

Referral Agency Response Report**Page 1 of 4****Project Name:** Sterling Ranch Planned Development, 15th Amendment**Project File #:** ZR2025-014**Date Sent:** 12/08/2025**Date Due:** 12/29/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	12/09/2025	No comment.	No action required.
Arrowhead Shores		No response received.	
AT&T Long Distance - ROW	12/08/2025	Summary of Response: AT&T reviewed the request and there should be no conflicts with AT&T Long Lines.	No action required.
Braley Acres HOA		No response received.	
Building Services	12/10/2025	No comment.	No action required.
CDPHE - All Referrals	12/08/2025	Summary of response letter: CDPHE generated standard comments, which include sections on hazardous and solid waste, water quality and drinking water, stormwater, domestic wastewater, air quality, and environmental justice and health equity.	Comments provided to applicant.
CenturyLink		No response received.	
Chatfield Community Association	12/09/2025	Summary of response letter: Chatfield Community Association expressed concerns related to water and wastewater services, traffic, noise, lighting, and wildlife.	Comments provided to applicant.
Chatfield Farms 1-A		No response received.	
Chatfield Farms Estates HOA		No response received.	
Chatfield Watershed Authority		No response received.	
Colorado Department of Transportation CDOT-Region # 1		No response received.	
Colorado Division of Water Resources	01/12/2026	Summary of response letter: The CDWR has no comments related to the proposed rezoning and incorporation of the additional 595 acres into the Sterling Ranch PD. The CDWR will provide comments related to the Sterling Ranch water supply plan when future subdivision referrals are received.	Comments provided to applicant.
Colorado Geological Survey	12/19/2025	Summary of response letter: CGS provided recommendations for the Burgess and Chemours properties, noting "overexcavation parameters will need to be evaluated through site-specific geotechnical investigations" and "site-specific evaluation of geologic hazards, subsurface conditions, and preliminary geotechnical based on current development plans."	Comments provided to applicant.

Referral Agency Response Report**Page 2 of 4****Project Name:** Sterling Ranch Planned Development, 15th Amendment**Project File #:** ZR2025-014**Date Sent:** 12/08/2025**Date Due:** 12/29/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife	12/27/2025	Summary of response letter: CPW noted the addition of the Burgess property in the PD has “a negligibly incremental impact on the wildlife resource.” CPW highlighted the essential role the Chemours property plays in the local and regional ecology and supports rezoning the area identified as OSC with commensurate protections such designation provides from future development.	Comments provided to applicant.
Comcast		No response received.	
CORE Electric Cooperative	12/29/2025	Summary of response letter: CORE noted it is the certified electric utility for a portion of the Chemours property and is willing to extend electric facilities. The remaining acreage will be jointly served by CORE and Xcel in accordance with their service territory boundary map.	Comments provided to applicant.
Dominion Water and Sanitation District	12/26/2025	Summary of response letters: Dominion committed to provide wholesale water and wastewater service to Sterling Ranch.	Comments provided to applicant.
Douglas County Health Department	12/29/2025	Summary of response letter: The Health Department provided comments related to the public water system and stormwater impacts on nearby waterway.	Comments provided to applicant.
Douglas County Historic Preservation	12/23/2025	Summary of response letter: The Curator noted there is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. A Class II cultural resource survey was recommended with future phases of development to provide more specific analysis of these potential resources.	Comments provided to applicant.
Douglas County Parks and Trails	12/10/2025	Verbatim response: Parks has no concerns with the application.	No action required.
Douglas County School District RE 1	12/29/2025	Summary of response letter: The School District has no objection to the proposed amendment provided the applicant and County agree with the following: “In order to ensure the School District can continue to serve Sterling Ranch residents and their families,	Comments provided to applicant.

Referral Agency Response Report**Page 3 of 4****Project Name:** Sterling Ranch Planned Development, 15th Amendment**Project File #:** ZR2025-014**Date Sent:** 12/08/2025**Date Due:** 12/29/2025

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		it's critical that the County, Sterling Ranch, and the School District agree that, as per section S-1.2(A)(i) – School Site Dedication of the Sterling Ranch PD 13th Amendment, the School District may request additional acreage to accommodate the need generated by any residential units beyond the already entitled 12,050 and also that the Owner will work with the School District on any potential school site relocation provided by section S-1.2(A)(iii) – School Site Relocation.	
Engineering Services	01/09/2026	Summary of response letter: Public Works Engineering identified portions of the Titan Interchange project and the Waterton Road Widening project are currently identified in its 5-year Capital Improvement Projects Plan. Engineering noted it appears all intersections in the Master Traffic Impact Study will operate at appropriate levels of service in the 2050 time horizon with proper mitigation and traffic control.	Comments provided to applicant.
Jefferson County Planning and Zoning	12/17/2025	Summary of response letter: Jefferson County Planning and Zoning has no comment at this time, however, are interested in referrals for future phases of development.	No action required.
Louviers Conservation Partnership	12/28/2025	Summary of response letter: Louviers Conservation Partnership provided comments and questions related to the conservation easement, wildlife habitat assessment, master transportation study, and traffic impact analysis.	Comments provided to applicant.
Mile High Flood District		No response received.	
Office of Emergency Management	12/08/2025	No comment.	No action required.
Open Space and Natural Resources	12/29/2025	Summary of response letter: Open Space noted the importance of the wildlife corridor between Zebulon and Louviers, and identified elements to consider that reduce impacts to wildlife with the eventual development of Zebulon.	Comments provided to applicant.
Plum Valley Heights HOA		No response received.	
Roxborough 16B HOA		No response received.	

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Roxborough Village First HOA	12/22/2025	Summary of response letter: Roxborough Village First expressed concerns related to emergency evacuation, traffic, Zebulon, and wastewater treatment capacity.	Comments provided to applicant.
Roxborough Village Metropolitan District	12/18/2025	Summary of response letter: The Metro District expressed concerns related to wildfire evacuation and traffic congestion.	Comments provided to applicant.
Roxborough Water & Sanitation District	12/08/2025	No comment.	No action required.
Sheriff's Office		No response received.	
South Metro Fire Rescue	12/23/2025	Summary of response letter: SMFR has no objection to the proposed Planned Development rezoning and Major PD Amendment.	Comments provided to applicant.
Sterling Ranch Community Authority Board	01/05/2026	Summary of response letter: SRCAB noted it is pleased with the proposed inclusion of the Waterton Business Park into the Sterling Ranch PD and supports the rezoning.	Comments provided to applicant.
The Plum Creek/View Ridge Voice		No response received.	
Wildfire Mitigation	12/30/2025	Verbatim response: Wildfire Mitigation has no comments at this time. The properties in question are classified as low wildfire risk, and any mitigation needs can be evaluated as the project advances and site design is further defined.	No action required.
Xcel Energy-Right of Way & Permits	12/16/2025	Summary of response letter: Xcel has no objection to the proposed application contingent on its ability to maintain all existing rights and that this amendment does not hinder its ability for future expansion.	Comments provided to applicant.

From: James Peabody <jamesp@cw64.com>

Sent: Monday, December 8, 2025 1:01 PM

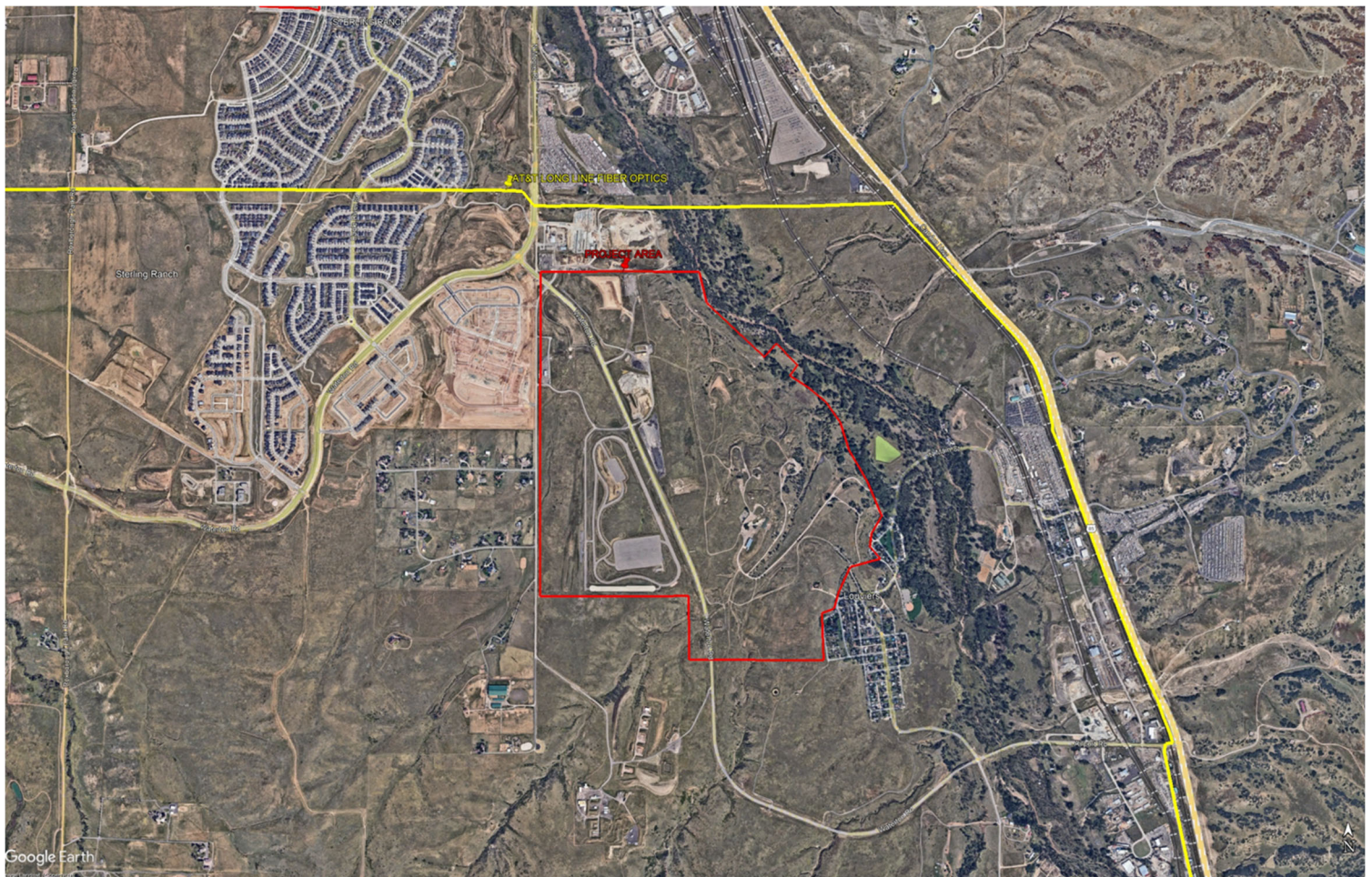
To: Brett Thomas <bthomas@douglas.co.us>; Lenny V. <lv2121@att.com>; Lana S. <ls1762@att.com>; duanew cw64.com <duanew@cw64.com>; jt cw64.com <jt@cw64.com>

Subject: Re: Douglas County eReferral (ZR2025-014) Is Ready For Review

Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near ***Sterling Ranch Planned Development, Littleton, CO 80125 (Project # ZR2025-014)***. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Please feel free to contact us with any questions or concerns.



***** Map disclaimer: The attached google earth maps are intended to show approximate locations of the buried AT&T Long Line/Core Fiber Optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited. *****

Thank you,

James Peabody

Clearwater Consulting Group, Inc.

120 9th Ave. South, Suite #140

Nampa, ID 83651

C: (951) 201-1279

E: jamesp@cw64.com

From: Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>
Sent: Monday, December 8, 2025 11:26 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: Douglas County eReferral (ZR2025-014) Is Ready For Review

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). CDPHE's general comments are available [here](#). CDPHE's oil and gas related comments are available [here](#). We will continue to review this referral to determine whether additional comments are necessary. If additional comments are necessary, we will submit them by the referral deadline.

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cdphe_localreferral@state.co.us | colorado.gov/cdphe



Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

Hazardous and Solid Waste

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

Hazardous waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwmnd@state.co.us or calling 303-692-3320.

Water Quality

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

The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



Clean Water Requirements

Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: cdphe_ceos_support@state.co.us or cdphe_wqcd_permits@state.co.us

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>



Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.



Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, 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. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	



Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

Asbestos and Lead-Based Paint

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos:

<https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos>

and the following website for lead-based paint:

<https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Environmental Justice and Health Equity

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.



ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.



Brett Thomas

From: Cicione - CDPHE, Brendan <brendan.cicione@state.co.us>
Sent: Wednesday, December 17, 2025 2:25 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: Douglas County eReferral (ZR2025-014) Is Ready For Review

Hi Brett,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

Thanks,
Brendan Cicione (*he/him*)
Air Quality and Transportation Planner



4300 Cherry Creek Drive S. | Denver, CO 80246-1530 brendan.cicione@state.co.us | <https://cdphe.colorado.gov/>

From: Chatfield Community Association <chatfieldcommunity@gmail.com>

Sent: Tuesday, December 9, 2025 12:06 PM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: Referral Project ZR2025-014 Sterling Ranch 15th Amendment

Chatfield Community Association Mission

The mission of CCA is to preserve the character of the Chatfield Basin, and to ensure that development in the area at least meets all state and county regulations, has adequate water, doesn't adversely impact existing residents, and hopefully blends well with the existing semi-rural nature.

Brett Thomas

bthomas@douglas.co.us

Sterling Ranch Planned Development, 15th Amendment

ZR2025-014

Brett,

We have the following issues regarding the proposed boundary changes and addition of 4000 units to the Sterling Ranch PD.

Traffic is already unacceptable and dangerous with just over 3100 units occupied. The present 12,050 approved permits is not reasonable for the area. The noise and lighting have proven to be unreasonable. The wildlife has mostly disappeared. This is not what was promised in the PD.

However, the most critical issues are water and wastewater services to the development. We have a different opinion from DWSD on the water supply available to the development. The water supply chart, below, is the latest we found on the county website.

