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**MEETING DATE:** December 9, 2025

**STAFF PERSON  
RESPONSIBLE:** Brett Thomas, AICP, Chief Planner

**DESCRIPTION:** Sterling Ranch Planned Development, 14th Amendment - Planned Development Major Amendment - Project File: ZR2025-012.

**SUMMARY:** The request is for approval of a major amendment to the Sterling Ranch Planned Development to amend portions of the boundaries of the D1, D2, and D3 planning areas; and expand the C1 character zone buffer south of Braley Acres.

**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	11/24/2025
Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/2/2025

**ATTACHMENTS:**

Staff Report - ZR2025-012