

## Memorandum

**Date:** January 9, 2026

**To:** Douglas County Planning Commission

**From:** Brett Thomas, AICP, Chief Planner  
Curtis J. Weitkunat, AICP, Long Range Planning Manager  
Steven E. Koster, AICP, Assistant Director of Planning Services

**Subject:** **Sterling Ranch Planned Development, 15th Amendment – Supplemental Information**

**Project File:** ZR2025-014

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<b>Planning Commission Hearing:</b>	<b>January 12, 2026 @ 6:00 p.m.</b>
<b>Board of County Commissioners Hearing</b>	<b>January 27, 2026 @ 2:30 p.m.</b>

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The attached correspondence was received after the staff report to the Planning Commission was finalized on December 30, 2025.

Public Works Engineering identified infrastructure projects currently identified in its 5-year Capital Improvement Projects Plan. Public Works Engineering indicated all intersections in the Master Traffic Impact Study (MTIS) will operate at appropriate levels of service in the 2050 time horizon with proper mitigation and traffic control. Additional technical comments related to the MTIS were included in its letter.

The Sterling Ranch Community Authority Board supports the proposed inclusion of the Waterton Business Park into the Sterling Ranch Planned Development (PD).

In accordance with Section 1802A of the Douglas County Zoning Resolution, the Board of County Commissioners determines the adequacy of a water supply to meet the demand for a proposed development at the Preliminary Plan stage of development review, not with a PD Amendment or Rezoning. In acknowledgement of that timing, the Colorado Division of Water Resources identified additional information that it would review at the time of subdivision (Preliminary Plan) in order to render an opinion on the adequacy of the proposed water supply. Division of Water Resources staff has stated to staff that it has no objection to approval of this application. The County's water consultant also reviewed the water documentation included in the staff report and had no concerns with the application for the 15th Amendment proceeding forward.

The applicant provided a response letter to the comments received through the referral period, which concluded on December 29, 2025.

<b>ATTACHMENTS</b>	<b>PAGE</b>
Referral Response - Public Works Engineering.....	3
Referral Response - Sterling Ranch Community Authority Board .....	7
Referral Response - Colorado Division of Water Resources.....	9
Public Correspondence .....	14
Applicant Response to Referrals.....	25

## REFERRAL RESPONSE REQUEST

 Date sent: December 8, 2025

 Comments due by: **December 29, 2025**

Fax: 303.660.9550

**Project Name:** Sterling Ranch Planned Development, 15<sup>th</sup> Amendment

**Project File #:** ZR2025-014

**Project Summary:**

Request for approval of a Planned Development (PD) rezoning and Major PD Amendment to incorporate an additional 595 acres into the Sterling Ranch PD. The request will rezone approximately 295 acres of Agricultural One (A-1), 210 acres of General Industrial (GI), and 89 acres of Rural Residential (RR) to PD. The request increases the total acreage of the Sterling Ranch PD from approximately 3,400 acres to 3,995 acres, and increases the total number of dwelling units from 12,050 to 16,050.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> DC Public Works ENG.	<b>Phone #:</b> 303.660.7490 Ext. 3305
<b>Your Name:</b> Bradley Jackson, PE <i>(please print)</i>	<b>Your Signature:</b> <i>Bradley A. Jackson</i>
	<b>Date:</b> January 9, 2026

Additional information and documents can be found at [www.douglas.co.us/pro](http://www.douglas.co.us/pro) and searching for the Project File # provided above. You are encouraged to attend the public meeting in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date may be obtained by calling 303.814.4369. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Brett Thomas, AICP, Chief Planner

**100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460**

# MEMORANDUM

To: Brett Thomas, AICP, Chief Planner

From: Brad Jackson, PE, Development Review Supervisor  
Brad J

CC: Zeke Lynch, P.E., Assistant Director Public Works Engineering  
DV File (DV25-575)

Date: 01/09/2026

RE: Sterling Ranch Planned Development 15<sup>th</sup> Amendment

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The Douglas County Department of Public Works Engineering has reviewed the Sterling Ranch Planned Development 15<sup>th</sup> Amendment Project and has the following comments:

## General Comments:

1. Sterling Ranch and Douglas County entered into an Infrastructure Agreement with the Sterling Ranch PD 12<sup>th</sup> Amendment. The intent of the agreement was for Sterling Ranch to commit to continuing to pay the “Highway Improvement Fee” for all lots within the PD itself and to allow Douglas County to use the highway improvement fee on other projects identified within the Sterling Ranch PD.
  - a. Sterling Ranch and Douglas County will need to amend the Infrastructure Agreement regarding State Highway System Fee payments to include the new lots being proposed to be added with the 15<sup>th</sup> Amendment and to allow for the fees to be used towards other improvements such as the future airport interchange.
2. Douglas County has portions of the Titan Interchange project and the Waterton Road Widening (Campfire Street to Wadsworth) project currently identified in its 5-yr Capital Improvement Projects (CIP) Plan.
3. It appears that all intersections in the MTIS will operate at appropriate levels of service in the 2050 time horizon with proper mitigation and traffic control.

## MTIS Update Technical Comments:

4. \*\*\* Additional Comments on the MTIS may be forthcoming once Engineering has finished its technical review the Master Traffic Impact Study (MTIS).
5. Please provide additional discussion within the MTIS for the full buildout scenario with proposed traffic improvements to discuss the IGA that was entered into between Douglas County and Sterling Ranch with the PD 12<sup>th</sup> Amendment. Specifically, that Sterling Ranch has committed to continuing to pay the state highway system fee for each future lot and that the IGA allows that money to be used by Douglas County to construct the regional improvements that

were originally identified in the Sterling Ranch PD. In lieu of the concurrency the IGA accounts for Sterling Ranch's fair share contribution percentages for the regional improvements.

Page 13

6. Remove the sentence that references only around 13,242 dwelling units would be anticipated to be constructed at full buildout. The MTIS analyses the full 16,000-unit scenario so this text is not needed.

MTIS Vicinity Map

7. Clearly delineate the new properties to be included with this MTIS update and concurrent PD Amendment.

Site Schematic

8. Please include the street network for Filing 7C as the final plat will likely be recorded soon.

Roadway Network Plan

9. Please include any proposed collector roads south of Waterton Road on this plan similar to what is shown North of Titan Road.
10. The legend does not define any road segments in black but the plan itself has roads shown in black (Rampart Range Road, Eagle River Street, Portions of Sterling Ranch Avenue and Titan Road).

