

## Plat Approval Extension Staff Report

**Date:** March 24, 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 7A – Approval Extension**  
**Project File:** **XT2025-003**

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**Board of County Commissioners Meeting:**

**April 8, 2025 @ 2:30 p.m.**

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### **I. EXECUTIVE SUMMARY**

The applicant requests an additional one-year extension of the approval of the Sterling Ranch Filing 7A final plat for the purposes of recordation. The applicant requests an approval expiration date of June 11, 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 north of Waterton Road, south of the Public Service Company of Colorado transmission lines, and east of Roxborough Park Road. The location is more specifically depicted on the attached maps.

#### **D. Background**

The Board of County Commissioners (Board) approved a final plat consisting of 514 residential lots, two superblock lots for future development, 36 tracts, and associated public roads and private alleys on 171.27 acres within the Sterling Ranch Planned

Development. The following conditions of approval were placed on the final plat with the Board's approval on June 11, 2024:

1. Prior to the Board's action on the final plat, the Subdivision Improvements Agreement-Intergovernmental Agreement (SIA-IGA) for Filing 7A shall be approved by the Board.
2. Prior to recordation of the final plat, the applicant shall provide evidence that necessary Denver Water license agreements and easements have been obtained.
3. Prior to recordation of the final plat, the Board shall accept necessary off-site blanket access and drainage easements.
4. Prior to recordation of the final plat, the applicant shall convey all of the right-of-way for Ordway Drive that is east of the 100' Denver Water Board property to Douglas County either by separate recorded plat or special warranty deed.
5. Prior to recordation of the final plat, the applicant shall provide payment in the amount of \$1,500.00 per single-family dwelling unit to the Douglas County School District for capital mitigation. For multi-family dwelling units within the final plat, the applicant shall provide payment in the amount of \$750.00 per unit to the Douglas County School District for capital mitigation prior to site improvement plan approval.
6. Prior to recordation of the final plat, 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.
7. Prior to recordation of the final plat, the property within Filing 7A shall be included into one or more of the Sterling Ranch Metropolitan Districts.
8. Prior to recordation of the final plat, the private telecommunication easements shall be recorded, and reception numbers noted on the final plat exhibit.
9. Prior to recordation of the final plat, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.
10. Colorado Division of Wildlife literature shall be made available to both prospective homeowners and homebuyers concerning the possible presence of wildlife and shall be available at all times.
11. A burrowing owl survey shall be performed if any earth-moving will begin between March 15 and October 31.
12. All commitments and promises made by the applicant or the applicant's representative during the public meeting 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 509.02 of the Douglas County Subdivision Resolution (DCSR) indicates that within 60 days of approval of the 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 510.02 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 June 11, 2024, to June 11, 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 June 11, 2026, the 12 conditions of approval would still be in effect.

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# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

