

MEETING DATE: January 27, 2026

**STAFF PERSON
RESPONSIBLE:** Brett Thomas, AICP, Chief Planner

DESCRIPTION: Sterling Ranch Planned Development, 15th Amendment - Planned Development Rezoning and Major Amendment - Project File: ZR2025-014.

SUMMARY: The request is for approval of a change in zoning of approximately 595 acres from Agricultural One, Rural Residential, and General Industrial to Sterling Ranch Planned Development, and an increase in the total number of dwelling units within the Sterling Ranch Planned Development from 12,050 to 16,050 units.

**STAFF
ASSESSMENT:** Staff has evaluated the Planned Development rezoning and major amendment request in accordance with Section 15 of the Douglas County Zoning Resolution. Should the Board find that the approval criteria for the Planned Development rezoning and 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	1/14/2026
Jeff Garcia	Approve	1/21/2026
Christie Guthrie	Approve	1/22/2026
Doug DeBord	Approve	1/22/2026

ATTACHMENTS:

ZR2025-014 - Staff Report-Application-Narrative-Maps - Pages 1-39

ZR2025-014 - Referral Comments-Public Correspondence-Applicant's Response - Pages 40-144

ZR2025-014 - Studies and Reports - Pages 145-352

ZR2025-014 - PD Exhibits - Pages 353-424