Existing Traffic Volumes – Year 2025- Figure 4

11. Please include volumes on the Southern connector.

Page 23

12. Please include the extents of 4-lane widenings for both Roxborough Park Road and Waterton Road Southern Connector.

Page 25

13. Please provide rationale for the use of the 0.3% annual growth factor on background traffic projections.

Year 2050 Background – Daily Volumes on Buildout Roadway Network w/o Sterling Ranch Traffic – Figure 5

14. Please provide proposed volumes south of the southernmost access into Zebulon on Waterton Road “Southern Connector”.

Page 30

15. Remove reference that states “It is possible that the site may not develop the full number of homes”.

Page 31

16. Please clarify the Non-residential Land-use for proposed middle/high school. The currently approved John Adams Academy Plans to have high school which a future expansion and there would be a proposed future middle/HS complex. This would be 2 middle/HS complexes.

Site Generated Daily Traffic Volumes – Figure 7

17. Please provide proposed volumes south of the southernmost access into Zebulon on Waterton Road “Southern Connector”.

Year 2050 Total = Daily Volumes – Figure 9

18. Please provide proposed volumes south of the southernmost access into Zebulon on Waterton Road “Southern Connector”.

Year 2050 Mitigated Levels of Service and Traffic Controls – Figure 11

19. The proposed signal spacing along Titan Road will not meet County spacing requirements. When the future town center area is developed a progression analysis at the proposed speed limit on Titan Road will be required to show that the signal spacing will work.

If the applicant has any questions regarding these comments, please feel free to contact me directly. Thank you for the opportunity to review this request. Preoccupied

## REFERRAL RESPONSE REQUEST

 Date sent: December 8, 2025

 Comments due by: **December 29, 2025**

Fax: 303.660.9550

**Project Name:** Sterling Ranch Planned Development, 15<sup>th</sup> Amendment

**Project File #:** ZR2025-014

**Project Summary:**

Request for approval of a Planned Development (PD) rezoning and Major PD Amendment to incorporate an additional 595 acres into the Sterling Ranch PD. The request will rezone approximately 295 acres of Agricultural One (A-1), 210 acres of General Industrial (GI), and 89 acres of Rural Residential (RR) to PD. The request increases the total acreage of the Sterling Ranch PD from approximately 3,400 acres to 3,995 acres, and increases the total number of dwelling units from 12,050 to 16,050.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/>	
<input checked="" type="checkbox"/> See letter attached for detail.	
<b>Agency:</b> Sterling Ranch Community Authority Board	<b>Phone #:</b> (720) 830-5275
<b>Your Name:</b> Gary Debus	<b>Your Signature:</b> 
(please print)	<b>Date:</b> 12/19/25

Additional information and documents can be found at [www.douglas.co.us/pro](http://www.douglas.co.us/pro) and searching for the Project File # provided above. You are encouraged to attend the public meeting in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date may be obtained by calling 303.814.4369. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,



Brett Thomas, AICP, Chief Planner

**100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460**



Douglas County  
Department of Community Development, Planning Services  
Attn: Brett Thomas, AICP, Chief Planner  
100 Third Street  
Castle Rock, CO 80104

Project Number: ZR2025-014  
Project Name: Sterling Ranch Planned Development, 15th Amendment

Dear Members of the Planning Commission:

The Sterling Ranch Community Authority Board (“CAB”) manages the public improvements, services, and facilities that support the Sterling Ranch community, ensuring the well-being of the Districts, residents, and property owners.

CAB is pleased with the proposed inclusion of the Waterton Business Park into the Sterling Ranch Planned Development (“PD”). This inclusion will allow CAB to provide water and wastewater services to the Waterton Business Park and Burgess Property.

CAB supports the requested rezoning, as it advances the protection of the wildlife corridor and supports the inclusion of the subject lands within the Sterling Ranch PD. Thank you for your consideration.

Kind regards,



Gary Debus  
General Manager  
Sterling Ranch Community Authority Board



January 5, 2026

Brett Thomas, Chief Planner  
Douglas County Planning Department  
Transmitted via email: [bthomas@douglas.co.us](mailto:bthomas@douglas.co.us)

**Re: Sterling Ranch Planned Development, 15<sup>th</sup> Amendment**

**Project No. ZR2025-014**

Part of the E ½ of Sec. 32 and part of Sec. 33, all in Twp. 6S, Rng. 68W, 6<sup>th</sup> P.M.

Part of the NW ¼ of Sec. 4, Twp. 7S, Rng. 68W, 6<sup>th</sup> P.M.

Part of the S ½ of the SW ¼ of Sec. 25, Twp. 6S, Rng 69W, 6<sup>th</sup> P.M.

Water Division 1, Water District 8

DWR Assigned Referral No. 34511

Dear Brett Thomas:

We have reviewed the referral for the Sterling Ranch Planned Development, 15<sup>th</sup> Amendment, which proposes to rezone and incorporate an additional 595 acres into the Sterling Ranch planned development area. This Amendment will increase the total acreage of the Sterling Ranch Planned Development to 3,995 acres, and increase the maximum total number of planned dwelling units from 12,050 to 16,050.

**Water Demand**

Specific water demands associated with the full buildout of the Sterling Ranch Subdivision were not provided. According to the letter dated December 1, 2025 (“Will Serve Letter”) from the Dominion Water & Sanitation District (“District”), the District “... has 3,987 af/yr of water supplies that are sufficient to meet demands for the existing planned build out of Sterling Ranch (12,050 units), Sedalia, The Range, Louviers and Thunderbird with an additional 1,000 af/yr of water supply available for future customers”. The 3,987 af/yr amount appears to be out of date. A referral response letter sent by this office for the



Range Filing 1 subdivision dated December 25, 2025 indicates that a 3,992.3 af/yr water supply is available to the District based on the December 24, 2024 Water Supply Report (“Report”) that was previously provided.

