

MEETING DATE: October 14, 2025

**STAFF PERSON
RESPONSIBLE:** Carolyn Washee-Freeland, AICP, Senior Planner

DESCRIPTION: Antelope Crossing - Minor Development Plat - Project File: SB2024-066.

SUMMARY: The request is for approval of a Minor Development Plat for a 42.61-acre, Large Rural Residential zoned parcel to establish 4 single-family residential lots.

**STAFF
ASSESSMENT:** Staff has evaluated the minor development final plat request in accordance with Article 6 of the Douglas County Subdivision Resolution. The Minor Development Plat meets the gross density of 1 dwelling unit per 10.65-acres, per the Large Rural Residential zone district. Should the Board find that the approval standards are met, the following proposed conditions should be considered for inclusion into the motion:

1. Prior to Board final action on the minor development final plat, the request to rezone the property to Large Rural Residential shall be approved.
2. Prior to recordation of the minor development final plat, the applicant shall record the 60-foot off-site access, drainage, and utility easement by separate instrument.
3. Prior to recordation of the minor development final plat, the applicant shall pay \$1,500 to the Douglas County School District for cash-in-lieu of school land dedication.
4. The applicant shall install a South Metro Fire & Rescue Knox Box at the cistern pump controls to be approved by both SMFR and the Rattlesnake Fire Department prior to building permit issuance.
5. Prior to recordation of the minor development final plat, the applicant shall pay \$750 to Douglas County for cash-in-lieu of park land dedication.
6. Prior to recordation of the minor development final plat, the applicant shall record a Declaration of Restrictive Covenants reserving the water beneath the property for the benefit of future landowners within the subdivision.

- 7. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
- 8. 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	10/2/2025
Jeff Garcia	Approve	10/9/2025
Christie Guthrie	Approve	10/9/2025
Doug DeBord	Approve	10/9/2025

ATTACHMENTS:

Staff Report - SB2024-066