Table 1 – Dominion’s Average Annual Water Supply Portfolio and Dependable Yields

Renewable and Groundwater Sources	Bedrock Aquifer	(A)	(B)	(C)	(D)
		Available Supply (AF/yr)	Utilized Supply (AF/yr)	Current Yield (AF/yr)	Future Yield (AF/yr)
Aurora 230 Contract	-	230.0	230.0	230.0	230.0
Aurora 250 Contract	-	250.0	250.0	250.0	250.0
FSC IGA ¹	-	700.0	700.0	665.0	665.0
Hock Hocking ²	-	62.5	0.0	0.0	53.0
SP Junior Water Rights ³	-	743.8	0.0	0.0	654.8
WISE 625 ⁴	-	625.0	625.0	593.8	593.8
Total Renewable Water Supply		2,611.3	1,805.0	1,738.8	2,446.6
Cherokee Ranch (98CW219/03CW117)	Arapahoe	1,074.0	1,074.0	1,020.3 ^{2,3,4}	1,020.3 ^{2,3,4}
	Not-Nontributary Denver	1,614.0	307 ⁵	291.7 ^{2,3,4}	291.7 ^{2,3,4}
	Laramie -Fox Hills	381.0	0.0 ⁵	0.0 ⁵	0.0 ⁵
Total Groundwater Supply		3,069.0	1,381.0	1,312.0	1,312.0
Total Average Supply		5,680.3	3,186.0	3,050.8	3,758.6
Total Firm Supply		3,868.0	2,561.0	2,457.0^{2,3,4}	2,457.0^{2,3,4}
Reusable Supply****		1,529.8	0.0	0.0	1,529.8
Total Firm Supply W/Reuse		5,397.8	0.0	0.0	3,986.8⁶

- (A) “Available” means Dominion’s owned/available contract supplies.
- (B) “Utilized” means the portion of the Available supply that has been developed by Dominion for immediate use.
- (C) “Current Yield” refers to the water supply available for current commitments through contracts and infrastructure less system transmission losses to the Larry D. Moore Water Treatment Plant.
- (D) “Future Yield” refers to the projected water supply available for future commitments assuming all raw water and wastewater infrastructure are in place for deliveries less system transmission losses to the Larry D. Moore Water Treatment Plant.

According to the Aurora Water Agreement with Dominion, dated 6-5-2025, the 230AF and 250 AF waters will be coming through the WISE pipeline and are subject to systems losses and that the future yield will be less than the combined 480 AF as stated on the chart. In addition, Castle Rock will be keeping 5% of Dominion's water coming through their system.

All other provisions of the IGA will remain in effect.

Budget Impact

The Wheeling Agreement has positive impacts to the Water Resources budget by providing a revenue stream. At the currently calculated Dominion wheeling rate of \$0.37 per 1,000 gallons, the Town could receive nearly \$99,000 in revenue by moving 820 acre-feet of water for Dominion. Additionally, the Town receives 5% of the water that Dominion requests through the Town’s system.

The next issue is the FSC IGA between DWSD and Castle Rock. The firming agreement states that Castle Rock will firm a maximum of 700 AF, less transportation losses.

Key aspects of the amended and restated IGA include:

- Creating consistency and clarity between the 2014 IGA and the Firming Service IGA in water accounting in accordance with an accounting spreadsheet that is an exhibit to the Firming Service IGA
- Clarifying that billing and accounting will occur on a monthly basis and will be based on the WISE water year.
- Formalizing the capacity limitations in the Firming Service IGA (0.685 million gallons per day capacity cap and 700 AF per year maximum firming).
- Restating the remaining system development fees to be paid by Dominion which account to \$904,200 and the timeframe for payment (6 years).
- Clarifying the rates associated with each type of water supply in the 2014 and Firming Service IGAs

Also, the DWSD water supply chart states an additional 625 AF of WISE water, less losses. The Castle Rock agreement states any WISE water over the maximum of 700 AF will be retimed and stored in Rueter Hess since WISE, by contract is interruptible and is not available every year. Castle Rock will take a portion of DWSD's WISE water.

Dominion has a remaining balance of \$904,200 in system development fees through the Firming Service IGA to be paid over the next six years. In exchange for the firming service CRW provides through this IGA, CRW gets the following additional benefits:

- Dominion pays for transmission of all water supplies through our system with a 5% loss provided to CRW
- For any WISE 700 water retimed by Dominion in CRW's system, CRW receives a 10% provision of the renewable water supply for use and reuse to extinction at no cost.
- Dominion pays for all firming supplies at a competitive retail rate which will provide revenues to CRW and better utilize capital assets.

All firming service water supplies must be replaced over time by Dominion, as used, by paying our renewable water resources fee plus a 25% surcharge.

Dominion Water Supply Chart is showing their full WISE amount is 1325 AF. However, in the most recent agreement, the total WISE amounts have been reduced by 5% for the first 10 years, with the possibility of further reductions. So, the WISE water is reduced from the 1325 AF for 10 years and the firming from Castle Rock is a maximum of 700. All of these waters are subject to systems losses and agreement losses.

3.4 Water Deliveries.

3.4.1 Deliveries Prior to the start of the 10-Year Blocks. From June 1, 2024 through May 31, 2025, the Offered Delivery Amount and Minimum Payment obligation will be no less than 3,000 acre-feet.

3.4.2 Ten-Year Block Deliveries. Aurora and Denver Water will offer for delivery to the Authority a minimum of 100,000 AF of water over a Ten-Year Block, except for the first Ten-Year Block. The first Ten-Year Block will begin June 1, 2025 with a 95,000 AF minimum Offered Delivery Amount. Should the Binney Plant Connection and/or the DIA Connection not be completed, tested and fully operational by June 1, 2026, the initial Ten-Year Block will be reduced to 90,000 AF and by an additional 5,000 AF/y for each subsequent year of delay. The Offered Delivery Amount in any year and any Ten-Year Block will be calculated retrospectively on the basis of the daily offered flow rate and will be credited towards the Delivery Obligation.

The Hock Hocking water appears to be a part of the Aurora 250 rights. DWSD claims they have given Aurora and additional 135 AF of water rights with the 250 Agreement, but Aurora states that the water yields with the water rights vary significantly and "averages" out for the 250 AF.

Dominion's water supply chart states they have South Platte 743.8 AF, less systems losses. Those water rights are from a 2018 decree. Given how junior those rights are they will rarely be available, if ever. We would hope neither Dominion nor the county would count on that water for supplying houses.

DISTRICT COURT, WATER DIVISION 1, COLORADO		DATE FILED: June 16, 2021 12:33 PM CASE NUMBER: 2018CW3039
Weld County Courthouse 901 – 9 th Avenue Greeley, CO 80631 Telephone: (970) 475-2400		
CONCERNING THE APPLICATION FOR WATER RIGHTS OF		
DOMINION WATER & SANITATION DISTRICT		
IN JEFFERSON AND DOUGLAS COUNTIES, COLORADO		Case No. 2018CW3039
FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING AND DECREE		

This matter comes before the Court for consideration upon the application of Dominion Water and Sanitation District's Application for Conditional Direct Flow Rights, Storage Rights, and Appropriative Rights of Exchange ("the Application"). The Court has reviewed all matters contained in the Application, has considered all pleadings and motions and has taken all necessary evidence. Being otherwise fully advised in the premises, the Court hereby enters the following Findings of Fact, Conclusions of Law, Ruling and Decree ("Decree").

All of the above waters are flowing down the South Platte River. Dominion is wanting to divert these water off the Platte in Waterton Canyon, which will reduce losses and increase quality. As of today, Dominion has no diversion rights. They have filed an eminent domain lawsuit against Denver Water in order to get rights to build a diversion on land that is owned by Denver Water.

2025CV30819_18_2025-08-07_Petition_in_Condemnation_12307021583089889665

DISTRICT COURT, DOUGLAS COUNTY, COLORADO Douglas County Courthouse 4000 Justice Way Castle Rock, Colorado 80109	DATE FILED August 7, 2025 2:38 PM FILING ID: 7ED5F83B75C8E CASE NUMBER: 2025CV30819
Petitioner: DOMINION WATER & SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado v. Respondent: THE CITY & COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, a municipal corporation of the State of Colorado; and ALL UNKNOWN PERSONS THAT MAY CLAIM AN INTEREST IN THE SUBJECT PROPERTY	▲ COURT USE ONLY ▲ Case No.: Courtroom:
<i>Attorneys for Petitioner:</i> Bill E. Kyriagis, #39112 Noah Grolnick, #557846 Otten, Johnson, Robinson, Neff & Ragonetti, P.C. 950 Seventeenth Street, Suite 1600 Denver, Colorado 80202 Telephone: 303 825 8400 bkyriagis@ottenjohnson.com ngrolnick@ottenjohnson.com	

Denver Water is required to keep a Federally mandated minimum flow through the Waterton stretch of the Platte. Even if DWSD were to get the rights to build a diversion, Dominion might not be able to use the diversion much of the year. Aurora expresses their concern in the Aurora/DWSD agreement.

15) South Platte Diversion. Dominion agrees to consult with Aurora Water throughout the process of designing and building the South Platte Diversion structure. Dominion shall timely allow Aurora Water to evaluate the design of the South Platte Diversion structure so that Aurora Water may determine whether water can physically and legally be delivered to the South Platte Diversion structure. Aurora Water makes no representation or warranty that it will be able to physically or legally deliver water to the South Platte Diversion as of the Effective Date of this Agreement.

We opine that Dominion's estimate of 2,446.6 AF of Renewable Water Supply over estimated.

The next supply of water on Dominion's Water Supply Chart is the Cherokee Ranch groundwater supply. DWSD claims 3069 AF is available , but Dominion did not purchase all of that water. Dominion drilled a monitoring permitted well on Cherokee Ranch in 2023. Since the well has never produced, it is unknown how much water the well can produce. The Water Supply Chart shows that there is 1,020.3 AF of Arapahoe formation water available. Often, these wells do not produce the decreed amounts. In addition, DWSD does not mention that the Cherokee Ranch has the right to up to 300 AF of Arapahoe water.

2. **Arapahoe Well Capacity for Foundation.** If (a) Dominion purchases some or all of the Arapahoe water pursuant to the Option Agreement, and (b) if Dominion subsequently constructs an Arapahoe aquifer well, Dominion and the Foundation agree that the 2017 Amendment and the 2008 O&M Agreement are amended as follows to provide the Foundation with the opportunity to use a portion of the well capacity:

2.1. The cost of constructing the initial Arapahoe well shall be borne solely by Dominion.

2.2. Dominion shall notify the Foundation once an Arapahoe well has been completed, and the capacity thereof. The Foundation shall have thirty (30) days to elect whether or not to share the well capacity with Dominion, and shall provide written notice of its election to Dominion within that time.

2.3. If the Foundation elects to share in the initial Arapahoe well capacity with Dominion, Dominion shall reserve 15.5 gallons per minute (gpm) of firm capacity for the Foundation “(Foundation’s Firm Capacity”) for the Foundation to pump up to either 102 acre feet per year or up to 302 acre feet per year, depending on whether the Foundation exercises its right of first refusal as described in Section 1, above.

2.4. If the Foundation elects to use the Foundation’s Firm Capacity, the Foundation may also, use pumping capacity above 15.5 gpm, to pump up to 102 acre feet per year (or up to 302 acre feet per year); provided, however, that use of capacity above 15.5 gpm shall only be permitted at times when Dominion is not using all or some portion of the remaining Arapahoe well capacity and pursuant to a schedule acceptable to both Dominion and the Foundation.


2.5. The Foundation shall be responsible for paying all operating and maintenance expenses, including ~~without limitation, variable, fixed and~~ capital expenses, associated with its pro

Some of the Denver formation water is classified not-nontributary and is subject to a required augmentation plan, reducing the amount of water available from that well. Since the well has not been produced and the history of recent wells not producing the decreed amount, approving houses based on that groundwater would be irresponsible, at best.

Dominion is claiming 1,529.8 AF of reusable water supply. We believe that that amount of water is overstated and Dominion has no way of diverting that water at this time. Given the issues in Waterton Canyon, DWSD may never be allowed to divert. Again, we believe it would be irresponsible to approve houses including reuse as a water supply.

Finally, Dominion has an agreement with Roxborough Water and Sanitation for wastewater service for 4000 units. At this time, DWSD has no way of providing wastewater service, Dominion does not have a permit to build a new wastewater treatment plant and are not even in the queue for the state to process their application.

Backlogged or Awaiting Payment Projects (not in review)



COLORADO
Department of Public
Health & Environment

Entity Name: DOMINIO... (1) ▾

Type ▾

Project Type ▾

Click to close dropdown

Backlog projects are in queue awaiting CDPHE staff availability. Once paid, projects enter the backlog at the back of the queue.

Case ID ▾

County: Douu...(1) ▾

Design Review Project Status - Awaiting Payment or Backlog									
Entity Name ▾	Entity ID	Case ID	Project Name	Type	Project Type	Status	Date Created	Project QC	County
DOMINION WATER AND SANITATION DISTRICT - CHATFIELD BASIN WATER RECLAMATION FACILITY	CO0041645	226719	SRF Chatfield Basin WRF Expansion	CW - Mod	Design Review	Awaiting Payment	null	null	Douglas

This application should not be approved since it does not meet the critical requirements. We question why the BOCC would even consider approving any application without services. The homeowners will be the ones to pay the price should this application be approved

Team CCA



January 12, 2026

Brett Thomas, Chief Planner
Douglas County Planning Department
Transmitted via email: bthomas@douglas.co.us

Re: Sterling Ranch Planned Development, 15th Amendment (2nd Letter)

Project No. ZR2025-014

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

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

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

Water Division 1, Water District 8

DWR Assigned Referral No. 34511

Dear Brett Thomas:

We have reviewed the referral and additional information provided on January 8, 2026 and January 12, 2026 for the Sterling Ranch Planned Development, 15th 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.

According to the additional information provided on January 8, 2026, and January 12, 2026, the project is not at the preliminary plat stage yet, and referral comments are only being requested for the rezoning aspect of the project. Our office previously provided comments related to the water supply plan for the project in a letter dated January 5, 2026. The comments provided in this letter supersede those provided in the previous letter.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11,



2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

According to the application documents and additional information provided on January 8, 2026, the water supply demands for the additional 4,000 dwelling units are estimated to be 0.25 af/sfe for planning purposes only, since the overall mix of development is unknown at this time. The proposed water supply is service provided by Dominion Water and Sanitation District (“District”) and is supported by a December 1, 2025 Will Serve Letter. The Will serve Letter acknowledges the District’s intent and ability to provide wholesale water and wastewater services to the development.