The Will Serve Letter addresses meeting the demands associated with the additional 4,000 units that are proposed in the referral, stating *“Assuming the aggregated demands for the additional 4,000 units and other uses do not exceed 0.25 af/sfe, Dominion has sufficient firm water supplies to meet these demands. DWSD remains committed to providing wholesale service to the SR PD, to include this PD Amendment No. 15, based upon the water supply sources, upon payment of the requisite fees and charges, and compliance with DWSD’s rule, regulations, and resolutions, as now or hereafter constituted”*.

Based on the information provided, it is unclear if the aggregated demands associated with the additional 4,000 units that are part of this Amendment will meet the 0.25 af/sfe limitation. In addition, the estimated 0.25 af/sfe does not appear to be consistent with the water demands identified in the Amended and Restated Sterling Ranch Water Appeal (“Amended Water Appeal”) approved by the county on October 12, 2021.

### Water Supply

The proposed water supply is service provided by the District and is supported by the December 1, 2025 Will Serve Letter. The Will serve Letter acknowledges the Districts intent and ability to provide wholesale water and wastewater services to the development.

According to the December 24, 2024 Water Supply Report (“Report”), the Districts firm supplies total 2,457 acre-feet/year, which include 480 acre-feet/year from two intergovernmental agreements (“IGA”) with the City of Aurora (“Aurora”), 700 acre-feet/year from a Firming Service Commitment Intergovernmental Agreement (FSC IGA) with the Town of Castle Rock (“Castle Rock”), and 1,381 acre-feet/year of Cherokee Ranch water, summarized in Table 1 and below:

1. The Aurora First IGA water consists of Aurora’s water rights located in Park County to be fully consumable and delivered to Dominion on a permanent basis under the IGA.

2. The Aurora Second IGA water consists of Aurora's Hock Hocking Mine Portal (case no. W-1318), Randall and Nicholas Ditch (CA0341), and Red Hill (CA0341) water to be fully consumable and delivered to Dominion on a permanent basis under the IGA.
3. The Castle Rock FSC IGA water consists of fully consumable water delivered by Castle Rock to Dominion over a 10-year block under the IGA, firmed up by Dominion's WISE project water and nontributary Arapahoe water decreed in case no. 98CW219.
4. The Cherokee Ranch water is Denver Basin aquifer water purchased by Dominion from Castle Rock from the Cherokee Ranch decree case no. 98CW219 and modified in 03CW117. Note that a total of 449 acre-feet of 97CW74 groundwater will be conveyed to Dominion for use in its conjunctive system. An augmentation plan is required prior to the withdrawal of the not-nontributary Denver aquifer water decreed in case no. 97CW74. Table 1 does not include the 97CW74 water.

According to the Report, the District has committed to serve Sterling Ranch with a total demand of 1,596.1 acre-feet/year at the residences and 1,699.8 acre-feet/year at the wastewater treatment plant (including an average system loss of 6.1%). Additionally, the District has included an additional 1,000 acre-feet/year as a future projected demand. The District has indicated that the 1,000 acre-feet/year for future projected demands will be allocated toward the additional 4,000 dwelling units that are subject to this referral.

**Table 1 - Dominion’s Current Total Water Supply**

Source	Water Supply (acre-feet/year)	Firm Supply* (acre-feet/year)
Aurora First IGA	230	230
Aurora Second IGA	250	250
Castle Rock FSC IGA	700	665
Hock Hocking	62.5	0.0
South Platte Junior Water Rights	743.8	0.0
WISE 625	625	0.0
Cherokee Ranch** (98CW219/03CW117)	1,381	1,312
Reusable Supply	0.0	0.0
<b>Total</b>	<b>3,992.3</b>	<b>2,457</b>
Development	Commitment	Firm Supply Remaining (acre-feet/year)
Sterling Ranch	1,699.8	757.2
Future Customers (Sterling Ranch)	1,000	-242.8
The Range	197.6	-440.4

\*After assessing conveyance losses and excluding Hock Hocking and SP Junior Water Rights (infrastructure not yet developed) and WISE water.

\*\*Does not include 97CW74 water at this time.

**State Engineer’s Opinion**

Pursuant to Section 30-28-136(1)(h)(I), C.R.S and 30-28-136(1)(h)(I), C.R.S., the State Engineer’s Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. Clarify if the aggregated demands associated with the additional 4,000 units that are part of this Amendment will meet the 0.25 af/sfe limitation outlined in the December 1, 2025 Will Serve Letter, and the water demands identified in the Amended Water Appeal approved by the county on October 12, 2021.

2. Provide an updated water supply report that shows the District has sufficient amount of water to supply the proposed 15<sup>th</sup> Amendment of the development, including the current commitments.

### **Additional Comments**

The application materials indicate that stormwater detention structures may be a part of this project. The Applicant should be aware that unless the structures can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The Applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use the [Colorado Stormwater Detention and Infiltration Facility Notification Portal](#) to meet the notification requirements.

Please contact [michael.matz@state.co.us](mailto:michael.matz@state.co.us) or (303) 866-3581 x8241 with any questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resource Engineer

**From:** [Planning](#)  
**To:** [Brett Thomas](#)  
**Subject:** FW: Comment on Sterling Ranch 15th Amendment (ZR2025-014) – Support With Required Infrastructure Conditions  
**Date:** Friday, January 2, 2026 9:28:56 AM

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**From:** Kevin Christensen <kchristensen7482@gmail.com>  
**Sent:** Thursday, January 1, 2026 3:04 PM  
**To:** Planning <Planning@douglas.co.us>  
**Subject:** Comment on Sterling Ranch 15th Amendment (ZR2025-014) – Support With Required Infrastructure Conditions

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

To Whom It May Concern,

My name is **Kevin Christensen**, and I reside at **8309 Mount Kataka Street, Littleton, CO 80125**, directly adjacent to the affected transportation network near Waterton Canyon Road. I am submitting this [citizen comment](#) regarding the Sterling Ranch Planned Development – 15th Amendment (ZR2025-014) after skimming and reading through the application file for **only** about two hours.

