

Plat Approval Extension Staff Report

Date: December 30, 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 7B – Approval Extension**
Project File: **XT2025-008**

Board of County Commissioners Meeting:

January 13, 2026 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The applicant requests an additional one-year extension of the approval of the Sterling Ranch Filing 7B final plat for the purposes of recordation. The applicant requests an approval expiration date of January 28, 2027.

II. APPLICATION INFORMATION

A. Applicant

Sterling Ranch LLC
8155 Piney River Avenue, Suite 200
Littleton, Colorado 80125

B. Applicant's Representative

Kevin Johnk, Entitlement Director
Sterling Ranch Development Company
8155 Piney River Avenue, Suite 200
Littleton, Colorado 80125

C. Location

The site is located east of Roxborough Park Road, west of Middle Fork Street, and south of the PSCo transmission lines. To the south and east of the site is Sterling Ranch Filing 7A. The location is more specifically depicted on the attached maps.

D. Background

The Board of County Commissioners (Board) approved a final plat consisting of 147 residential lots, two superblock lots for future development, 14 tracts, and associated public roads and private alleys on 43.38 acres within the Sterling Ranch Planned Development. The following conditions of approval were placed on the final plat with

the Board's approval on January 28, 2025. Condition No. 1 was met and is no longer applicable:

1. Prior to the Board's action on the final plat, the Subdivision Improvements Agreement-Intergovernmental Agreement (SIA-IGA) for Filing 7B shall be approved by the Board.
2. 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.
3. 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.
4. Prior to recordation of the final plat, the property within Filing 7B shall be included into one or more of the Sterling Ranch Metropolitan Districts.
5. Prior to recordation of the final plat, the private telecommunication easements shall be recorded, and reception numbers noted on the final plat exhibit.
6. Prior to recordation of the final plat, technical corrections to the final plat exhibit shall be made to the satisfaction of Douglas County.
7. 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.
8. A burrowing owl survey shall be performed if any earth-moving will begin between March 15 and October 31.
9. 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.
10. Prior to the recordation of the final plat, the applicant shall coordinate with Xcel Energy and Douglas County to revise Note 20 to the satisfaction of Douglas County.

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 January 28, 2025, to January 28, 2026, 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 January 28, 2027, the 10 conditions of approval would still be in effect.

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Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

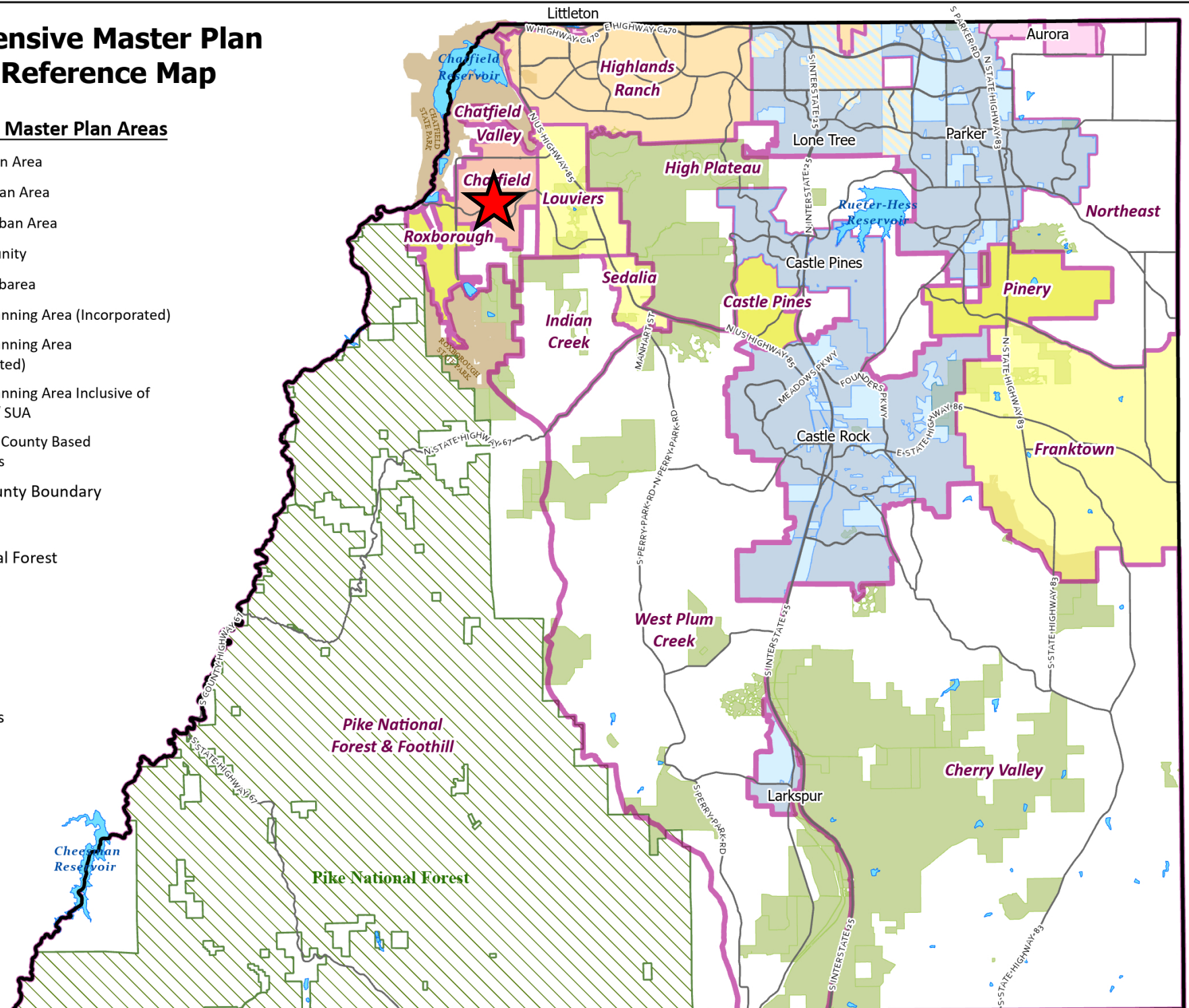
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