This office has no comments related to the proposed rezoning and incorporation of the additional 595 acres into the Sterling Ranch planned development area. As discussed with the District and County, this office will provide comments related to the Sterling Ranch water supply plan when future subdivision referrals are received.

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 or (303) 866-3581 x8241 with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ioana Comaniciu". The signature is fluid and cursive, with the first name "Ioana" being more prominent than the last name "Comaniciu".

Ioana Comaniciu, P.E.

Water Resource Engineer

Colorado Geological Survey

The Sterling Ranch PD 15th Amendment WESTERN rezone area (63.1 acres, approximate location 39.4945, -105.0685) contains a tributary of the South Platte (Willow Creek), its associated 100-year flood hazard zone, and a small area of 100-year flood hazard in the north-central portion of the parcel (see uploaded Sterling Ranch 15th Amd Western Rezone Area.pdf). CGS recommends an erosion setback from the flood hazard limits and from the crest of slopes steeper than about 25% above drainages to reduce risk of damage to homes and yards caused by erosion and shallow slope failures. Additionally, the parcel is entirely underlain by shallow, steeply upturned, differentially expansive bedrock. Overexcavation parameters (depth below foundation bearing levels, lateral extent, placement criteria, etc.) to provide a zone of homogenized, more uniformly expansive material between foundations and steeply dipping bedrock will need to be evaluated through a site-specific geotechnical investigation.

The proposed D2 "Village" residential development area within the Sterling Ranch PD 15th Amendment EASTERN rezone area (532 acres, approximate location 39.487, -105.02) is outside of the Plum Creek 100-year flood hazard limits, but there is evidence of significant ground disturbance and steep slopes in imagery and site topography (see uploaded Sterling Ranch 15th Amd Eastern Rezone Area.pdf). 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.

Please call or email if you have questions.

Jill Carlson, Engineering geologist, Colorado Geological Survey, carlson@mines.edu

additional Primary Thoroughfare
if possible future connections of
Moore Road is constructed

Zone AO
(DEPTH 2)

Zone AE

N



Zone AE

Zone AE

Zone AO
(DEPTH 2)

D2
SCZ-E

D2
SCZ-E

D2
SCZ-E

D2
SCZ-E

Calculated slopes

- 0 - 5.7 degrees (0-10%)
- 5.7 - 11.3 degrees (10-20%)
- 11.3 - 16.7 degrees (20-30%)
- 16.7 - 18.4 degrees (30-33%)
- 18.4 - 21.8 degrees (33-40%)
- 21.8 - 26.6 degrees (40-50%)
- 26.6 - 45 degrees (50-100%)

See Sheet 13

Zone AO
(DEPTH 2)

Zone AE

Zone AE

Conserv
Easem

O1

Vantor

0 300 600 1,200 1,800 2,400 Feet



Calculated slopes

- 0 - 5.7 degrees (0-10%)
- 5.7 - 11.3 degrees (10-20%)
- 11.3 - 16.7 degrees (20-30%)
- 16.7 - 18.4 degrees (30-33%)
- 18.4 - 21.8 degrees (33-40%)
- 21.8 - 26.6 degrees (40-50%)
- 26.6 - 45 degrees (50-100%)

Heritage Regional Park

Zone A

LIMIT OF STUDY

Zone AE

Zone AE

Zone AE

D2

D2

D2

D2

D2

D2

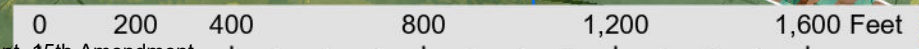
D2

RP

RP

RP

Zone AO
(DEPTH 1)



Microsoft-Vector



COLORADO
Parks and Wildlife
Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P (303) 291-7227

December 26, 2025

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

RE: CPW's Comments on Project File ZR2025-014, Sterling Ranch Planned Development, 15th Amendment

Dear Mr. Thomas:

Thank you for the opportunity to comment on the rezoning application from Sterling Ranch Planned Development (ZR2025-014). The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado, and to promote a variety of recreational opportunities throughout Colorado.

This application requests rezoning two properties into the Sterling Ranch Planned Development: a 63-acre Burgess Property east of Rampart Range Road, and a 532-acre Chemours Property west of Louviers. The Burgess property would be rezoned from A1 (Agriculture One) to D2 (Villages District Planning Area) and C1 (Multi-Function Open Space); the Chemours Property would be rezoned from A1, GI (General Industrial), and RR (Rural Residential), to D2 and O1 (Preserve Open Space).



Laura Clellan, Acting Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu ·
Frances Silva Blayney · John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero

Sterling Ranch Planned Development, 15th Amendment
Project File ZR2025-014, PD Rezoning and Major Amendment
Board of County Commissioners Staff Report - Page 65 of 424

The Burgess Property lies at the western extent of Sterling Ranch Planned Development. To its south and east are undeveloped Sterling Ranch properties currently zoned PD (Planned Development). Land to the north and west, owned by Public Service Company of Colorado, is zoned A1 and currently contains an electrical substation and power lines.

CPW believes the addition of the 63-acre Burgess Property to the already 3400-acre Sterling Ranch Planned Development has a negligibly incremental impact on the wildlife resource. However, East Willow Creek runs across the property. Although not a designated wildlife movement corridor like nearby tributary Willow Creek, minor drainages can become vital for habitat continuity as the adjacent landscape is developed. With the eventual progression of Sterling Ranch's phased buildout here, it will be important to maintain mitigating measures such as reducing density adjacent to the corridor, reducing light and noise infiltration, and screening with trees, shrubs, and berms.

Much of the Chemours Property is earmarked for the development of the planned Zebulon Regional Sports Complex. CPW has previously highlighted the essential role this property plays in local and regional ecology. (Refer to comment letters for DR2025-011 et al.) The 203.9-acre Chemours conservation easement, already once reduced to 184 acres, lies at an intersection of habitat connectivity. Plum Creek bridges Chatfield State Park to the north with a network of tributary streams south, linking tens of thousands of acres of protected habitat. To the west lie Dupont Open Space, Woodhouse State Wildlife Area, Plateau Ranch, Sharptail Ridge Open Space, and Roxborough State Park. East of Louviers, wildlife crossings under Highway 85 provide a passageway to the Backcountry Wilderness Area and Cherokee Ranch. CPW therefore supports rezoning of this easement as O1, with the commensurate protections such designation provides from future development.

Thank you again for the opportunity to comment on the proposed Sterling Ranch Planned Development, 15th Amendment. We look forward to continued collaboration as the Chatfield Urban Area and its surroundings develop. If you have any further questions, please contact District Wildlife Manager Wayne Soong at (720) 728-9637 or wayne.soong@state.co.us.



Laura Clellan, Acting Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu · Frances Silva Blayney · John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero

Sterling Ranch Planned Development, 15th Amendment
Project File ZR2025-014, PD Rezoning and Major Amendment
Board of County Commissioners Staff Report - Page 66 of 424

Sincerely,



Matt Martinez
Area Wildlife Manager

CC: M. Leslie, S. Schaller, M. Kaknes, W. Soong



Laura Clellan, Acting Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu ·
Frances Silva Blayney · John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero

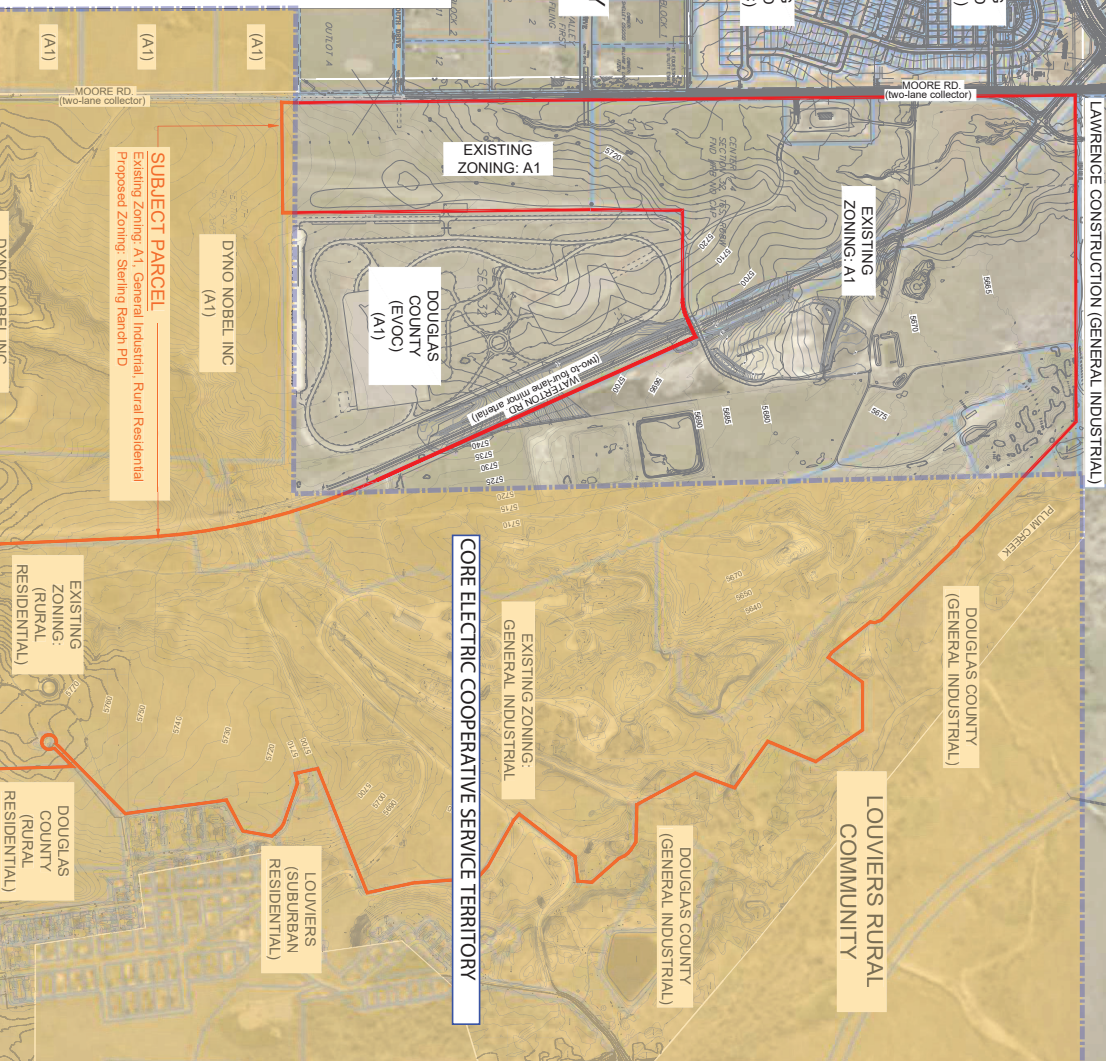
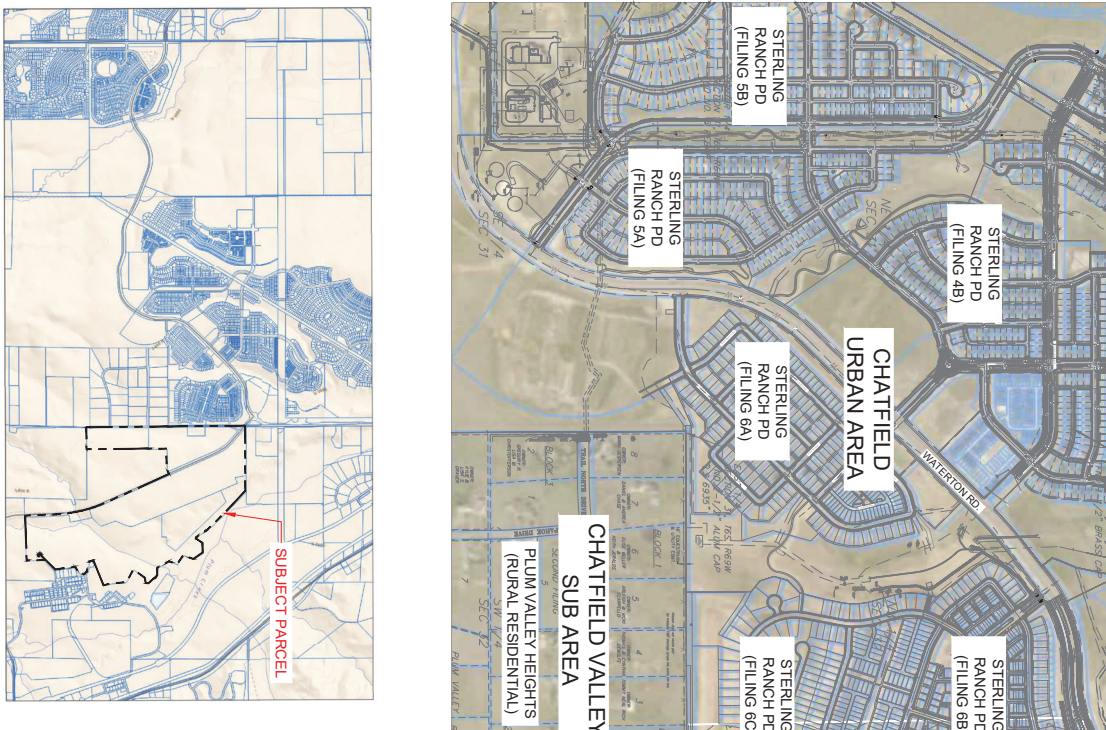
Sterling Ranch Planned Development, 15th Amendment
Project File ZR2025-014, PD Rezoning and Major Amendment
Board of County Commissioners Staff Report - Page 67 of 424

CORE Electric Cooperative has completed its review of the referral response packet referenced above. Our evaluation included an assessment of existing CORE facilities, utility easements, electric loading, and service requirements associated with the proposed project. Please be advised of the following information.

- CORE Electric Cooperative maintains an existing transmission line electric facilities located in Section 25, Township 6 South, Range 69 West of the 6th P.M., Douglas County, Colorado. These easements and facilities will remain in place. All proposed structures and landscaping must maintain adequate clearances, per CORE Electric Cooperative Planting Guidelines, from the transmission line and must allow CORE Electric Cooperative full access for operations and maintenance. If any grading work is proposed that could impact clearances or access, a grading profile must be submitted to CORE Electric Cooperative for review.
- CORE Electric Cooperative is the certificated electric utility for the parcel located in Section 33, Township 6 South, Range 68 West of the 6th P.M., Douglas County, Colorado, and will provide electric service under the rules and regulations established by our Board of Directors. CORE Electric Cooperative is willing to extend electric facilities to serve the proposed project in accordance with our established line-extension policies. CORE Electric Cooperative approves the Major Amendment to the Sterling Ranch Planned Development.
- The remaining acreage associated with this development will be served jointly by CORE Electric Cooperative and Xcel Energy, as illustrated on the attached CORE–Xcel Service Territory Boundary Map.

