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MEETING DATE: April 6, 2026

STAFF PERSON RESPONSIBLE: Matt Jakubowski, AICP, Chief Planner

DESCRIPTION: Highlands Ranch Planned Development, 84th Amendment - Major Planned Development Amendment - Project File: ZR2026-002.

SUMMARY: Request for a Major Planned Development to the Highlands Ranch PD (HRPD) to add 350 residential dwelling units to Planning Area (PA) 85 of the HRPD. The applicant intends to develop multi-family residential units on two adjacent parcels, 4.61 and 10.2 acres in size, owned by the Englewood McLellan Reservoir Foundation. PA 85 currently allows “multi-family dwellings” as a use permitted by right but does not have assigned units available for residential development. The amendment request is to add 350 units for future residential development.

STAFF ASSESSMENT: Staff has evaluated the request in accordance with Section 15 of the Douglas County Zoning Resolution. Should the Planning Commission find that the approval standards for a Major PD Amendment are met, the following condition should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to recordation, all technical corrections to the Highlands Ranch Planned Development, 84th Amendment document shall be made to the satisfaction of Douglas County.

ATTACHMENTS:
ZR2026-002-HRPD-84thAmd-PCStaffReport