterling Ranch PD). The Sterling Ranch PD is located in the Chatfield Urban Area as designated in the Douglas County Comprehensive Master Plan (2040 CMP).

Since the approval of the 6A, 1st Amendment Minor Development Final Plat in March 12th 2024 of this year, there have been no changes to the Neighborhood Plan, County Master Plan, Zoning or Subdivision Resolutions that would potentially alter or in any way affect this minor development final plat.

It is Sterling Ranch's intent to record the 6A,1st Amendment Minor Development Plat by the end of 2025.

Susan Beckman  
Entitlement Director  
Sterling Ranch Development Company