For context, I have **approximately nine years of professional experience in HOA and community association management in Colorado**, including work with communities impacted by land use changes, infrastructure limits, and emergency planning. I currently hold the following private trade credentials in HOA management specifically:

- **PCAM® – Professional Community Association Manager**
- **AMS® – Association Management Specialist**
- **CMCA® – Certified Manager of Community Associations**
- **The PCAM and other credentials do not make me a planner or an engineer, but they place me in the role of managing the day-to-day outcomes when land-use decisions, traffic capacity, drainage systems, and emergency access are pushed beyond design intent. My comments come from experience with those downstream impacts, not theory.**

**In that time**, I managed wildfire-adjacent properties, emergency access issues for aging communities, insurance claims tied to loss for wind/hail, sewer backups along with other associated losses, and I have formally raised concerns to municipalities on behalf of my clients when **capacity-based infrastructure failures** (drainage, traffic volume, emergency access, and safety issues) emerged from approving homes faster than the supporting systems could scale. I am not commenting as someone unfamiliar with the process, [I am commenting as](#)

someone who has watched consequences play out, after the fact, when the order of operations is wrong.

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## **I Support the Growth — But Only If The County Sequences It Correctly**

I want to make this clear: **I support the additional homes and the sports complex.** We *need* more housing for multiple reasons such as economic growth, population growth, business attraction, school population stabilization, and the long-term tax base. I am not anti-development and I am not asking the County to deny growth.

My objection is the attempt to approve ~4,000 more units **without finished infrastructure planning.** That is what must be corrected.

The application itself confirms the numbers:

“Increase... from **12,050 to 16,050 units.**”

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## **1. The Transportation Plan Is Not Complete**

Douglas County acknowledges this in its own report:

“Public Works Engineering is working with the applicant to revise the MTIS... will continue to review moving forward.”

Approving thousands of more units *before* the MTIS is complete is backwards.

The proper order is:

**Plan → Confirm Capacity → Approve → Build.**

Not the reverse.

I routinely see **400+ vehicles per hour** during peak travel near my new home — and we are nowhere near full entitlements already approved. We are currently living the early warning if there is a wildfire or another disaster.

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## **2. Emergency Evacuation is a Documented Hazard**

This is not just a resident complaint, government entities have raised the same alarm:

“...concerns with the ability to evacuate in an emergency, and the impact an additional 4,000 units will have...”

There are only two meaningful exit paths for tens of thousands of residents.

If one is compromised, the other fails. If both are compromised then this entire area will be in the world news due to fatalities from a high winds wildfire.

A “low wildfire ignition category” does not eliminate congestion risk — it increases it, because residents *assume* they’ll be able to leave.

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### 3. Missing Ownership Documentation Makes This Technically Incomplete

The County’s own staff noted:

“The applicant has not provided proof of ownership or notarized authorization...”

If the application is not fully documented, it should not be fully approved.

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## Requested Conditions for Approval

To be clear, I am not asking for rejection.

I am asking for **conditional approval with mandatory requirements**, specifically:

### Before approving additional units:

1. **Completion and public release of the MTIS** with County sign-off.
  2. **A third evacuation/egress solution** or equivalent emergency capacity improvement.
  3. **Roadway triggers tied to unit counts** (no buildout beyond thresholds without construction).
  4. **Proof of ownership/authorization** prior to entitlement expansion.
  5. **No Certificates of Occupancy beyond current entitlements** until improvements are physically delivered — not only planned.
- 

## Conclusion

I support housing growth. I support the sports complex. I support expanding Sterling Ranch.

But I also support sequencing infrastructure **before** absorption, not after. The County already has evidence of strain; approving more units without resolution introduces unnecessary risk to existing homeowners, first responders, and future residents.

Thank you for considering these comments. I am willing to speak at the January 12th planning hearing, if needed. Unfortunately, I am not able to attend the Commissioner's Hearing on this rezoning due to a work meeting.

**Respectfully,**

**Kevin Christensen**

8309 Mount Kataka Street  
Littleton, CO 80125  
[Kchristensen7482@gmail.com](mailto:Kchristensen7482@gmail.com)

720-441-8013 (Cell)

## Brett Thomas

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**From:** Woodman458@aol.com <Woodman458@aol.com>  
**Sent:** Thursday, January 8, 2026 3:58 PM  
**To:** Brett Thomas <bthomas@douglas.co.us>  
**Subject:** Comments for 01/12/2026 Planning Commission Regular Meeting

These are the questions/comments I have about the Sterling Ranch Planned Development, 15th Amendment - Planned Development Rezoning and Major Amendment - Project File: ZR2025-014. I will not be able to attend the Planning Commission Meeting on January 12, 2026, so just wanted to submit these questions/comments by email.

Our home and property (8608 Mountain View Ln) is located in SE section of Braley Acres directly adjacent to the northern most edge of the Sterling Ranch Planned Development (SRPD).

1. During the development/construction process of the Solstice Property by Shea Home to the north of us, we were able to work with Shea Homes representatives, designers, engineers, and construction personnel, to construct an earthen berm along our eastern and southern property line to try to ease the severe impacts of vehicle traffic, noise, and lights from the new access road (Chatfield Lake Rd). The earth berm along our eastern property line/western edge of Chatfield Lake Rd is outside of the SRPD, but the berm along our southern property line is within the SRPD in the proposed C1 Multifunction Open Space. We would like to see if this berm could be extended some to the west to keep the traffic, noise, and lights impact to a minimum for our property. At what point in the process would this be best addressed?
2. On sheet 10 of 36 (Plan Detail A) (Page 705) of the 15<sup>th</sup> Amendment it shows the area SCZ-C located in the NW section of the SRPD which is a Special Character Zone. The cross hatching in that same area also designates it as a Character Zone C1 – Multifunction Open Space. In the most eastern section of this C1 Open Space it is also designated as D1 – Country/Hillside District which allows from 1 to 4.5 Dwelling Units (DU) per acre per Table 1 on sheet 21 of 36 (Development Standards, Cont.) (Page 716). From Table 1 it is not clear as to what zone has precedence over another zone (i.e. C1 supersedes D1) and that any area that is C1 can also be D1. It is also confusing that DU's can be designated in Open Space. This overlap of D1 and C1 is confusing and seems it should just be C1 with no D1 listed.
3. Sheet 28 of 36 (Page 723) Table 13, note (D), I think 4<sup>th</sup> word of the note should say "SCZ-C" and not "SCZ-B", just a typo it seems.
4. There is also an existing retention pond on the ARS Property that ties into quite a bit of the roadway drainage of Chatfield Lake Rd and surrounding area. I could not find any reference to this retention pond as to what will happen going forward in the process, and if it will remain or be replaced or ?
5. In that same northern section of the SRPD on the NE side (sheet 10 of 36) (Page 705), the area is now proposed to be D2 instead of SA2 and SA3 (Page 669) which was a Maintenance District and Reservoir District (ARS Reservoir, map location shown on Page 566). On page 532 of the report done for Dominion Water & Sanitation District, footnote #2 states that "ARS pit is anticipated to be the main on-site storage facility to regulate water supplies for delivery to the potable and non-potable systems". Page 547 (and other pages), it also has reference to the ARS Reservoir. It appears that Dominion water was relying on the ARS Reservoir to be an integral part of the water supply for Sterling Ranch, but that water supply is now not listed in SRPD Amendment 15, and replaced with D2 housing.

