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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.
- 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