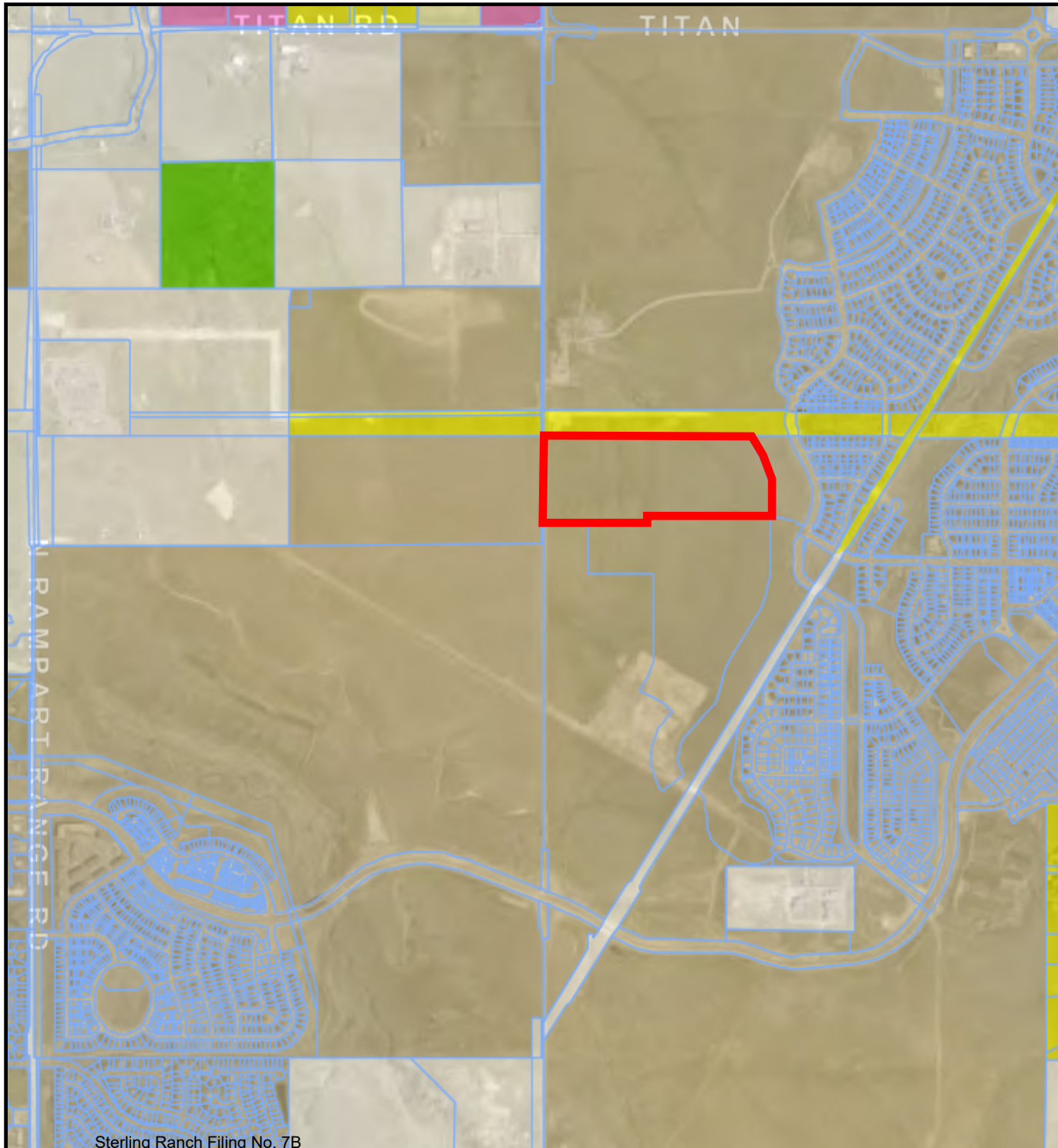
Parks

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

Roadways

- Major Roads





STERLING RANCH FILING 7B

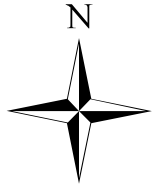
XT2025-008
ZONING MAP

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. 7B

Project File XT2025-008, Approval Extension

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DOUGLAS COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT



STERLING RANCH FILING 7B

XT2025-008
AERIAL MAP



LEGEND

- MAJOR ROADS
- OTHER ROADS
- PROJECT SITE



Narrative for Plat Recordation Extension Request Pursuant to Article 5, Section 510 of the Douglas County Subdivision Resolution
Project File: SB2024-052

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

The Final Plat was approved unanimously by the Douglas County Board of County Commissioners on January 28, 2025. Sterling Ranch is requesting this extension because of market conditions that have slowed the completion and sale of finished lot inventory across the state, requiring more time.

The Final Plat 7B 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 7B Final Plat in January of 2025, 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 7B Final Plat by the end of 2026.

Kevin Johnk
Entitlement Director
Sterling Ranch Development Company