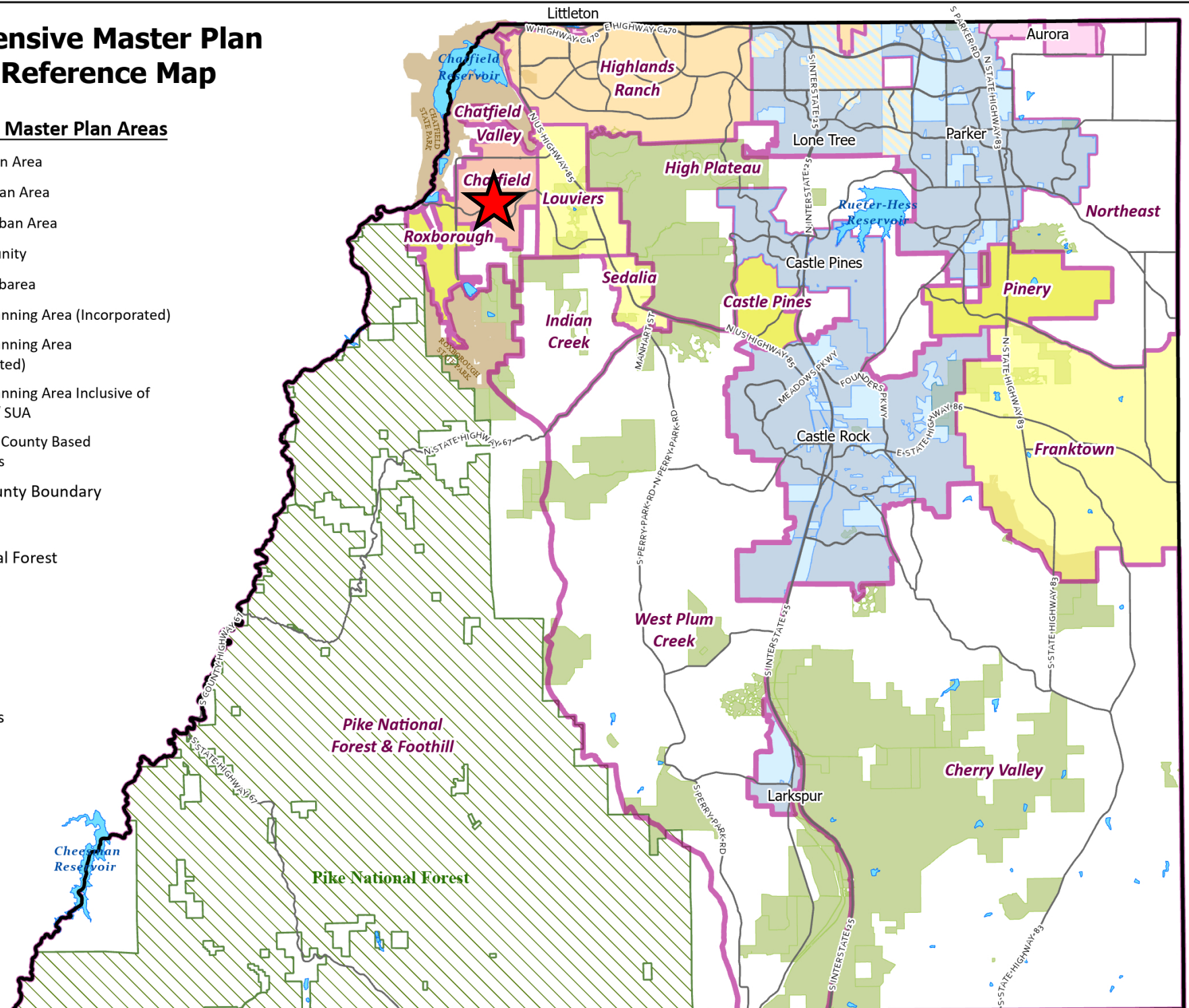
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