If you have any questions or require additional information, please feel free to contact me.

STERLING RANCH PLANNED DEVELOPMENT - 15TH AMENDMENT
REZONING PLAN EXHIBIT
THAT CERTAIN PORTION OF THE EAST HALF OF SECTION 32, THE WEST HALF OF SECTION 33, THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTH-EAST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, CONTAINING AN AREA OF 531.951 ACRES, MORE OR LESS



VICINITY MAP - Douglas County Subdivision



1 OF 2

1

STERLING RANCH PD
15TH AMENDMENT
REZONING PLAN EXHIBIT

Sterling Ranch Planned Development, 15th Amendment
Project File ZR2025-014, PD Rezoning and Major Amendment
Board of County Commissioners Staff Report - Page 69 of 424

DATE	NO.	NOTES
12/1/2025	1	1ST SUBMITTAL

DRAWN	
CHECKED	
APPROVED	
PROJECT NO.	
HORIZ. SCALE	
VERT. SCALE	

pcs group inc.
planning • entitlements • landscape architecture

Contact: Curtis Davidson
Email: curtis@pcsgroupinc.com
1507 14th Street, Denver, CO 80202
303.531.4955 • 303.531.4956

REFERRAL RESPONSE REQUESTDate sent: December 8, 2025Comments due by: **December 29, 2025**

Fax: 303.660.9550

Project Name: Sterling Ranch Planned Development, 15th 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: 	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Dominion Water and Sanitation District	Phone #: (720) 250-8681
Your Name: Lisa Dietrich (please print)	Your Signature: 
	Date: 12/26/2025

Additional information and documents can be found at 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



DWSD REVIEW COMMENTS

12/26/2025

Project Name: Sterling Ranch Planned Development, 15th Amendment

Rezoning - Planned Development - Major Amendment (ZR2025-014)

Submittal Received 12/8/2025

We have reviewed the Rezoning - Planned Development - Major Amendment (ZR2025-014). Dominion is excited to partner with Sterling Ranch and is committed to providing wholesale water and wastewater service to support Sterling Ranch.

Thank you for the opportunity to comment on this proposed project. Dominion will work closely with the Sterling Ranch CAB to ensure that all project details align with the Rules and Regulations of both entities. If you have any questions or would like to discuss this further, please feel free to contact us. We look forward to collaborating with you.

Sincerely,

Andrea Cole
General Manager
Dominion Water and Sanitation District

9250 E. Costilla Ave., Ste 400 - Greenwood Village, CO 80112



December 26, 2025

Douglas County Planning Services
Attention: Brett Thomas
100 Third Street
Castle Rock, CO 80104

Re: eReferral ZR2025-014

Dear Mr. Thomas:

Thank you for the opportunity to review and comment on the Major PD Amendment for Sterling Ranch.


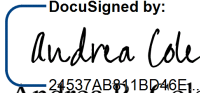
Dominion Water & Sanitation District (“Dominion” or “DWSD”) is the wholesale water and wastewater provider located in Northwest Douglas County. Established in 2004 as an overlay district, Dominion was created to ensure long-term, sustainable water and wastewater services for the master-planned community of Sterling Ranch as well as existing communities reliant on non-renewable, declining groundwater supplies.

Dominion is proud to continue its partnership with Sterling Ranch in advancing forward-thinking water efficiency practices in the state. This collaboration has enabled Sterling Ranch to deliver housing and community amenities in a resilient, resource-conscious manner—an approach that directly supports regional sustainability goals.

As an established district with a proven track record, Dominion has the capacity to reliably serve both current and future customers while upholding the public health, safety, and welfare of Douglas County residents. This includes the additional 4,000 units proposed as part of the Major PD Amendment.

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. We appreciate the opportunity to provide comments and remain committed to supporting this effort. Please feel free to contact us with any questions or if further discussion would be helpful. We look forward to continued collaboration.

Dominion Water & Sanitation District

DocuSigned by:

By:  Andrea R. Cole
General Manager

December 29, 2025

Brett Thomas, Douglas County Planning Services
100 Third Street
Castle Rock, CO

RE: ZR2025-014

Dear Brett Thomas,

Thank you for the opportunity to review and comment on the referenced Request for Approval of a Planned Development rezoning and Major PD Amendment to incorporate an additional 595 acres into Sterling Ranch PD. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s):

Public Water System

Systems serving 25 or more persons on average, a minimum of 60 days per year are subject to regulation by the Colorado Department of Public Health and Environment (CDPHE) as a non-community drinking water system. The current water system may already be approved by CDPHE and have a Public Water Supply Identification (PWSID) with CDPHE. If this is the case, no additional action should be required, unless the system will need to be expanded. If the water system is not approved by CDPHE, or if it will need to be expanded, the applicant shall contact the CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system. ***A Water and Sanitation letter has been provided by Dominion Water and Sanitation indicating its intent to provide water and sanitation needs to the areas.***

Stormwater Impacts on Nearby Waterway

Development of the subject parcel will potentially result in an increase of stormwater and snowmelt runoff that may contribute significant pollutant loadings to the East Willow Creek drainage corridor. These pollutants include bacteria, nutrients, metals, and oxygen consuming contaminants. Stormwater management is important for improving water quality and preventing flooding and erosion. A number of Best Management Practices (BMPs) can be utilized that can reduce pollutant loadings from development into the East Willow Creek drainage corridor. For post-construction runoff, the Urban Drainage and Flood Control District (UDFCD) Drainage Criteria Manual recommends methods that are called "minimizing directly connected impervious areas" that include reducing paved areas, using porous pavements and

(continued)

grass swales. These BMPs both improve water quality and limit the volume of water that must be retained/detained in ponds; and they can also reduce the potential for mosquito breeding conditions. We encourage the applicant to follow UDFCD's design hierarchy.

Please feel free to contact me at 720-907-4887 or KHochstetler@douglas.co.us if you have any questions about our comments.

Sincerely,



Kristin Hochstetler
Environmental Health Specialist
Douglas County Health Department

December 23, 2025

Brett Thomas, AICP, Chief Planner
100 Third Street
Castle Rock, CO 80104

Re: ZR2025-014 Sterling Ranch Planned Development

Dear Mr. Thomas:

The letter provides comments regarding the applicants 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.

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.

If there is future development with ground disturbance on the property a cultural survey should be performed. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. As a result, more specific analysis to address these resources will be necessary at future phases of development, including a Class II cultural resource survey of the property.

Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator



620 Wilcox Street
Castle Rock, Colorado 80104

December 29, 2025

Brett Thomas, AICP, Chief Planner
Planning Services
100 Third Street
Castle Rock, CO 80104
303-814-4369 (direct)
303-660-7460 (main)

RE: Sterling Ranch Planned Development, 15th Amendment (ZR2025-014) (the "Application")

Mr. Thomas,

Thank you for the opportunity to respond to the above referenced Application. It is Douglas County School District's ("School District") understanding that the Applicant is requesting approval of a Planned Development ("PD") rezoning and Major PD Amendment to incorporate an additional 595 acres into the Sterling Ranch PD and add an additional 4,000 dwelling units to the development. This request will increase the total acreage of the Sterling Ranch PD from 3,400 acres to 3,995 acres and the total number of dwelling units from 12,050 to 16,050.

The majority of the proposed additional acreage, aka the Chemours property, sits directly east of the existing PD boundary. This roughly 532-acre property is generally located directly southeast of the intersection of Waterton Road and Moore Road and directly adjacent to and west of Louviers and the Plum Creek riparian corridor. The ~63-acre Burgess property also proposed for inclusion in the PD sits west of the existing PD boundary, east of Rampart Range Road, and north of Prospect Village. The Chemours property is proposed as primarily residential (D2) with some 01 (open space), C5 (neighborhood center) and SCZ-E (special character zone) planning areas. The Burgess property is also proposed as primarily residential (D2) with some C1 (multi-function open space) planning areas. The location and layout of these proposed land uses, transportation network, residential unit counts and open space square footages are unknown and were not included in this PD amendment and rezoning Application.

At the outset, it is important to understand that growth does not pay its own way when it comes to building schools to accommodate growth. Developers are required by law to provide land for school sites. Some developers in Douglas County also contribute a voluntary "capital fee" for every unit that they build. These fees are used to cover some growth-related expenses, such as mobile classrooms to increase capacity, but they fall far short of the amount necessary to fund new school construction which is currently estimated at 60 million for an elementary school and 100 million for a joint middle/high school. This means that school districts in Colorado have to pass taxpayer bond initiatives to fund new schools. The School District's tax for these bond initiatives was 15.43 mills in 2014 and is 5.2 mills today. Since 2014, taxpayers have seen a 10-mill tax decrease from the School District bond initiatives, and the School District's ability to maintain capital infrastructure and fund growth has greatly diminished. It is through this lens that the School District must review this, and all other land use applications within the County

to ensure that its students and Douglas County's taxpayers are protected.

With this in mind, the School District would like to share its expected need for school land generated by the proposed 4,000 additional residential units. When using real-time, actual, average student generation rates observed in Sterling Ranch, the School District anticipates receiving an additional ~800-1,000 students from this addition to the PD. This is in addition to the estimated ~2,500-3,500 students from the full build out of the currently allowed 12,050 dwelling units.

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.

In order to ensure the School District can continue to serve Sterling Ranch residents and their families, it's critical that the County, Sterling Ranch, and the School District agree that, as per section S-1.2(A)(i) – School Site Dedication of the Sterling Ranch PD 13th Amendment, the School District may request additional acreage to accommodate the need generated by any residential units beyond the already entitled 12,050 and also that the Owner will work with the School District on any potential school site relocation provided by section S-1.2(A)(iii) – School Site Relocation.

Assuming the Applicant and Douglas County agree with the above, the School District has no objection to the proposed amendment. The School District looks forward to future collaboration with the Applicant and Douglas County on this proposal.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2l@dcsdk12.org
303.387.0417

REFERRAL RESPONSE REQUEST

 Date sent: December 8, 2025

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

Fax: 303.660.9550

Project Name: Sterling Ranch Planned Development, 15th 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; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: DC Public Works ENG.	Phone #: 303.660.7490 Ext. 3305
Your Name: Bradley Jackson, PE <div style="text-align: center;">(please print)</div>	Your Signature: <i>Bradley A. Jackson</i>
Date: January 9, 2026	

Additional information and documents can be found at 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 15th Amendment

The Douglas County Department of Public Works Engineering has reviewed the Sterling Ranch Planned Development 15th 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 12th 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 15th 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 12th 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

From: Referrals <Referrals@co.jefferson.co.us>

Sent: Wednesday, December 17, 2025 9:14 AM

To: Brett Thomas <bthomas@douglas.co.us>; Referrals <Referrals@co.jefferson.co.us>

Subject: RE: --{EXTERNAL}-- Douglas County eReferral (ZR2025-014) Is Ready For Review

Hello,

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.

Thank you,

Lindsey Wire (she/her)

Engineering Supervisor

Planning & Zoning

o 303-271-8717

lwire@jeffco.us | planning.jeffco.us



Help us shape the future of Jefferson County by visiting the Together Jeffco website! <https://togetherjeffco.com>

From: Randy Johnson <ry2376@outlook.com>

Sent: Sunday, December 28, 2025 8:38 PM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: Louviers Conservation Partnership I (ZR2025-014) Sterling Ranch Planned Development, 15th Amendment Major Amendment Comments

Brett,

Louviers Conservation Partnership (LCP) has reviewed the documents for the Sterling Ranch Planned Development (PD) to expand the boundary by rezoning 595 acres to PD and the addition of 4,000 units and has the following comments and questions:

Sterling Ranch Planned Development Full Doc Exhibit Upload Date Dec 03, 2025

Sheet 8, 9, 12, 13 of 36 showed the conservation easement next to Louviers as O1.

Sheet 18 of 36 Statement Of Commitments, Cont. Parks/Trails/Open Space Commitments Matrix O1 Dedications O1 Dedications Map shows the conservation easement next to Louviers as O1 but did not show O1 Segment and Timing of Dedication in the O1 Dedication Table for the conservation easement next to Louviers.

15th Amendment REDLINES 12-23-2025 Exhibit Upload Date Dec 24, 2025 & 15th Amendment-FULL DOCUMENT 12-23-2025 Exhibit Upload Date Dec 24, 2025

Sheets 8, 9, & 12 of 36 show the conservation easement next to Louviers as OSC. This looks to be a new acronym/definition.

It also looks like most of the additional dwelling units will be located in SCZ-E as D2 Villages where the Zebulon Mega Sports Complex is planned to be located.

Sheet 18 of 36 Statement Of Commitments, Cont. Parks/Trails/Open Space Commitments Matrix O1 Dedications O1 Dedications Map long longer shows the Conservation Easement next to Louviers.

Is the conservation easement considered already dedicated and thus not included on sheet 18?

Kimley Horn Wildlife Habitat Assessment

The Kimley Horn Wildlife Habitat Assessment only includes the Waterton Business Park in the Project Site shown in Figures 1 through 4. Will there be a Wildlife Habitat Assessment for the conservation easement?

Fox Tuttle Sterling Ranch Master Transportation Study Version 5 (November 2025) Change Log

Below are excerpts from the change log memo Summary Item number 5 with items closer to and directly affecting Louviers bolded:

Summary of Changes Made to the Updated Master Transportation Study

5. Updated Roadway Network Plan (Figure 3) for current planned roadway alignments and included required laneage based on traffic projections (Figure 12). This includes:

Options for signal or roundabout at the Waterton Road intersections at Roxborough Park Road, Middle Fork Street, Waterton Road and Moore Road/Southern Connector and new accesses for the Zebulon and Chemours area along Waterton Road (south)

Updated intersections and accesses on Waterton Road, Southern Connector, and Roxborough Park Road

Updated Airport Road at US 85 intersection to ultimate design of a grade separated diamond interchange

Is the Sterling Ranch Master Transportation Study available for review?

