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MEETING DATE: March 10, 2026

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Filing No. 7C - Final Plat - Project File: SB2024-060.

SUMMARY: The request is for approval of a final plat consisting of 428 residential lots, 36 tracts, and associated public roads and private alleys on 47.04 acres within the Sterling Ranch Planned Development.

STAFF ASSESSMENT: Staff has evaluated the revised final plat request in accordance with Article 5 of the Douglas County Subdivision Resolution. Should the Board find that the approval standards for the final plat are met, the following proposed conditions should be considered for inclusion in the motion:

1. 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.
2. 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 Planned Development.
3. Prior to recordation of the final plat, the property within Filing 7C shall be included into one or more of the Sterling Ranch Metropolitan Districts.
4. Prior to recordation of the final plat, the private telecommunication easements shall be recorded, and reception numbers noted on the final plat exhibit.
5. Prior to recordation of the final plat, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.
6. Colorado Division of Wildlife literature shall be made available to prospective homebuyers concerning the possible presence of wildlife

and shall be available at all times.

7. A burrowing owl survey shall be performed if any earth-moving will begin between March 15 and October 31.
8. 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.

REVIEW:

Steven E Koster	Approve	2/25/2026
Jeff Garcia	Approve	2/27/2026
Christie Guthrie	Approve	2/27/2026
Doug DeBord	Approve	3/2/2026

ATTACHMENTS:

Staff Report - SB2024-060