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**MEETING DATE:** July 22, 2025

**STAFF PERSON RESPONSIBLE:** Mike Pesicka, AICP, Principal Planner

**DESCRIPTION:** Pinery Planned Development, 31st Amendment - Major Planned Development Amendment - Project File: ZR2023-002.

**SUMMARY:** The request is for a Major Amendment to the Pinery Planned Development to reconfigure Planning Areas 62 and 63, increase the maximum number of dwelling units allowed in what is currently Planning Area 63 from 15 to 38, and establish development standards for building heights and setbacks.

**STAFF ASSESSMENT:** Should the Board find that the approval standards for the Major Planned Development Amendment are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Pinery Planned Development, 31st Amendment document shall be made to the satisfaction of Douglas County.
2. A Class III Cultural Resource Survey shall be provided with the submittal of a preliminary plan application for the site.
3. 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 condition upon the applicant's full satisfaction of all such commitments and promises.

**REVIEW:**

Steven E Koster	Approve	7/8/2025
Jeff Garcia	Approve	7/15/2025
Andrew Copland	Approve	7/16/2025
Doug DeBord	Approve	7/16/2025
Steven E Koster	Approve	10/14/2025
Jeff Garcia	Approve	10/17/2025
Christie Guthrie	Approve	10/17/2025
Doug DeBord	Approve	10/21/2025

**ATTACHMENTS:**

ZR2023-002 - Supplemental Memo - 10-15-25

ZR2023-002 - Additional Correspondence - 7-18-25

ZR2023-002 - Supplemental Memo -7-8-25

ZR2023-002 - Additional Correspondence - 1-24-25

ZR2023-002 - Staff Report - 1-16-25