Is there enough room to build a grade separated diamond interchange at the Airport Road at US 85 intersection?

Will existing businesses on Airport Road need to be removed?

The northbound and southbound railroad tracks are very far apart. A grade separated interchange will be huge.

Will the Range and property owner to the north of the Range have to give up land to build the interchange?

When will the interchange be built and completed?

Below are excerpts from the Range Location and Extent (LE2025-027) for the 7440 North US Highway 85 Request by Range Metropolitan District which includes a traffic study for the Hwy 85/Santa Fe/Airport Road Intersection with items about Louviers and the current eastbound Airport Road level of Service (LOS) highlighted in bold.

Felsburg Holt & Ullevig Range 5th Revised Traffic Impact Analysis

The Town of Louviers is to the northwest of US 85 and the project site. It is a relatively small enclave of residential homes that was originally constructed as a company town to support the E.I. du Pont de Nemours dynamite manufacturing facilities and it **is one of the best preserved company towns in Colorado.**

The evaluation of an intersection controlled by a traffic signal provides average vehicle delay and LOS information for the entire intersection, as well as for individual movements. Figure 3 also shows the LOS results for existing conditions which finds that the US 85/Airport Road intersection is currently operating at LOS B during the AM and PM peak hours. **Given the relatively high traffic demand on US 85, however, eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during the PM peak hour.**

Of note, the operational analyses are based on signal timing data provided by CDOT and it is understood that this intersection operates in a “free” mode which allows the traffic signal to fluctuate to meet vehicle movement demand without a specified cycle length. As such, the traffic signal controller appears to allocate more “green time” to movements along US 85, which, in turn, **creates a higher level of delay for the eastbound Airport Road movements that result in the poor eastbound LOS.**

The Range traffic study mentions **eastbound movements on Airport Road are currently experiencing LOS E during the AM peak hour and LOS F during the PM peak hour.** This study used existing traffic data from 2020 which will not include the approved Brannan Asphalt Plant which has not started operating yet in addition to the approved Brannan crushing and existing Brannan concrete plant for a total of 1008 truck trips per day and also the added traffic from the recently approved Zebulon Mega Sports Complex where this Amendment is requesting adding most of the additional residential/dwelling units.

Randy Johnson

Director

Louviers Conservation Partnership

DATE: December 29, 2025

TO: Brett Thomas

FROM: Andy Hough, Environmental Resources Coordinator

Thru: Dan Dertz, Director of Open Space & Natural Resources

SUBJECT: OSNR Referral Response - ZR2025-014, Sterling Ranch Planned Development, 15th Amendment

Thank you for the opportunity to comment on the Sterling Ranch Planned Development, 15th Amendment Rezoning proposal (ZR2025-014).

The addition of the 63-acre Burgess parcel should not have great additional impacts to wildlife. East Willow Creek will still provide some habitat and movement opportunity. It is considered a Tier 2 corridor per Section 9 of the Comprehensive Master Plan. Its contiguity with the Highline Canal provides some wildlife movement opportunity. Its smaller size, lack of a substantial underpass at Roxborough Park Rd. and limited connections to the east explain why it is not a Tier 1 connection. Zoning the creek area as C1 is appropriate, although some of the more intensive uses such as alternative energy production facilities, utilities, and telecom would not be conducive to wildlife movement or usage.

The comments Douglas County Open Space and Natural Resources (OSNR) provided on the Chatfield Urban Area expansion (DR2025-011) also apply to the Chemours area portions of this rezoning. The following paragraphs summarize our comments on items worthy of consideration within this application.

Removal of any of the existing exclusionary fencing with this development would be a positive outcome.

The main natural resource that may be impacted by this proposed development is wildlife. There is a great deal of protected habitat within this area of the Chatfield Basin. Keeping these protected blocks of habitat connected is essential to the viability of the County's wildlife plan. Plum Creek is a major wildlife corridor, one of the most important in the County. Intensive development and disturbance in or adjacent to this corridor can impact its functionality. Not noted in the applicant's wildlife report is the acknowledgement that there are four wildlife underpasses on Waterton Road, a \$9M County investment in our wildlife plan. Two are immediately south and west of this site on the Plum Creek tributary drainages that traverse the area designated in the plan as the 204-acre conservation easement area. The other two wildlife underpasses are on

Indian and Plum Creeks, about half a mile east of the site. It is notable that the local elk herds have become accustomed to using both the tributary as well as the creek underpasses, and entire herds are passing under Waterton Rd. Maintaining the undisturbed connectivity to these underpasses is critical to wildlife sustainability within the Chatfield Basin in the face of the intensive increased development proposed for the surrounding area.

OSNR comments in the master plan amendment application suggested that a better alternative may be to exclude the conservation easement parcel from redesignation to urban. If this parcel is ultimately redesignated, the O1 planning area zoning is the most appropriate. However, the intensive uses allowed in the O1 planning area would be very detrimental to wildlife movement and ongoing usage. Such uses would include utility facilities, wind and alternative energy generation facilities, sawmills, firing ranges, intensive agriculture, etc. Nighttime usage such as camping or lighting is especially impactful as these activities would occur when wildlife is most active.

It is important to note that the conserved area was reduced from 204.9 acres to 185 acres, which created a loss of 20 acres. Placing a conservation easement on this parcel would be beneficial to the long-term preservation and its functionality of this land as a wildlife corridor.

Part of the conservation parcel is adjacent to Plum Creek and is part of the creek's riparian corridor. This not only facilitates the passage of elk, deer, bear, and mountain lion, but lowland riparian habitat has been documented to be used by over 300 species of wildlife in this area. Of note also are the plains topminnow and northern leopard frog, which are designated Tier 1 Species of Greatest Conservation Need per Colorado's 2025 State Wildlife Action Plan. Of course, the Preble's meadow jumping mouse, a species listed as threatened under the Endangered Species Act, also uses this riparian and the adjacent upland habitats. Many other species of small mammals, herptiles, and birds use the Plum Creek corridor as well.

The southern portion of the conservation parcel moves away from the Plum Creek corridor. However, as noted above, the drainages that traverse it are tributary to Plum Creek and connect to two important wildlife underpasses constructed through Waterton Road. Elk, which number in the hundreds in this area, have now acclimated and have been passing through these structures in herds. It is important to maintain the connectivity between these underpasses and Plum Creek. Limiting development and minimizing disturbance within wildlife movement corridors is important to maintain this connectivity.

Elements of the development of Zebulon Park could be done in such a way as to reduce impacts to wildlife using the adjacent corridors and habitat. One of the best mitigations is buffering. OSNR suggests a series of undulating berms along the edge of the

development parcels to screen structures and activity from the conservation parcel/wildlife corridors. This buffer could be further enhanced by the planting of native or beneficial trees and shrubs. Feathering development near the edge of the conservation parcel reduces density and disturbance. Ensuring that down lighting is used, and that tall ballfield lighting is not immediately adjacent to the conservation parcel is also helpful. Minimizing noise, odors, fumes, and intense activity adjacent to the conservation parcel, especially at night, is also of great benefit.

With foresight in planning and dedication to maintain the habitat value and wildlife movement opportunities on the conservation parcel, Sterling Ranch has an opportunity to showcase fantastic community amenities while maintaining the wildlife flocks and herds that coexist throughout the Chatfield Basin. OSNR is willing to help with design, plant lists, or information on local wildlife patterns and adjacent protected land.


REFERRAL RESPONSE REQUESTDate sent: December 8, 2025Comments due by: December 29, 2025

Fax: 303.660.9550

Project Name: Sterling Ranch Planned Development, 15th 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: _____ _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Roxborough Village First HOA	Phone #: 720.854.4714
Your Name: Deborah McInnis (please print)	Your Signature: 
	Date: 12.22.2025

Additional information and documents can be found at 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

Sterling Ranch Planned Development, 15th Amendment
Project File ZR2025-014, PD Rezoning and Major Amendment
Board of County Commissioners Staff Report, Page 89 of 424

December 22, 2025

Mr. Brett Thomas, Chief Planner

Douglas County Department of Community Development

100 Third Street

Castle Rock, Colorado 80104

bthomas@douglas.co.us

Re: ZR2025-014 SR PD, 15th Amendment

Dear Mr. Thomas and the Douglas County Commissioners,

The Roxborough Village First HOA does not support the Sterling Ranch Planned Development 15th Amendment. We would like to voice serious concerns regarding 595 acres being added to the PD and increasing the dwelling units to 16,050.

Emergency Evacuation, Traffic & Safety

As stated in our HOA's previous referral responses, **the ability to safely evacuate the residents of Roxborough in the event of a natural disaster, such as a wildfire, requires adequate roads and road capacity.** With the increase in total number of dwelling units, this will further endanger our community.

Since we only have three paved roads out with grossly insufficient capacity, if a fire were to occur, our neighborhood will see dire consequences. Not only do we need to be concerned for our neighbors as they evacuate, but those who are visiting or working at Chatfield State Park, Roxborough State Park, Waterton Canyon and the employees of Lockheed Martin. Roxborough cannot absorb additional density in the area, our road capacity is incredibly insufficient to accommodate all of the current new housing in the area.

Currently, traffic is often backed up for over a mile on Highway 85 southbound and northbound as 80125 residents are exiting trying to access Sterling Ranch and Roxborough. We are sitting at a dead standstill, blocking one lane, while traffic speeds past at 65 mph+. There have been several rear-ending accidents in this area recently, and these backups are only going to get worse. Traffic is now always backed up on Waterton Road between Campfire Street and Wadsworth Boulevard. The development is not yet at 20% build out and the traffic is terrible in and out of the community. The County is just going to increase the allowable density by 4,000 units? There is absolutely no need for additional density in this community and the traffic is going to become so congested that this will detract from the community and people will not want to purchase a home in the development.

Zebulon

We do not support the PD Boundary expansion for the property east of Plum Valley Heights for the development of the Zebulon project. The commissioners have developed this project without transparency, input from the public or true property assessment. A Sports Complex for youth sports will be built on a severely contaminated site? Since Douglas County residents are footing the bill, the Douglas

County residents would appreciate this proposed development to be put on the 2026 ballot. From County survey data, residents want passive recreation opportunities. And we do not want more traffic, more congestion and more development. Why are the commissioners meeting in executive session and not being transparent about this project? Without this, will Sterling Ranch need to declare bankruptcy? Is this a last-ditch effort to try and sustain the development? Since Sterling Ranch is constantly asking for County dollars they are not entitled to, whether it be parks, roadways, a sport complex, why can't they pay for these things on their own?

Wastewater Treatment Capacity

Roxborough Water has a Wastewater Conveyance Agreement with Sterling Ranch to convey wastewater from up to 4,000 equivalent residential units until 2028. Sterling Ranch is currently at over 3,000 units. What is Sterling Ranch's plan once the 4,000 equivalent residential units are built and occupied? The County has already approved 4,000 units. Will Dominion have an operational Wastewater Treatment facility online by 2028? Why do the commissioners continue to approve the requests for this development when there is no operational wastewater treatment plant and Dominion's water supply remains unproven? Wouldn't it be prudent to build a wastewater plant prior to approving modifications to the PD?

When the Smethills first began talking about the development in the early 2000's, they told Roxborough about 5 acre lots, commercial amenities, and access to their state-of-the-art recreational facilities. We never imagined the density that this development has become. We are contending with incredible traffic, an overcrowded grocery store and gas station, and an undersized Sterling Ranch recreational facility that we are not able to access, unless we pay an atrociously high fee. Every time we come into our community off of Wadsworth, we see the shiny new Douglas County signage that states "Douglas County Where quality of life comes first!" We know this was a pet project of the commissioners to have these signs installed. These signs are a blatant lie. Douglas County is where Sterling Ranch, and no other developer, is catered to with backroom deals to destroy the northwest section of the County. This community has become overbuilt and destroyed, and our quality of life has come secondary to the desires of the Smethills family.

We appreciate the County providing us the opportunity to voice our concerns regarding Sterling Ranch Planned Development 15th Amendment. We request that **the County Commissioners deny this request. The County needs to prioritize the needs of the existing residents within Roxborough, and Douglas County's taxpayer dollars over Sterling Ranch and their development negotiations.**

Sincerely,



Deborah McInnis

Roxborough Village First HOA

From: Ephram Glass <ephramglass@roxboroughmetrodistrict.org>
Sent: Thursday, December 18, 2025 2:07 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Peggy Ripko <pripko@sdmsi.com>
Subject: Fwd: Douglas County eReferral (ZR2025-014) Is Ready For Review

Brett,

Below is Roxborough Village Metro District's comments on ZR2025-014. Please ensure these comments are filed and submitted on behalf of the District Board.

The Roxborough Village Metro District has reviewed Sterling Ranch's project, ZR2025-014, to rezone 595 acres to Sterling Ranch Planned Development and to increase the number of dwelling units by 4,000. The major concern the Roxborough Village Metro District Board has regarding the project is wildfire evacuation issues. Roxborough residents are already experiencing much higher traffic with the buildout of Sterling Ranch. With the addition of both Zebulon and expansion to 16,050 homes, it is expected that congestion will get considerably worse. The area has experienced an increase in fires and is very similar to the region burned during the Marshall Fire. Currently, there are only two functional evacuation routes: Wadsworth Boulevard and US-85. The latter route has two connections to Roxborough: Airport Road and Titan Road. Most of our residents must pass through the Waterton Road/N Rampart Range Road intersection to access any of the evacuation routes. Portions of the Roxborough Park Foundation and Sterling Ranch populations are expected to pass through that same intersection. If Wadsworth Boulevard is closed for any reason during an evacuation, all of the Lockheed Martin employees from the Waterton Campus will also funnel through that intersection. If there were a quick moving fire in Roxborough, all the additional traffic and congestion increases the likelihood of fatalities.

If Sterling Ranch is to expand further, official traffic and evacuation studies need to be performed to prove the additional development will not adversely affect Roxborough residents particularly in regard to a fast moving wildfire. Any road projects that are needed to avoid expected adverse effects must be built in advance of the buildout of Zebulon and this expansion request from Sterling Ranch.