## Parks

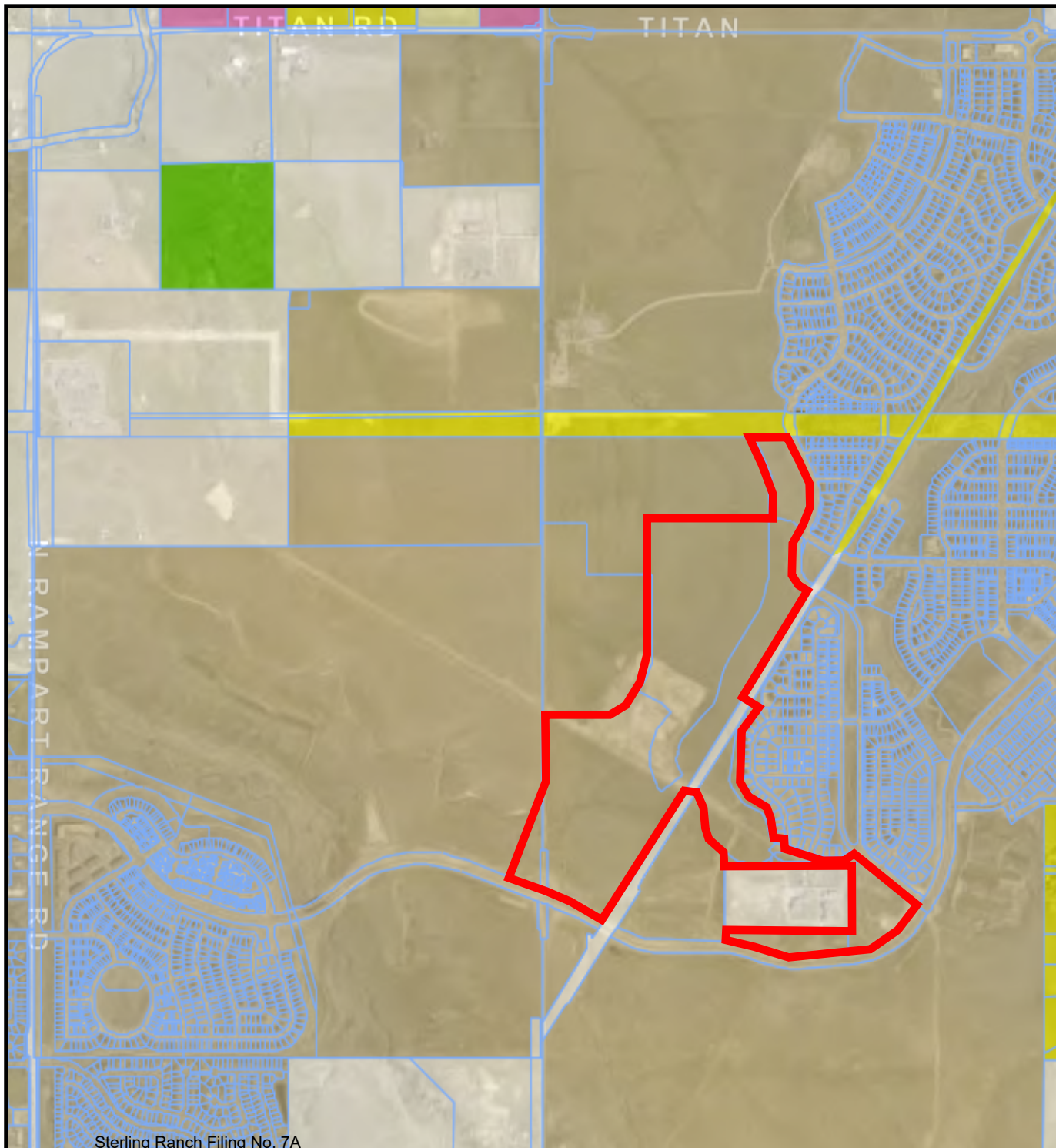
- Pike National Forest
- State Parks
- Open Space
- Lakes

## Roadways

- Major Roads







# STERLING RANCH FILING 7A

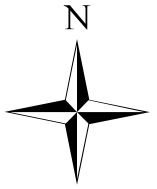
XT2025-003  
ZONING MAP

## LEGEND

- MAJOR ROADS
- OTHER ROADS
- PROJECT SITE

## 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 No. 7A




DOUGLAS COUNTY  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT

# STERLING RANCH FILING 7A

XT2025-003  
AERIAL MAP



## LEGEND

-  MAJOR ROADS
-  OTHER ROADS
-  PROJECT SITE



Sterling Ranch Filing No. 7A

DOUGLAS COUNTY  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT





**Narrative for Plat Recordation Extension Request Pursuant to Article 5, Section 510 of the  
Douglas County Subdivision Resolution  
Project File: SB2023 - 058**

Sterling Ranch Development Company is requesting an additional 1-year extension of plat recordation for the Sterling Ranch Filing No. 7A - Final Plat.

The Final Plat was approved unanimously by the Douglas County Board of County Commissioners on June 11, 2024. Sterling Ranch is requesting this extension because our business model at Sterling Ranch has changed, and we are now finishing final plat lots before we sell them to builders. This takes additional time.

The Final Plat 7A property is generally located north of Waterton Road, east of Roxborough Park Road, west of Middle Fork Street, and south of the Xcel transmission lines. The property is within a portion of the Villages District and Regional Park planning areas of the Sterling Ranch Planned Development. The Sterling Ranch PD is located in the Chatfield Urban Area as designated in the Douglas County Comprehensive Master Plan.

Since the approval of the 7A Final Plat in June of 2024, 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 final plat.

It is Sterling Ranch's intent to record 7A Final Plat by the end of 2025.

Susan Beckman  
Entitlement Director  
Sterling Ranch Development Company