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MEETING DATE: November 25, 2025

STAFF PERSON

RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Planned Development, 13th Amendment - Major Planned

Development Amendment - Project File: ZR2025-009.

SUMMARY: The request is for approval of a major amendment to the Sterling Ranch

Planned Development to update school land dedication and cash-in-lieu of land

dedication commitments.

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.

Steven E KosterApprove11/5/2025Jeff GarciaApprove11/12/2025Christie GuthrieApprove11/13/2025Doug DeBordApprove11/13/2025

ATTACHMENTS:

REVIEW:

ZR2025-009 Sterling Ranch Planned Development 13th Amendment