

MEETING DATE: December 16, 2025

**STAFF PERSON
RESPONSIBLE:** Heather Scott, AICP, Principal Planner

DESCRIPTION: Pinecrest Community Church - Minor Development Plat - Project File:
SB2024-070.

SUMMARY: The request is for approval of a minor development plat for 2 lots; one residential lot and one lot for an existing church.

**STAFF
ASSESSMENT:** Staff has evaluated the minor development final plat request in accordance with Article 6 of the Douglas County Subdivision Resolution. Should the Board find that the approval standards for the minor development final plat are met; the following proposed conditions may be considered for inclusion in the motion:

1. Prior to recordation of the minor development final plat, the applicant shall pay \$250 to Douglas County for cash-in-lieu of park land dedication.
2. Prior to recordation of the minor development final plat, the applicant shall pay \$500 to the Douglas County School District for cash-in-lieu or land dedication.
3. During construction activity within the development, the applicant, its successors, and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural historical resources and shall immediately notify Douglas County in the event of such discovery.
4. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
5. 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	12/4/2025
Jeff Garcia	Approve	12/9/2025
Christie Guthrie	Approve	12/9/2025
Doug DeBord	Approve	12/11/2025

ATTACHMENTS:

Staff Report - SB2024-070