I have included referenced individual pages from the proposed amendment 15 with this email, if needed.

*Bryan K. Allery, P.E.*  
*8608 W. Mountain View Lane*  
*Littleton, CO 80125-9406*  
*303.359.8523*



- Claimed diversion of South Platte River supplies from existing structures including Denver Conduit No. 8, Highline Canal, and the Last Chance Ditch No. 2. These structures are upstream of the Roxborough WWTP and will be used in lieu of or in conjunction with Dominion South Platte Diversion structure to capture Dominion's water supplies. Diversions will be delivered either directly to Moore WTP for treatment and potable use, directly to the non-potable water system, or to storage for later use in either potable or non-potable systems. Use of Highline Canal provides Dominion with the opportunity to deliver water by gravity to the ARS storage facility. Dominion may use capacity in existing facilities only to the extent it has acquired the right to use the structures from the appropriate entities. The South Platte River water supplies to be diverted include the Subject Water Rights, contract water from Aurora, recapture of reusable return flow credits, and other South Platte River water rights acquired by Dominion.
- The water budget planning scenario, Figure 4, shows average annual west side supplies of 539 AF/yr.

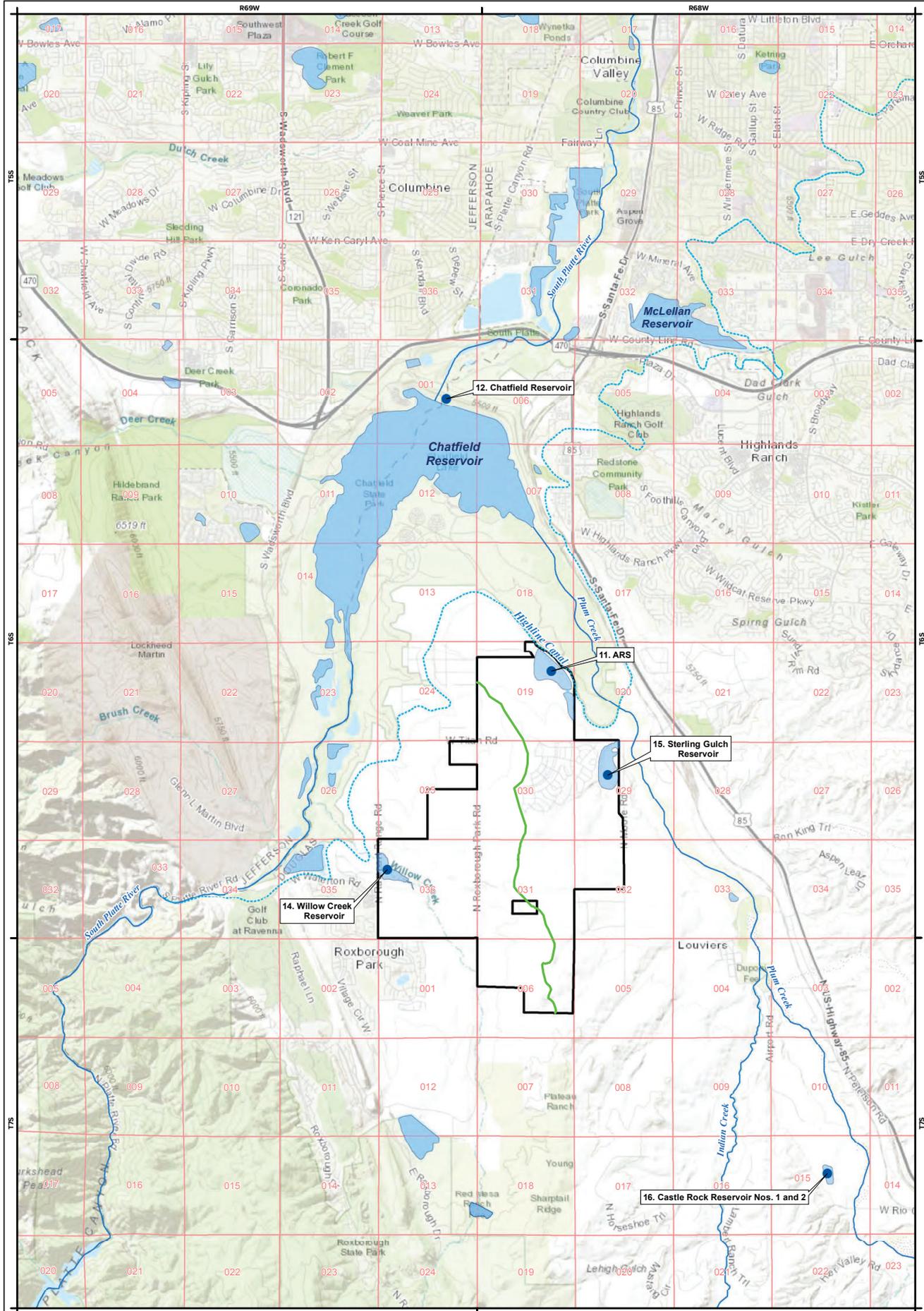
The East Delivery System includes:

- A treated Eastern Regional Pipeline (ERP) with a capacity of at least 9 million gallons per day (MGD) that is under construction from Castle Rock to the Moore WTP to deliver contract water from Castle Rock for the next phase of development in Sterling Ranch and elsewhere within Dominion's service area. Subsequently, as demands increase Dominion will also deliver additional WISE water, and Cherokee NTGW through the pipeline.
- Dominion has plans to construct and/or lease another pipeline on the East side that will divert from Plum Creek and Indian Creek, and deliver additional raw surface water to the Moore WTP for treatment, the non-potable system, or to storage for later use in the potable and non-potable systems. The water sources include the Subject Water Rights, NTGW being conveyed by the natural stream system, fully consumptive return flow credits and other water supplies diverted by exchange, and additional surface rights in this application.
- The water budget planning scenario, Figure 4, shows average annual east side supplies of 1,149 AF/yr of WISE water, and 3,333 AF/yr of NTGW.