Thanks,
The Roxborough Village Metro District Board

REFERRAL RESPONSE REQUEST

 Date sent: December 8, 2025

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

Fax: 303.660.9550

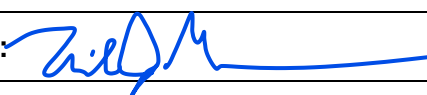
Project Name: Sterling Ranch Planned Development, 15th Amendment

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 checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input type="checkbox"/> See letter attached for detail.	
Agency: Roxborough Water & Sanitation	Phone #: 303.979.728
Your Name: Mike Marcum	Your Signature: 
(please print)	Date: 12-08-2025

Additional information and documents can be found at 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

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Sterling Ranch Planned Development, 15th Amendment
Project File #: **ZR2025-014**
S Metro Review #: REFGRP25-00304

Review date: December 23, 2025

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

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.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

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

REFERRAL RESPONSE REQUEST

 Date sent: December 8, 2025

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

Fax: 303.660.9550

Project Name: Sterling Ranch Planned Development, 15th 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: 	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Sterling Ranch Community Authority Board	Phone #: (720) 830-5275
Your Name: Gary Debus	Your Signature: 
(please print)	Date: 12/19/25

Additional information and documents can be found at 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,

A handwritten signature in black ink, appearing to read "Gary Debus". The signature is fluid and cursive, with a long, sweeping underline.

Gary Debus
General Manager
Sterling Ranch Community Authority Board



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

December 16, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Brett Thomas

**Re: Sterling Ranch Planned Development, 15th Amendment
Case # ZR2025-014**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for approval of a Planned Development (PD) rezoning and Major PD Amendment to incorporate an additional 595 acres into the Sterling Ranch PD.

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.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

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

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.

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.**”

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.

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.

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.

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

720-441-8013 (Cell)

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 15th 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 4th 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

STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 18, 30 and 31, part of the west half of Section 29, and the Northwest quarter of Section 29, Township 6 South, Range 69 West, also part of the Southwest quarter and the Northeast quarter of Section 2, and part of Section 36, in Township 6 South, Range 69 West, all of the 6th P.M. Douglas County, Colorado - 3,995.79 Acres - 16,050 Dwelling Units

TABLE 13: Special Character Zone - C (SC2-C).

- (A) SC2-C will consist of two separate transition areas: a 400' deep area along the northwestern edges of Sterling Ranch east of Trindel Acres and a 200' deep area south of Trindel Acres as shown generally in the diagram included in this Table 13.
- (B) All buildings within SC2-C shall comply with the height limitations set forth in this Table 13.
- (C) SC2-C area shall be part of CND Neighborhoods. Each portion of SC2-C includes within a Neighborhood shall be assigned to Character Zone C1 or C2.
- (D) Each portion of SC2-C that is assigned to a Character Zone shall be subject to the use regulations, minimum lot areas, setback requirements, parking standards and other standards and requirements applicable to such Character Zone pursuant to this Development Plan, provided, however, standards for maximum building heights for all land within SC2-C shall be determined in accordance with this Table 13 (and shall not be governed by the building height standards set forth for Character Zones).

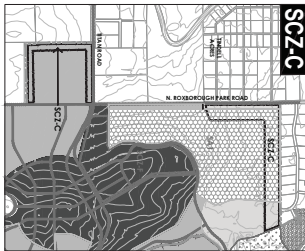
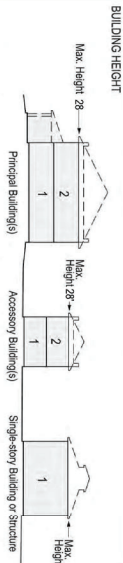


Table 13.1

a. BUILDING HEIGHT	
Principal Building(s)	28 ft. max.
Accessory Building(s)	12 ft. max.

Notes:
1. Notwithstanding the above, the setback requirements for ACZ of the SC2-C area shall be as shown set forth in Section 24.11 of the Zoning Resolution.



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 28 feet in height from finished floor to finished ceiling at exterior wall, provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to bellies, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appearances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spires shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

TABLE 14: Area Subject to Potential Inclusion within Special Character Zone - D (SC2-D).

This table sets forth minimum lot area, maximum building heights, setbacks and certain parking standards applicable to those portions of the Property that Lead Owner designates for inclusion within the special Character Zone D (SC2-D). No portion of the SC2-D Special Character Zone unless so designated by Lead Owner in accordance with Section 15-2.4.

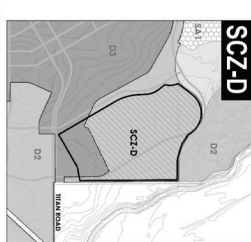
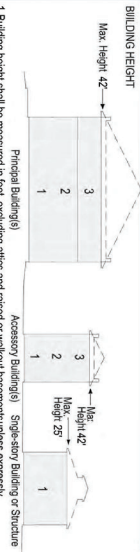


Table 14.1

a. LOT AREA	
Minimum Lot Area	no min.
b. BUILDING HEIGHT	
Principal Building(s)	42 ft. max.
Accessory Building(s)	12 ft. max.
c. SETBACKS - ALL BUILDINGS ¹	
(c-1) Front Setback Primary	0 ft. min., 24 ft. max.
(c-2) Front Setback Secondary	0 ft. min.
(c-3) Side Setback	0 ft. min.
(c-4) Rear Setback	0 ft. min., no max.
d. SETBACKS - COVERED PARKING ²	
(d-1) Front Setback Primary	0 ft. min.
(d-2) Front Setback Secondary	0 ft. min.
(d-3) Side Setback	0 ft. min.
(d-4) Rear Setback	0 ft. min.

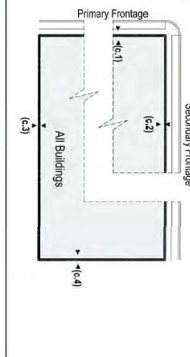
- Notes:
1. Notwithstanding the above, in any area where parking is intended to be permitted outdoors in a driveway, driveway apron, and a driveway, a minimum width of 20 feet shall be maintained to the extent necessary to prevent vehicles parked along 24-hour service requirement area not be required to the configuration of the garage and driveway is such that parking the right-way line.
2. Notwithstanding the above, the setback requirements for ACZ of the SC2-D area shall be as shown set forth in Section 24.11 of the Zoning Resolution.
3. Notwithstanding the above, underground parking shall be located below the right of way line.



1. Building height shall be measured in feet, excluding attics and raised or walkout basements unless expressly indicated otherwise.
2. Building height may not exceed 42 feet in height from finished floor to finished ceiling at exterior wall, provided however (a) the story of any single-story building or structure, and any single-story component of any building or structure, may extend up to 25 feet in height from finished floor to finished ceiling at exterior wall.
3. The maximum building height shall not apply to bellies, cupolas, penthouses or dormers not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appearances usually carried above the roof level and similar features.
4. The maximum height of a roof-mounted civic building spires shall not exceed 2.5 times the height of the building measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to grade.

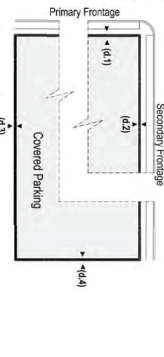
SETBACKS - ALL BUILDINGS

1. All Buildings shall be distanced from the lot lines as shown.



COVERED PARKING PLACEMENT

1. Uncovered parking is permitted in front setbacks provided that the driveway apron, driveway, and a driveway, a minimum width of 20 feet to prevent vehicles parked in the driveway from extending beyond the property line.



ENCROACHMENTS

1. Porches may encroach up to 1/3 of the depth of the Primary Building(s) Front Setback.
2. Balconies and any windows may encroach up to 1/4 of the depth of Primary Building(s) Front Setback except that balconies on the second floor may encroach up to 1/2 of the depth of Primary Building(s) Front Setback.
3. A cornice, canopy, eave, trellis, or other architectural feature may extend up to 3 feet into a required setback.
4. Relief from front setback requirements shall be permitted to accommodate front yard slopes over 15%.
5. Fences and easements shall be permitted within setbacks.

APPLICANT AND/OR LAND OWNER

STERLING RANCH, LLC

STERLING RANCH, LLC

STERLING RANCH, LLC

STERLING RANCH, LLC

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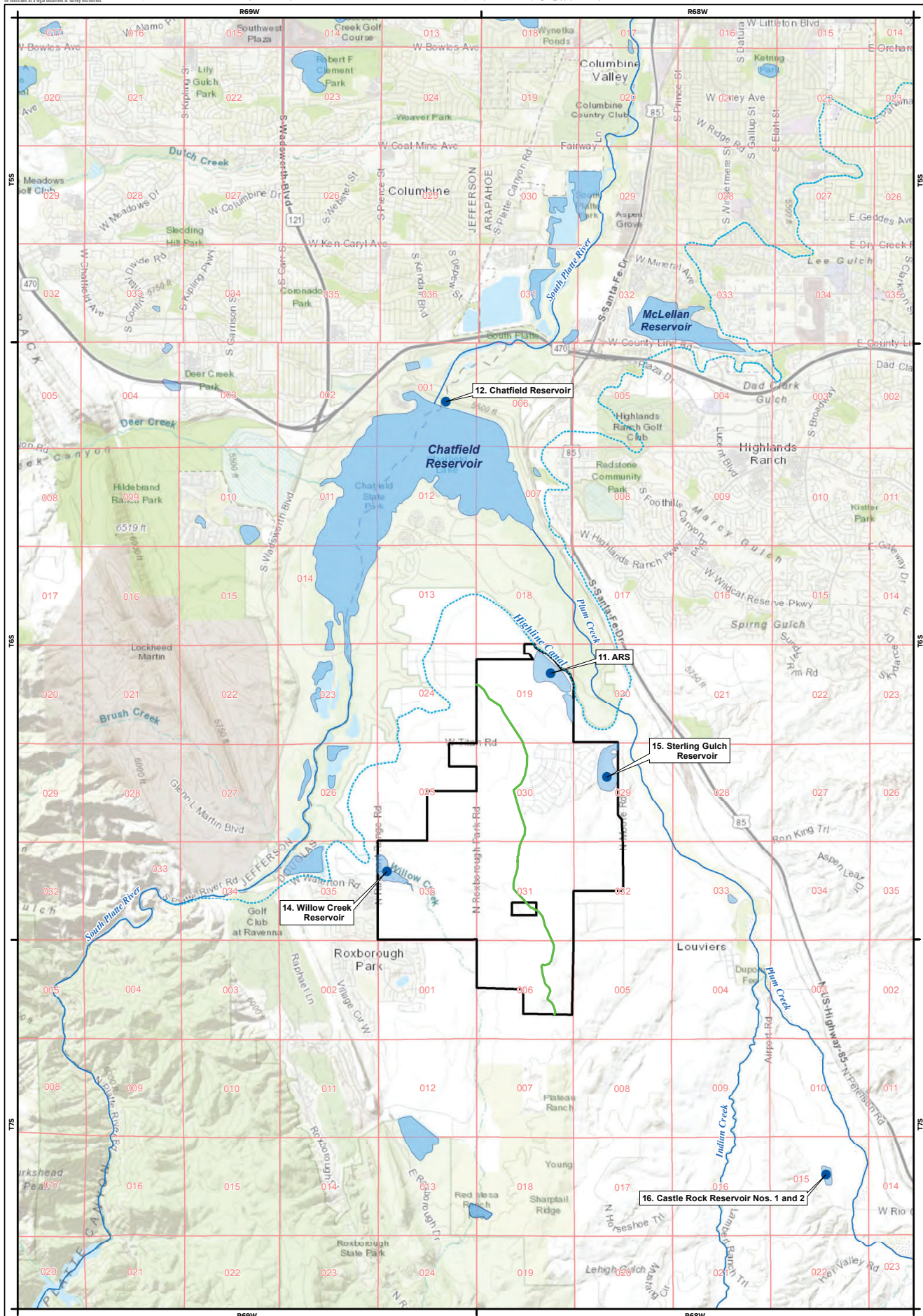
- Claimed diversion of South Platte River supplies from existing structures including Denver Conduit No. 8, Highline Canal, and the Last Chance Ditch No. 2. These structures are upstream of the Roxborough WWTP and will be used in lieu of or in conjunction with Dominion South Platte Diversion structure 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 pit², Sterling Gulch Reservoir, and Willow Creek Reservoir, where raw water supplies delivered to

² 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
 Project File ZR2025-014, PD Rezoning and Major Amendment
 Board of County Commissioners Staff Report – Page 105 of 424



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

**FIGURE 3
 NEW STORAGE
 WATER RIGHT LOCATIONS**

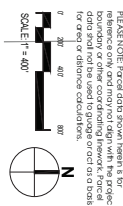
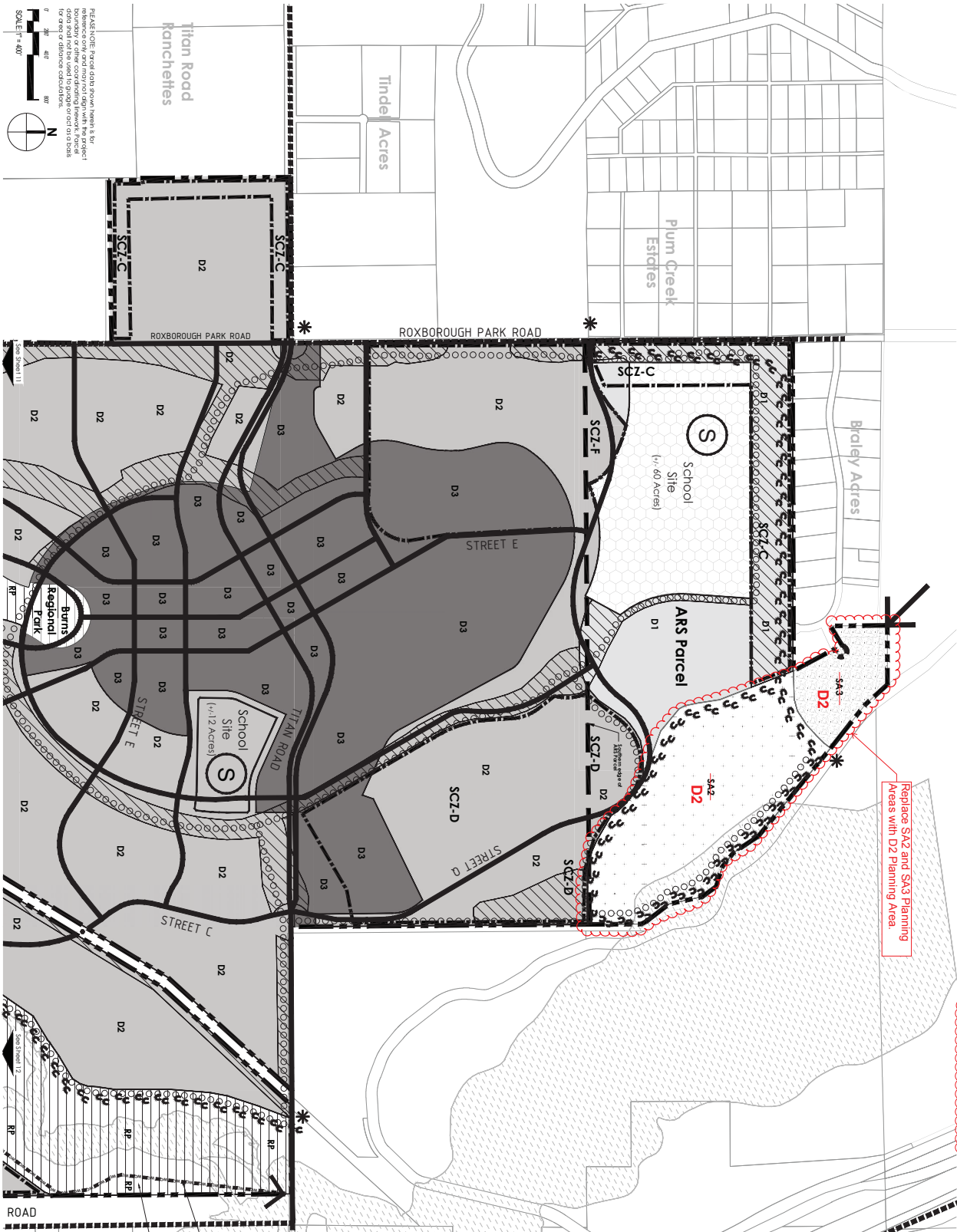


