

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.

REVIEW:

Steven E Koster	Approve	11/5/2025
Jeff Garcia	Approve	11/12/2025
Christie Guthrie	Approve	11/13/2025
Doug DeBord	Approve	11/13/2025

ATTACHMENTS:

ZR2025-009 Sterling Ranch Planned Development
13th Amendment