Facilities on Sterling Ranch (on-site facilities) are anticipated to consist of both storage and direct flow facilities. On-site storage facilities include the ARS gravel pit<sup>2</sup>, Sterling Gulch Reservoir, and Willow Creek Reservoir, where raw water supplies delivered to

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<sup>2</sup> ARS pit is anticipated to be the main on-site storage facility to regulate water supplies for delivery to the potable and non-potable systems.



- NEW STORAGE WATER RIGHT LOCATION
- PLUM CREEK/SOUTH PLATTE RIVER DRAINAGE BASIN DIVIDE
- RIVERS
- STERLING RANCH BOUNDARY

Sterling Ranch Planned Development, 15th Amendment - Supplemental Information  
 Project File ZR2025-014, Rezoning and Major PD Amendment  
 Planning Commission Staff Report - Page 21 of 38

OCTOBER 2020

SCALE: 1 INCH = 1 MILE 1:62,500

**DOMINION WATER & SANITATION DISTRICT**  
**CASE NO. 18CW3039**

**FIGURE 3**  
**NEW STORAGE WATER RIGHT LOCATIONS**

566









**January 7, 2025**

Brett Thomas, AICP Chief Planner  
Douglas County Department of Community Development  
100 Third Street  
Castle Rock, CO 80104

**Re: Sterling Ranch Planned Development 15<sup>th</sup> Amendment  
Project File # ZR2025-014**

Dear Brett,

We have received your referral responses for the proposed 15<sup>th</sup> Amendment to the Sterling Ranch Planned Development and offer the following responses:

**Addressing Analyst: no comments**

**Arrowhead shores: no comments**

**AT&T Long Distance ROW**

COMMENT:

*Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.*

RESPONSE:

Thank you for your review of our project.

**Braley Acres HOA: no comments**

**CDPHE:**

COMMENT:

*<general concerns summarized please reference original referral letter for full text>*

*The applicant must comply with all applicable hazardous and solid waste rules and regulations.*

*The applicant must comply with all applicable water quality rules and regulations.*



*The applicant must comply with all relevant state and federal air quality rules and regulations.*

*A Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development.*

**RESPONSE:**

Thank you for your review of our project. Sterling Ranch intends to comply with all applicable state statutes and requirements.

**Century Link: no comments**

**Chatfield Community Association**

**COMMENT:**

*<reference full referral letter for details>*

**RESPONSE:**

Thank you for your review of our project.

Regarding traffic concerns. As Douglas County is undergoing an update of their 2050 Transportation Master Plan, Sterling Ranch has also been updating our 2050 Transportation Master Plan. Doing so has allowed us to be in lockstep with Douglas County when it comes to analyzing current traffic conditions, updating our future traffic forecasts, identifying critical infrastructure improvements, and planning for funding/construction of those improvements.

Between Sub-Areas 1 and 13 of the 2050 TMP, there are over \$288 million of improvements planned for the region. Sterling Ranch is actively contributing to this through multiple mechanisms such as fee contributions to the County, infrastructure agreements, and construction scopes. Many of these improvements are in-process or under-construction currently.



Sterling Ranch and Douglas County Engineering staff are confident that we are planning for the future and providing for satisfactory and safe traffic flow in Sterling Ranch and the Chatfield region.

Regarding noise and lighting concerns. Sterling Ranch is actively managed by the Community Authority Board, which enforces neighborhood rules including noise & lighting. Furthermore, there are full-time staff dedicated to the maintenance of the community. Sterling Ranch is committed to a beautiful community and consistent environment for its residents.

Regarding water and wastewater service concerns. Sterling Ranch meets the requirement for zoning with the *Dominion Water and Sanitation Wholesale Water and Wastewater Service Commitment letter for Waterton Business Park* which states that *Dominion Water and Sanitation District* have adequate water & wastewater supply to serve the *Waterton Business Park*.

**Chatfield Farms 1-A: no comments**

**Chatfield Farms Estates HOA: no comments**

**Chatfield Watershed Authority: no comments**

**Colorado Department of Transportation: no comments**

**Colorado Department of Water Resources:**

COMMENT:

*<reference full referral letter for details>*

RESPONSE:

Thank you for your review of our project.

Regarding the request for more detailed design information on how the 0.25 AF/SFE limitation will be met. Sterling Ranch will continue to work with Dominion Water and Sanitation District to submit the necessary documents as requested by the State Water Engineer prior to the review of the Preliminary Plan for the State Engineer to Render an Opinion. A State Engineers Opinion is needed at the Preliminary Plan stage



of land use and not at Zoning stage of land use. Sterling Ranch meets the requirement for zoning with the *Dominion Water and Sanitation Wholesale Water and Wastewater Service Commitment letter for Waterton Business Park* which states that *Dominion Water and Sanitation District* have adequate water supply to serve the *Waterton Business Park*.

**Colorado Geological Survey:**

COMMENT:

*CGS recommends that the county require, to be included with the next submittal or preliminary plan application, a site-specific evaluation of geologic hazards, subsurface conditions, and preliminary geotechnical recommendations based on current development plans.*

RESPONSE:

Thank you for your review of our project. Sterling Ranch has always provided a full geotechnical analysis of its development areas at the preliminary plan stage and is committed to doing the same for this project. Proper understanding of geological conditions allows us to design high-quality communities that last, and we will continue to conduct field research to help us uphold that reputation.

**Colorado Parks and Wildlife:**

COMMENT:

*<reference full referral letter for details>*

RESPONSE:

Thank you for your review of our project.