STERLING RANCH PLANNED DEVELOPMENT 15TH AMENDMENT

Being a part of Sections 19, 20 and 31, part of the West half of Section 29, in Township 6 South, Range 69 West, also part of the Southwest quarter of Section 2, and part of Section 36, in Township 6 South, Range 69 West, all of the 8th P.M., Douglas County, Colorado - 340,077 Acres - 1,660 Dwelling Units

15TH

Replace SA2 and SA3 Planning Areas with D2 Planning Area.



LEGEND

PLANNING AREAS

- D1 - County/Highway District
- D2 - Village District
- D3 - Town Center District
- D4 - Open Preserve
- D5 - Regional Park
- D6 - Regional District
- D7 - Regional District
- D8 - Regional District
- D9 - Regional District
- D10 - Regional District
- D11 - Regional District
- D12 - Regional District
- D13 - Regional District
- D14 - Regional District
- D15 - Regional District
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- Character Zone C1 - Multifunction Open Space
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NOTES:

- The location of various areas and improvements depicted generally herein and acreages set forth herein are approximate and subject to change without notice. The location of other provisions of this Development Plan.
- The acreages of areas set forth herein are approximate and subject to change without notice. The location of other provisions of this Development Plan.
- Some Primary Thoroughfares are or may be located on existing roads.

KEYMAP



APPLICANT OWNER: STERLING RANCH, LLC

STERLING RANCH, LLC, LLC

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Being a part of Sections 19, 30 and 31, part of the West half of Section 29, and the Northwest quarter of Section 32, in Township 6 South, Range 68 West; also part of the Southwest quarter and the Northeast quarter of Section 2 and part of Section 36, in Township 6 South, Range 69 West; and part of Section 6, Township 7 South, Range 68 West, all of the 6th P.M., Douglas County, Colorado - 3,995.79 Acres - 16,50 Dwelling Units

(A) The property is comprised of six planning districts (U, KP, D, L, DZ, D3, and SA). N

(A) Planning Areas: A comprehensive set of planning areas (A1, A2, B1, B2, A3, and A4) within a Neighborhood must be designated to be the portions of the property within Planning Areas B1, B2, and B3 that are not included within any specific Character Zones S-CZ-1, S-CZ-2, and S-CZ-3. In accordance with the terms of this Development Plan, certain types of Neighborhoods (i.e., CMO, NMD, TCO) shall be permitted only within certain Planning Areas (B1, B2, and B3) as set forth in table 1 below. Each portion of the property included within a Neighborhood shall be assigned to a Character Zone (C1 through C5) in accordance with the terms of this Development Plan. Unique regulations regarding minimum lot area, minimum and maximum setbacks and building heights and other matters are established for each Character Zone pursuant to tables 2 through 10. Each portion of the property assigned to a Character Zone shall be subject to the regulations set forth in this Development Plan applicable to that Character Zone. Regulations regarding minimum lot area, minimum and maximum setbacks and building heights within each of the special Character Zones A2, S-CZ-1, S-CZ-2, S-CZ-3, S-CZ-4, and S-CZ-4-F are set forth in tables 11 through 19 and Section 5-73.

(B) Character Zones C2, C3, C4, C5, and C6 shall be permissibly only within certain Planning Areas and within certain Neighborhood types as set forth in table below.

Character Zone C1 shall be permitted within any of Planning Areas B1, B2, B3, and A4 in any amount.

(C) Each portion of the property included within any Neighborhood set forth on a Neighborhood plan shall be assigned to a Character Zone as provided that: (a) the amount of land included within a Neighborhood, but not included within an included parcel, that is assigned to a Character Zone C2, C3, C4, C5, and C6 shall be the same as the amount of land included within the Neighborhood, but not included within an included parcel, that is assigned to a Character Zone C1; and (b) in accordance with tables 11, 12, and 13, (d) certain portions of the property may be assigned to special Character Zones S-CZ-1, S-CZ-2, S-CZ-3, and S-CZ-4-F in accordance with tables 14, 15, and 16, and (e) certain portions of the property may be assigned to Character Zones in accordance with Section 10.1.B.(ii)(1).

(d) The residential gross density within any Character Zone within any Neighborhood set forth on a Neighborhood plan shall not exceed the amount set forth therein in table below.

(A) This Table 2 sets forth for each Character:

- [illegible]

[illegible]

"Residential Gross Density", with respect to any Character Zone, means a fraction, the numerator of which is the total number of Dwelling Units within such Character Zone, and the denominator of which is the total number of acres, including without limitation of thoroughfares, parks and open space areas, within such Character Zone.

of 36

Development Standards, Cont.

From: Rob Howard

Sent: Sunday, January 11, 2026 8:35 AM

To: BOCC; Matt Jakubowski; Brett Thomas

Subject: Support for DR2025-011 and ZR2025-014

Attachments: Robert Howard Letter of Support for DR2025-011 and ZR2025-014.pdf

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

Hi Matt and Brett, hope you're doing well.

Please add the attached PDF to the file as public comment for **both DR2025-011 and ZR2025-014**. Please reply to confirm receipt of this email.

Thank you!

Rob Howard

Executive Director, [Front Range Conservation](#)

(720) 900-1030 • rob@frontrangeconservation.org

January 10, 2026

Public Comment on DR2025-011 and ZR2025-014

Dear Commissioners,

As a resident of Louviers whose home is adjacent to the parcel now owned by Sterling Ranch, and as a director of a nonprofit tasked with preserving the natural beauty and history of the Louviers Rural Community, **I am happy to wholeheartedly support the proposed CMP map change and PD amendment** (DR2025-011 and ZR2025-014).

The proposals constitute a **major downzoning** of the land west of Louviers village and provide for my community's biggest needs:

1. An open-space buffer zone around our historic village, preserving privacy and scenic views
2. A habitat and migration corridor for elk, deer and other wildlife
3. The cleanup of the former Chemours/DuPont site, including improved wildfire prevention in the area
4. New amenities in the future Zebulon complex that benefit residents and visitors from all around Douglas County and the region

The team at Sterling Ranch has worked with me and my neighbors personally since 2023 to craft a plan that respects the historic and riparian value of Louviers while also creating new amenities that can be enjoyed by everyone in the region. It's a perfect balance that allows for healthy growth alongside respect for nature and history.

I am proud to say that Louviers (one of Douglas County's oldest communities) and Sterling Ranch (one of its newest communities) are in perfect alignment on this proposal, and that we'll be working together to create a beautiful future in our shared "backyard."

Best regards,

Robert Howard
Louviers Resident

From: Chrissy Howard

Sent: Sunday, January 11, 2026 10:47 AM

To: BOCC; Matt Jakubowski; Brett Thomas

Subject: Letter of Support for DR2025-011 and ZR2025-014

Attachments: Christine Howard Letter of Support for DR2025-011 and ZR2025-014.pdf

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

Hi Matt and Brett,

Please add the attached PDF to the file as my public comment for both DR2025-011 and ZR2025-014. Thank you!

Christine Howard
Louviers Resident

January 10, 2026

Public Comment on DR2025-011 and ZR2025-014

Dear Commissioners,

I am a Louviers homeowner adjacent to the proposed open space conservation area. I am proud to share my support for the zoning changes proposed in DR2025-011 and ZR2025-014.

As a Louviers resident and nature lover, I deeply value the protection of our wildlife corridor, privacy, and scenic views. Sterling Ranch has been open to hearing from and working with members of my community, and their current applications do a great job of balancing the needs of Louviers Village with the addition of new amenities for Sterling Ranch and the wider region.

Thank you for considering the approval of these changes – they're a huge benefit to my small, historic community.

Sincerely,

Christine Howard
Louviers Resident

From: Meghan
Sent: Sunday, January 11, 2026 5:07 PM
To: BOCC; Matt Jakubowski; Brett Thomas
CC: Rob Howard
Subject: Support for DR2025-011 and ZR2025-014

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

Commissioners:

I am thrilled to support a collaboration between the communities of Sterling Ranch and Louviers, proposing a zoning change in the area through DR2025-011 and ZR2025-14.

As a resident of the Louviers Rural Community, I am particularly interested in local initiatives that attempt to preserve the historic and natural aspects of our community. One of the great things about living in Louviers is the excellent view of the mountains to the west. The sunsets are particularly spectacular because they remain mostly unobstructed. Not many in the front range can boast about that.

Our region is populated with an astounding amount of wildlife - one of my favorite natural features of Douglas County. Having a buffer between Sterling Ranch and Louviers creates a corridor that allows them to continue traveling unimpeded.

Progress is inevitable, and the amenities in the Sterling Ranch development area benefit the broader region. When local residents, developers, business leaders, and elected representatives take the opportunity to balance their interests in a way that promotes smart, thoughtful growth, it is to be celebrated.

Please vote in support of DR2025-011 and ZR2025-14.

Thank you,
Meghan St. Clair
Louviers Resident

From: TRACY HANSON

Sent: Monday, January 12, 2026 8:07 AM

To: BOCC; Matt Jakubowski; Brett Thomas

Subject: Support for Proposed Zoning Changes DR2025-011 and ZR2025-014

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

Dear Douglas County Officials,

As a resident of Louviers, I would like to share my support for the proposed zoning changes outlined in DR2025-011 and ZR2025-014.

These proposals reflect a thoughtful approach to downzoning land west of Louviers village and respond to many of the values most important to our community. They help provide an open-space buffer around our historic village, preserve scenic views and privacy, protect important wildlife habitat and migration corridors, address cleanup and safety concerns at the former Chemours/DuPont site, and allow for future amenities within the Zebulon complex that can benefit residents across Douglas County.

Since 2023, the Sterling Ranch team has worked closely with my neighbors and our community to shape a plan that respects Louviers' historic character while also looking ahead to the needs of the broader region. This collaboration has demonstrated care for both the land and the people who call this area home.

Louviers means everything to my family. My children and many of my grandchildren live here, and over the years I have had the privilege of volunteering and being actively involved in the community. Because of this deep personal connection, I truly appreciate efforts that protect the character, safety, and natural beauty of our village while allowing for thoughtful, well-planned growth.

Thank you for your time, consideration, and continued commitment to responsible land-use planning in and around our historic village.

Sincerely,
Tracy Hanson
Louviers Resident
President, Louviers Village Club
303-972-1197

From: TRACY HANSON
Sent: Monday, January 12, 2026 8:10 AM
To: BOCC; Matt Jakubowski; Brett Thomas
Subject: DR2025-011 and ZR2025-014

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

Dear Douglas County Officials,

As a Louviers resident, I support the proposed zoning changes in DR2025-011 and ZR2025-014.

These proposals provide an important downzoning of land west of Louviers village and address key community needs, including an open-space buffer to protect our historic village, preservation of wildlife habitat and migration corridors, cleanup of the former Chemours/DuPont site with improved wildfire mitigation, and future amenities within the Zebulon complex that will benefit residents throughout Douglas County.

Since 2023, the Sterling Ranch team has worked directly with our community to develop a plan that respects Louviers' historic character while balancing thoughtful growth and environmental stewardship.

Thank you for your consideration.

Sincerely,
Robert Hanson
Louviers resident
303-478-9279

From: Lisa Stanley
Sent: Monday, January 12, 2026 8:13 AM
To: BOCC; Matt Jakubowski; Brett Thomas
CC: rob@frontrangeconservation.org; Lisa Stanley
Subject: Appreciation for DR2025-011 and ZR2025-014
Attachments: Appreciation For DR2025-011 and ZR2025-014 - Lisa Stanley.docx

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

January 12, 2026

To: Board of County Commissioners

Commissioner Abe Layton, District I

Commissioner George Teal, District II

Commissioner Kevin Van Winkle, District III

re: DR2025-011 and ZR2025-014

Dear Commissioners,

As a Louviers resident and an adjacent homeowner to the proposed open space area, I would like to express my appreciation for the zoning changes proposed in DR2025-011 and ZR2025-014.

I moved to Douglas County in 1997, living in the Horseshoe Ranch neighborhood in Sedalia before moving to Louviers in 2019. I chose Louviers very intentionally, largely because of its scenic views, extensive open space, abundant wildlife, and its unique small-town, rural character. The daily presence of wildlife corridors, open space, and the quiet, scenic setting is not only beautiful, but foundational to what makes Louviers special.

My children have grown up in Douglas County and preserving a balance between thoughtful growth and the protection of open space, wildlife, and historic character is deeply important to me. I am encouraged to see that Sterling Ranch shares these values and is committed to maintaining wildlife corridors and respecting the identity of neighboring communities.

