

## Service Plan Staff Report

**Date:** August 14, 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:** DJ Beckwith, Principal Planner  
Lauren Pulver, Planning Supervisor  
Kati Carter, AICP, Assistant Director of Planning Resources  
**Subject:** **Sundown Oaks Metropolitan District – New Service Plan**  
**Project File:** **SV2025-005**

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<b>Planning Commission Hearing:</b>	<b>August 4, 2025 @ 6:00 p.m.</b>
<b>Board of County Commissioners Meeting:</b>	<b>August 26, 2025 @ 1:30 p.m.</b>
<b>Board of County Commissioners Hearing:</b>	<b>September 9, 2025 @ 2:30 p.m.</b>

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### **BACKGROUND**

Colorado Revised Statutes Title 32 requires the Board of County Commissioners (Board) to set a date for a public hearing on the service plan of a proposed special district or service plan amendment at the next regular meeting of the Board following Planning Commission (PC) action on the item.

### **REQUEST**

#### **A. Applicant**

Northstar Custom Homes  
10226 Dransfeldt Road  
Parker, CO 80134

#### **B. Applicant's Representative**

Nicole Peykov  
Spencer Fane LLP  
1700 Lincoln Street, Suite 2000  
Denver, CO 80203

#### **C. Request**

The applicant is requesting a hearing for consideration of, and Board action on, a New Service Plan for Sundown Oaks Metropolitan District.

Staff recommends that the Board set the hearing for consideration of, and action on, a New Service Plan for Sundown Oaks Metropolitan District for September 9, 2025.

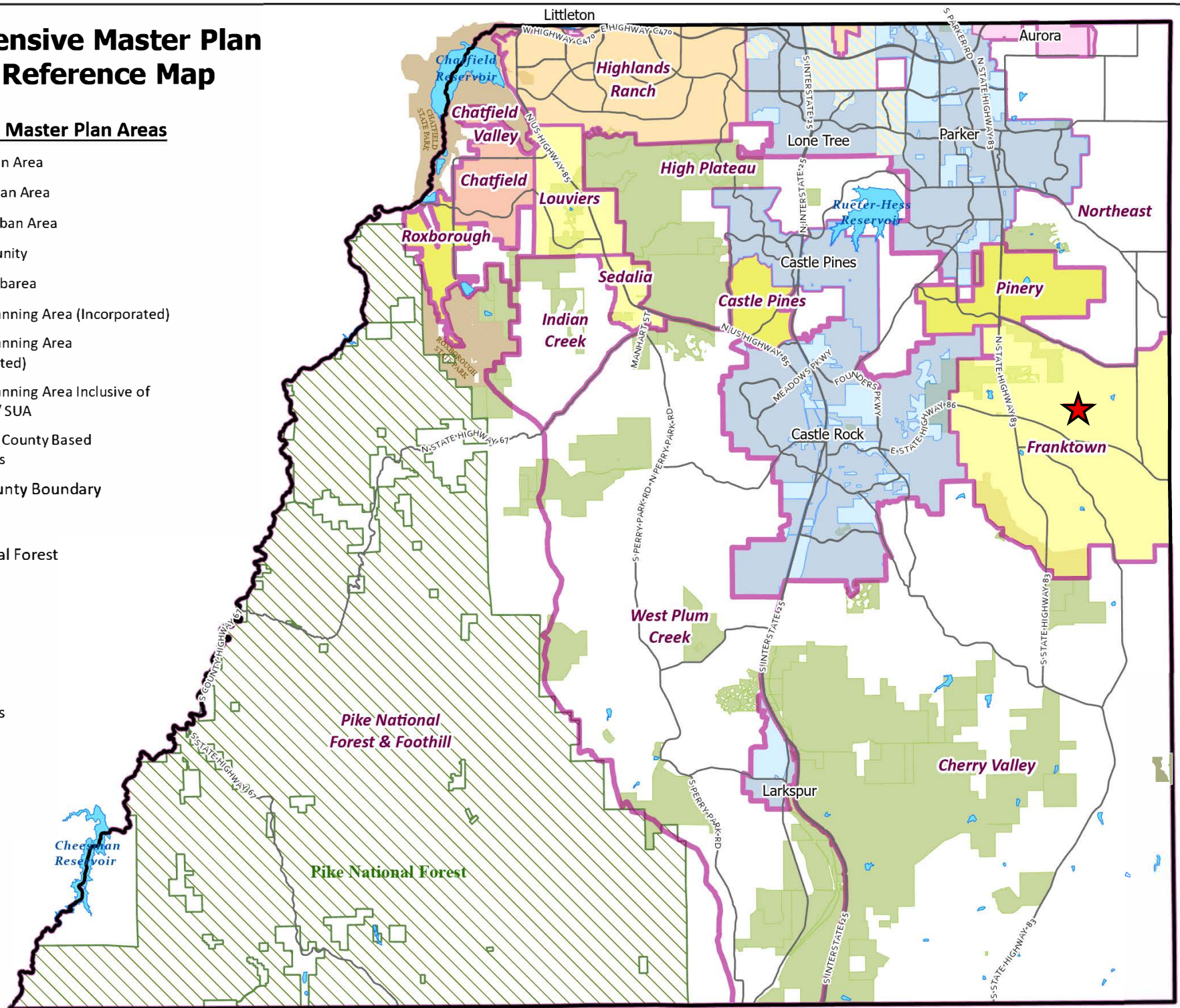
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## Comprehensive Master Plan Areas

- ## Parks

- ## Roadways

- Major Roads



# SUNDOWN OAKS METROPOLITAN DISTRICT

SV2025-005  
ZONING MAP



- LEGEND
- Roads
  - Major Roads
  - Parcels - PARCELS
  - A1 - AGRICULTURAL ONE
  - LRR - LARGE RURAL RESIDENTIAL
  - RR - RURAL RESIDENTIAL
  - ER - ESTATE RESIDENTIAL
  - C - COMMERCIAL
  - LI - LIGHT INDUSTRIAL
  - GI - GENERAL INDUSTRIAL
  - PD - PLANNED DEVELOPMENT