Regarding comments regarding East Willow Creek’s status as a minor drainageway. Sterling Ranch is at-present rehabilitating and restoring adjacent reaches of East Willow Creek that exist within our current Master Plan boundaries. This work has been done under the supervision of the Mile High Flood District. Together, we have worked with sensitivity and respect of any ecosystems tied to this minor drainageway. To date, this has included preserving mature trees, repairing past erosion damage, and facilitating wildlife-friendly drainage improvements that provide clear paths for wildlife to travel while reducing human-wildlife conflict. We will continue to perform



work in this fashion with this new area of East Willow Creek being added to the Sterling Ranch Master Plan.

Regarding comments regarding portions of the former Chemours property that have been identified as playing “an essential role in local and regional ecology”. CPW Supports the rezoning with commensurate protections in place. Sterling Ranch also places very high value on the wildlife corridor centered on the Louviers Gulch region of the property.

We have been working with accomplished environmental scientists to develop two detailed wildlife assessments to give us a better understanding of the ecology of this area. The prime concerns include multiple, impassable barbed wire fences on the property that hinder big game movements. Additionally, there are multiple scrap & rubble piles within the corridor. Both of these issues are remnants from the historic industrial uses of the Chemours facility. We are committed to working with County Staff and CPW to repair and restore this area to its proper ecological function.

Sterling Ranch is proud to already have two pristine wildlife corridors in our Master Plan, and we are committed to make this third, new wildlife corridor a success, as well.

**Comcast: no comments**

**CORE Electric Cooperative:**

COMMENT:

*<reference full referral letter for details>*

RESPONSE:

Thank you for your review of our project.

Regarding comments about existing CORE lines & infrastructure in the vicinity of the project. Sterling Ranch will respect CORE infrastructure that is already in place. Should any changes be needed by development, we will coordinate with CORE to ensure any impacts are properly mitigated.



**Dominion Water & Sanitation District**

COMMENT:

*After reviewing the amendment, Dominion has determined that the applicant has met all applicable requirements and that the project is consistent with Dominion's Rules and Regulations.*

RESPONSE:

Thank you for your review of our project.

**Douglas County Health Department**

COMMENT:

*<reference full referral letter for details>*

RESPONSE:

Thank you for your review of our project.

Regarding comments about drinking water systems and stormwater management. Sterling Ranch is committed to following all applicable state and local requirements to ensure we are able to facilitate clean drinking water and proper stormwater management to minimize any pollutant loadings that result from runoff.

**Douglas County Historic Preservation**

COMMENT:

*Please note that the proposed new zoning of the subject parcel is located next to Louviers Village. The Village has been listed on the National Register of Historic Places since 1999. At this time the Curator does not see any impact to the Village and has no recommendations.*

RESPONSE:

Thank you for your review of our project.



### **Douglas County Parks and Trails**

COMMENT:

*Parks has no concerns with the application.*

RESPONSE:

Thank you for your review of our project.

### **Douglas County School District**

COMMENT:

*The School District believes it will be able to accommodate all the anticipated secondary students with the existing identified School District secondary school land dedication of +/- 80 net usable acres identified in the Sterling Ranch PD 13th Amendment, recorded on December 19, 2025. The Sterling Ranch PD 13th Amendment clearly identifies the site as "SA1 – School District" and allows the School District to receive cash-in-lieu of land dedication should this site be moved to an inadequate location.*

*However, these additional 4,000 residential units proposed may present the need for additional school land acreage beyond the amount identified in the Sterling Ranch PD 13th Amendment, even when choice and existing neighborhood elementary school capacity is taken into account. These additional units and their proposed location may necessitate the adjustment of the size or location of the second elementary school site in the Sterling Ranch PD 13th Amendment. The School District can confirm this need at the time of the applicable preliminary plan.*

RESPONSE:

Thank you for your review of our project. Sterling Ranch is excited to have its first public elementary beginning construction soon. We are also very happy with the collaboration on the now-approved & recorded 13<sup>th</sup> PD Amendment to set up our community for success in the future regarding school sites. Sterling Ranch is committed to working with the School District to provide sufficient school land.



### **Engineering Services**

COMMENT:

*<reference full referral letter for details>*

RESPONSE:

Thank you for your review of our project. Providing analysis and design for the future growth of Sterling Ranch is of utmost importance to us. We will continue to work with County Engineering to ensure that the impacts of development are served with properly-sized infrastructure.

### **Jefferson County Planning and Zoning**

COMMENT:

*Jefferson County Planning and Zoning has no comment at this time, however we are interested in receiving referrals on any future phases of this development.*

RESPONSE:

Thank you for your review of our project. Sterling Ranch will work with Douglas County staff to respect any relevant referral processes.

### **Louviers Conservation Partnership**

COMMENT:

*<reference full referral letter for details>*

RESPONSE:

Thank you for your review of our project. Regarding comments about the Wildlife Corridor and Conservation area of the property. Sterling Ranch has performed two wildlife assessments so far in-partnership with environmental scientists at Kimley-Horn & Associates to better understand the current status of the corridor and ecological impacts. Immediate priorities include the cleanup of the former Chemours factory rubble/scrap, as well as removal of impassable barbed wire fences, in order to restore the area into a viable wildlife and conservation area. Sterling Ranch will work with County Staff and CPW to restore and rehabilitate the area to a functioning conservation corridor that will buffer the Town of Louviers and respect its rich heritage.



Regarding comments on the Master Transportation Study. As Douglas County is undergoing an update of their 2050 Transportation Master Plan, Sterling Ranch has also been updating our 2050 Transportation Master Plan. Doing so has allowed us to be in lockstep with Douglas County when it comes to analyzing current traffic conditions, updating our future traffic forecasts, identifying critical infrastructure improvements, and planning for funding/construction of those improvements.

Between Sub-Areas 1 and 13 of the 2050 TMP, there are over \$288 million of improvements planned for the region. Sterling Ranch is actively contributing to this through multiple mechanisms such as fee contributions to the County, infrastructure agreements, and construction scopes. Many of these improvements are in-process or under-construction currently. Several of these projects are in the vicinity of the Town of Louviers. Please consult the Douglas County 2050 Transportation Master Plan for more details on project horizons and location information.