Professionally, I serve as a Pharmacy Consulting Director in a demanding and fast-paced field. Being able to come home to the peace and natural beauty of Louviers is incredibly meaningful and reinforces the value of preserving the open space and character that define this community.

Thank you for your continued collaboration and for your commitment to responsible planning that respects open space, wildlife, and the small-town feel that residents value so deeply.

Sincerely,

Lisa Renee Stanley

Lisa Stanley

Louviers, CO

Lisarstanley70@gmail.com

January 12, 2026

To: Board of County Commissioners

Commissioner Abe Layton, District I

Commissioner George Teal, District II

Commissioner Kevin Van Winkle, District III

re: DR2025-011 and ZR2025-014

Dear Commissioners,

As a Louviers resident and an adjacent homeowner to the proposed open space area, I would like to express my appreciation for the zoning changes proposed in DR2025-011 and ZR2025-014.

I moved to Douglas County in 1997, living in the Horseshoe Ranch neighborhood in Sedalia before moving to Louviers in 2019. I chose Louviers very intentionally, largely because of its scenic views, extensive open space, abundant wildlife, and its unique small-town, rural character. The daily presence of wildlife corridors, open space, and the quiet, scenic setting is not only beautiful, but foundational to what makes Louviers special.

My children have grown up in Douglas County and preserving a balance between thoughtful growth and the protection of open space, wildlife, and historic character is deeply important to me. I am encouraged to see that Sterling Ranch shares these values and is committed to maintaining wildlife corridors and respecting the identity of neighboring communities.

Professionally, I serve as a Pharmacy Consulting Director in a demanding and fast-paced field. Being able to come home to the peace and natural beauty of Louviers is incredibly meaningful and reinforces the value of preserving the open space and character that define this community.

Thank you for your continued collaboration and for your commitment to responsible planning that respects open space, wildlife, and the small-town feel that residents value so deeply.

Sincerely,

Lisa Renee Stanley

Lisa Stanley

Louviers, CO

Lisarstanley70@gmail.com

From: Samuel Greska
Sent: Monday, January 12, 2026 9:27 AM
To: BOCC; rob@frontrangeconservation.org; Brett Thomas; Matt Jakubowski
Subject: Support for DR2025-011 and ZR2025-014

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

Dear Commissioners,

I am a Louviers resident and abutting homeowner to the proposed open space area, and I am happy to say that I support the zoning changes proposed in DR2025- 011 and ZR2025-014.

My family has been enamored with the beauty, nature and history of Louviers for decades, and a few years ago I was thrilled to be able to purchase a home here. Building my future in Louviers village is very important to me, and that means protecting the historic and natural values that are so important here in Louviers. I am happy that Sterling Ranch is aligned with my goals of keeping Louviers unique and preserving its natural beauty for decades to come.

Thank you!

Sam Greska

From: Kayla Spor
Sent: Monday, January 12, 2026 9:31 AM
To: BOCC; Matt Jakubowski; Brett Thomas
Subject: Support for zoning around Louviers

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

Hello,

As a Louviers resident, I support the proposed zoning changes in DR2025-011 and ZR2025-014.

These proposals represent a significant downzoning of land west of Louviers village and address our community's key needs:

1. An open-space buffer around our historic village, protecting privacy and scenic views
2. A wildlife habitat and migration corridor for elk, deer, and other species
3. Cleanup of the former Chemours/DuPont site, including improved wildfire prevention
4. New amenities in the future Zebulon complex benefiting residents throughout Douglas County

Since 2023, the Sterling Ranch team has worked directly with my neighbors to develop a plan that honors Louviers' historic character while creating amenities for the broader region - a balance between thoughtful growth and respect for nature and history.

Thanks,

Kayla Spor

From: Marla Gifford
Sent: Monday, January 12, 2026 10:40 AM
To: BOCC; Matt Jakubowski; Brett Thomas
Subject: Appreciation for your Support in protecting Open Space

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

January 11, 2026

To: Board of County Commissioners
Commissioner Abe Layton
Commissioner George Teal
Commissioner Kevin Van Winkle

re: DR2025-011 and ZR2025-014

I am extending my sincerest thanks for your cooperation and appreciation for the needs of not only the Village of Louviers, but for the irreplaceable historical value of the entire open space to the east of Sterling Ranch and to the west of Louviers.

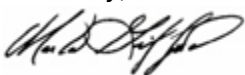
I have lived directly facing the beautiful Open Space in question for over 20 years. We purchased our property primarily BECAUSE of the view. We vehemently object to any destruction of the view or tragic invasion by a new subdivision. Clearly, this would only benefit the pocketbooks of the Sterling Ranch developers with no regard for the beauty and preservation of one of Douglas County most valuable assets. I'm sure you would agree. We also appreciate your sensitivity toward our inherent privacy as well as the abundant wildlife that have roamed safely through this area for eons.

Those valuable intangibles (and many more) cannot be put in black and white. They can only be learned through experiences of seeing the damage and destruction that urban progress has created through the years. We often sadly stand saying, "I remember when..." The bulldozers of destruction have roared through our wonderful state many times, leaving only memories of the previously beautiful open space, historical buildings and the very foundations of our settlers, forever destroyed.

Lastly, the scope of the project involves so many more than you know. I speak not only for myself, but on behalf of the untold number of people of Douglas County who drive to Louviers to simply watch the sunset or walk through the meadows. As well, I am confident that I speak for the citizens of Louviers who enjoy the awesome view while walking, riding, or bicycling through the west side of town. I am certain all of these people will deeply appreciate your understanding and support in protecting our Open Space. These qualities demonstrate your own respect and caring for our land, our history and our people.

Thank you for your understanding, insight and wisdom concerning the deeply heartfelt matters involving the imperative protection of the Open Space which belongs to us all.
I am so very grateful for your help as we proceed through the process ahead.

Sincerely,



Marla Gifford
Louviers, CO
marlagiff@gmail.com

--

Marla Gifford
"Dance With Marla"
303-994-0955
"Life isn't about waiting for the storm to pass. It's learning to dance in the rain."

From: Joan Hunter <jochunter@msn.com>
Sent: Sunday, January 11, 2026 10:07 AM
To: BOCC <BOCC@douglas.co.us>
Subject: Oppose amendment 15

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

Douglas county does not need more housing!
We moved out here for calm and beauty and to enjoy the wildlife.
in recent years there has been unbridled building with no concern for traffic, schools, roads, or pollution!

Stop this nonstop destruction of our beautiful county !

Joan Hunter
Douglas county resident
Sent from my iPhone



Ex.1

ZR2025-014

Douglas County

ECONOMIC DEVELOPMENT CORPORATION

January 7, 2026

Douglas County Planning Commissioners
Douglas County Administration Building
100 Third Street
Castle Rock, CO 80104

Subject: Strong Support for the Sterling Ranch Planned Development - 15th Amendment (ZR2025-014)

Dear Douglas County Planning Commissioners,

As the CEO of the Douglas County Economic Development Corporation, I am writing to express our organization's enthusiastic support for the proposed 15th Amendment to the Sterling Ranch Planned Development. This major amendment, which seeks to expand the PD boundary by incorporating approximately 595 acres from the Burgess and Chemours properties, represents a strategic opportunity to foster balanced economic growth in Douglas County. By increasing the maximum dwelling units from 12,050 to 16,050 and converting Special Areas SA2 and SA3 to D2 Planning Areas, the proposal aligns with our mission to promote sustainable development that integrates residential, commercial, recreational, and open space uses. The inclusion of the Waterton Business Park and a planned regional sports complex will drive job creation, attract new businesses, and enhance the local economy through increased tourism and commercial activity, all while maintaining a modest gross density increase to 4.0 dwelling units per acre. This expansion supports our county's goals of accelerating speed to market for businesses and removing regulatory barriers, as outlined in recent county resolutions.

Furthermore, the amendment demonstrates thoughtful planning that preserves vital open spaces, including a large conservation easement on the Chemours property that bolsters wildlife corridors and buffers neighboring communities like Louviers. The mixed-use vision for the expanded areas, incorporating O1, C5, and SCZ-E zoning, will create walkable neighborhoods with access to recreational amenities, aligning with Douglas County's 2040 Comprehensive Master Plan and promoting long-term economic vitality. We commend Sterling Ranch LLC for their commitment to phased infrastructure development, ensuring water, wastewater, and transportation resources—such as those studied by Fox Tuttle Transportation Group—are available concurrently with growth. This approach not only avoids costly retrofits but also positions Douglas County as a competitive hub for investment, benefiting residents through enhanced services and opportunities.

In summary, the Douglas County Economic Development Corporation strongly endorses this amendment as a forward-thinking initiative that will contribute to a stronger, more agile economy. We urge the Planning Commission to recommend approval to the Board of County Commissioners, recognizing its potential to elevate Douglas County's prosperity while upholding high standards of community preservation and development. Please feel free to contact me if you require any additional information.

Sincerely,

Ellie Reynolds

President and CEO

Douglas County Economic Development Corporation

From: The squad Life <jamespeyrouse@gmail.com>
Sent: Monday, January 12, 2026 5:26 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: Traffic concerns in Sterling Ranch area.

Hello Brett,

Checking to see if you received this email?

Thanks!

James Peyrouse
Owner
303-898-7254
aspenoilrecycling.com

On Dec 14, 2025, at 7:21 PM, The squad Life <jamespeyrouse@gmail.com> wrote:

Brett,

As residential development in Sterling Ranch continues, traffic volumes throughout the area have increased significantly. I am writing to request information regarding current or planned efforts to address the resulting traffic and safety concerns.

Morning congestion on Titan Road at Santa Fe Drive has worsened considerably. Motorists attempting to access Santa Fe are frequently delayed, and unsafe driving behaviors are becoming more common as drivers attempt to navigate limited gaps in traffic. These conditions are further exacerbated during winter weather events, when travel times increase substantially.

Additionally, afternoon peak-hour congestion on southbound Santa Fe Drive at Titan Road routinely results in backups extending up to half a mile north. On Sunday the 14th, traffic was backed up nearly to Murdoch's at Highlands Ranch Parkway. This level of congestion is no longer an occasional inconvenience but a recurring condition.

Given the visibility and frequency of these issues, it is difficult to believe they have not been identified by traffic engineering staff. As development continues, the lack of mitigation measures presents increasing concerns regarding safety, mobility, and quality of life.

Currently, Sterling Ranch and the Roxborough area rely on only three primary access routes: Waterton Road, Titan Road, and Airport Road. With continued growth, and the potential for Zebulon, it is imperative that plans for roadway expansion, intersection improvements, or additional access routes be clearly communicated.

I would appreciate any information regarding existing or planned projects intended to address these concerns, including anticipated timelines.

Thank you for your time and consideration.

James Peyrouse
303-898-7254
7965 w Trail North Dr
Littleton CO 80125

Thanks!

James Peyrouse
Owner
303-898-7254
aspenoilrecycling.com



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 15th Amendment
Project File # ZR2025-014**

Dear Brett,

We have received your referral responses for the proposed 15th 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 13th 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.

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.

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 12th amendment to the Sterling Ranch PD. Please feel free to contact me at 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



January 9, 2026

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

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

Dear Brett,

We have received the additional public correspondence provided on January 8th, 2026 for the proposed 15th Amendment to the Sterling Ranch Planned Development and offer the following responses:

Bryan K. Allery (8608 Mountain View Ln)

COMMENT:

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?

RESPONSE:

Discussions of potential treatments such as landscape buffers or earthen berms to enhance compatibility between existing and proposed land uses would most appropriately occur during the Preliminary Plan process. At this point in the process (PD Amendment) ultimate land uses have not yet been determined for this portion of the property. Once ultimate land uses for this portion of the property have been determined and site design moves forward during the Preliminary Plan process,



Sterling Ranch will be happy to continue working with abutting neighbors to address compatibility between the existing and proposed land uses.

COMMENT:

2. On sheet 10 of 36 (Plan Detail A) (Page 705) of the 15th 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.

RESPONSE:

Special Character Zone C (SCZ-C) along the northwestern edges of Sterling Ranch is a 400' deep transition area put in place to facilitate the transition and compatibility between the Sterling Ranch Development and existing residential development. SCZ-C has unique development standards that limits building height to 28 feet and requires that any SCZ-C area included within a neighborhood either be assigned to Character Zone C1 (multi-functional open space) or Character Zone C2 (rural zone) which allows a minimum lot size of 20,000 sf.

The Sterling Ranch PD (SRPD) is currently comprised of 8 Planning Areas (O1, RP, D1, D2, D3, SA1, SA2, SA3). Each of those Planning Areas allows specific Character Zones (C1, C2, C3, C4, C5, C6, etc.) within them. Each Character Zone has unique regulations regarding minimum lot area, setbacks, building heights, and permitted land uses. C1 (Multi-Function Open Space) is a Character Zone, not a Planning Area like D1 or SA1 which is why it is shown as an overlay on top of Planning Areas throughout the PD. C1 does not have precedence over D1, rather it is an allowed Character Zone within the D1 Planning Area.

Once ultimate land uses are determined for the area, a Neighborhood Plan will be prepared which will more accurately define the locations of proposed Character Zones (C1 and/or C2). Following the Neighborhood Plan process, the Preliminary Plan Process will propose any thoroughfares, lotting, detention areas, drainage corridors,



and open space and trail corridors that are anticipated for the area. Dwelling units (DUs) are not permitted in open space.

COMMENT:

3. Sheet 28 of 36 (Page 723) Table 13, note (D), I think 4th word of the note should say “SCZ-C” and not “SCZ-B”, just a typo it seems.

RESPONSE:

This is the wording from the originally approved PD. We also believe this was a typo and should read “SCZ-C” and not “SCZ-B”. We will propose a typo correction for the final recorded version of the 15th PD Amendment.

COMMENT:

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 ?

RESPONSE:

We are only at the zoning level for the Planned Development in this location. Ultimate land uses, site layouts, and engineering have not yet been determined or occurred for this portion of the development. It is anticipated that retention/detention will be needed near this location or perhaps closer to the northwest corner of the property but detailed information is not available at this time.

COMMENT:

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.



RESPONSE:

Dominion is no longer relying on the ARS Reservoir to be an integral part of the water supply for Sterling Ranch. They have identified other storage buckets that are more amenable and work better for Dominion.

On behalf of Sterling Ranch, PCS Group and the project team thank you for your time and consideration reviewing the proposed 12th amendment to the Sterling Ranch PD.

Sincerely,

Curtis Davidson, PLA
Principal