**Mile High Flood District: no comments**

**Office of Emergency Management**

COMMENT:

*Based on current information, the site is largely composed of prairie grass and vacant land, with a relatively small portion consisting of wetlands. The overall wildfire hazard is low, and the project remains in the early stages of the planning process. As planning progresses and the site layout becomes more defined, there may be a need to evaluate additional wildfire mitigation measures. In particular, if the wetlands area is ultimately incorporated into the development footprint, some minor mitigation could be warranted. However, given the potential for wetlands consideration, it does not appear appropriate to address those measures at this stage.*

*Sterling Ranch has agreed to include me in future draft materials as the project evolves so we can remain aligned and ensure any necessary wildfire mitigation considerations are addressed at the appropriate time.*

RESPONSE:

Thank you for your review of our project. Sterling Ranch conducted a wildfire assessment in partnership with environmental scientists and engineers as a part of



this application. We are committed to working with Douglas County staff to prioritize safety for our community and the region. We will continue our communication and analysis as development progresses.

**Open Space and Natural Resources**

COMMENT:

*<reference full referral letter for details>*

RESPONSE:

Thank you for your review of our project. Sterling Ranch also places very high value on the wildlife corridor centered on the Louviers Gulch region of the property.

We have been working with accomplished environmental scientists to develop two detailed wildlife assessments to give us a better understanding of the ecology of this area. The prime concerns – which are also echoed in the referral letter – include multiple, impassable barbed wire fences on the property that hinder big game movements. Additionally, there are multiple scrap & rubble piles within the corridor. Both of these issues are remnants from the historic industrial uses of the Chemours facility. We are committed to working with County Staff to repair and restore this area to its proper ecological function.

Sterling Ranch is proud to already have two pristine wildlife corridors in our Master Plan, and we are committed to make this third, new wildlife corridor a success, as well.

**Plum Valley Heights HOA: no comments**

**Roxborough 16B HOA: no comments**

**Roxborough Village First HOA:**

COMMENT:

*<reference full referral letter for details>*

RESPONSE:

Thank you for your review of our project.



Regarding comments on traffic concerns and emergency evacuation. As a part of this application, Sterling Ranch has been deliberately meeting with both the Office of Emergency Management and South Metro Fire Rescue. Both agencies are familiar with the project and have provided valuable feedback at this stage that is centered upon providing critical fire suppression and vegetation management for these new areas. The existing master plan has a robust water network with fire hydrants for fire suppression. Additionally, there are comprehensive vegetation management efforts and landscaping requirements that lend to minimizing wildfire risk. We will be providing the same strong hydrant infrastructure and vegetation management to these new areas, vastly improving the existing conditions.

As Douglas County is undergoing an update of their 2050 Transportation Master Plan, Sterling Ranch has also been updating our 2050 Transportation Master Plan. Doing so has allowed us to be in lockstep with Douglas County when it comes to analyzing current traffic conditions, updating our future traffic forecasts, identifying critical infrastructure improvements, and planning for funding/construction of those improvements.

Between Sub-Areas 1 and 13 of the 2050 TMP, there are over \$288 million of improvements planned for the region. Sterling Ranch is actively contributing to this through multiple mechanisms such as fee contributions to the County, infrastructure agreements, and construction scopes. Many of these improvements are in-process or under-construction currently. Please consult the Douglas County 2050 Transportation Master Plan for more details on project horizons and location information. We are confident that these projects will increase capacity and maintain safe traffic operations in the region.

Sterling Ranch is committed to continue working with County Engineering, Emergency Management, and South Metro Fire Rescue to ensure public safety and wildfire prevention is prioritized.

Regarding water and wastewater service concerns. Sterling Ranch meets the requirement for zoning with the *Dominion Water and Sanitation Wholesale Water and Wastewater Service Commitment letter for Waterton Business Park which states that Dominion Water and Sanitation District have adequate water and wastewater supply to serve the new areas in this application.*



**Roxborough Village Metropolitan District:**

COMMENT:

*<reference full referral letter for details>*

RESPONSE:

Thank you for your review of our project.

Regarding comments on traffic concerns and emergency evacuation. As a part of this application, Sterling Ranch has been deliberately meeting with both the Office of Emergency Management and South Metro Fire Rescue. Both agencies are familiar with the project and have provided valuable feedback at this stage that is centered upon providing critical fire suppression and vegetation management for these new areas. The existing master plan has a robust water network with fire hydrants for fire suppression. Additionally, there are comprehensive vegetation management efforts and landscaping requirements that lend to minimizing wildfire risk. We will be providing the same strong hydrant infrastructure and vegetation management to these new areas, vastly improving the existing conditions.

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Sterling Ranch is committed to continue working with County Engineering, Emergency Management, and South Metro Fire Rescue to ensure public safety and wildfire prevention is prioritized.

**Roxborough Water & Sanitation District: no comments**

**Sheriff's Office: no comments**

**Douglas County Addressing**

**South Metro Fire Rescue**

COMMENT:

*South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Planned Development rezoning and Major PD Amendment.*

RESPONSE:

Thank you for your review of our project

**Sterling Ranch Community Authority Board**

COMMENT:

*CAB is pleased with the proposed inclusion of the Waterton Business Park into the Sterling Ranch Planned Development ("PD"). This inclusion will allow CAB to provide water and wastewater services to the Waterton Business Park and Burgess Property.*

*CAB supports the requested rezoning, as it advances the protection of the wildlife corridor and supports the inclusion of the subject lands within the Sterling Ranch PD.*

RESPONSE:

Thank you for your review of our project

**Plum Creek/View Ridge Voice: no comments**



**Xcel Energy:**

COMMENT:

Public Service Company has no objection to this proposed application, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

RESPONSE:

Thank you for your review of our project. Sterling Ranch acknowledges that PSCo owns transmission infrastructure along the outside perimeter of the Burgess property adjacent to their sub-station. Easements for these existing facilities are already in-place. The easements and the existing infrastructure will be respected.

On behalf of Sterling Ranch and the project team thank you for your time and consideration reviewing the proposed 12<sup>th</sup> amendment to the Sterling Ranch PD. Please feel free to contact me at [kevin.johnk@sterlingranchcolorado](mailto:kevin.johnk@sterlingranchcolorado) if you have any questions or need any additional information.

Sincerely,

Kevin Johnk, PE  
Director of Entitlements and Engineering  
Sterling Ranch Development Company