



DATE: 12-2-2025

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**SUBJECT: STERLING RANCH PLANNED DEVELOPMENT - 15TH AMENDMENT
MAJOR AMENDMENT APPLICATION**

REQUEST: This request proposes an expansion of the Planned Development Boundary to include an additional 595 acres of land within the Sterling Ranch Planned Development, and an amendment to the dwelling unit maximum currently permitted to accommodate the proposed expansion. The amendment also seeks to replace Special Areas SA2 and SA3 with D2 Planning Area as depicted on the Land Use Plan and associated Plan Details.

NARRATIVE / WRITTEN EXPLANATION OF THE REQUEST: (Per DCZR 1521.05)

Sterling Ranch is excited to announce two recent land acquisitions adjacent to the existing Sterling Ranch Planned Development (PD) boundary. The 1st land acquisition, referred to herein as the 'Burgess Property', sits west of the existing PD boundary east of Rampart Range Road and north of Prospect Village. This property is approximately 63 acres in size and is bisected by the East Willow Creek drainage corridor. The 2nd land acquisition, referred to herein as the 'Chemours Property', is part of a recent land exchange and partnership with Douglas County and sits east of the existing PD boundary directly adjacent to Ascent Village overlooking the Plum Creek riparian corridor. The Chemours property contains parcels of land acquired by Sterling Ranch, County-owned parcels, the Waterton Business Park parcel that was brought into the Chatfield Urban Area earlier this year, and a large conservation easement that provides the missing link to a vital wildlife corridor and open space buffer for the town of Louviers to the east. The Waterton Business Park portion of the property is also the proposed home of a much anticipated regional sports complex.

The Chemours Property, including the acquired Sterling Ranch and County-owned Parcels, the Waterton Business Park, and the conservation easement, totals approximately 532 acres. With this proposed amendment, Sterling Ranch is seeking to bring the 63-acre Burgess Property and the 532-acre Chemours Property into the Sterling Ranch PD as D2 Planning Area with O1, C5 and SCZ-E zoning in order to facilitate a mix of uses in the development of a balanced community. Anticipated uses include

residential, business, commercial, recreational, open space, and other selected secondary uses in accordance with the Douglas County Zoning Resolution (DCZR), the Douglas County 2040 Comprehensive Master Plan (CMP) and the Sterling Ranch Planned Development (PD).

This proposed PD amendment also requests the conversion of two existing special planning areas (SA2 and SA3) into D2 planning areas. The SA2 and SA3 planning areas totaling approximately 72 acres are located at the far north end of the existing planned development boundary and are currently being used for sand/gravel mining operations. SA2 is currently designated as a future water storage reservoir area and SA3 is currently designated as a maintenance/industrial area. The SA2 and SA3 planning areas currently allow light industrial uses including but not limited to mixing plants, motorized vehicle service repair, product distribution/storage, warehouse, utilities, water storage, and 'other' uses such as mining, and sand/gravel operations. Sterling Ranch would like to convert these areas into D2 Planning Area to support future residential uses, as the originally planned uses for the site (reservoir and maintenance facility) are no longer anticipated as future long term uses.

While the ultimate land uses, layouts, commercial/recreational/open space square footages, and residential unit counts have not yet been determined for the newly acquired properties, Sterling Ranch is requesting to amend the Dwelling Unit Maximum currently allowed per the PD from 12,050 dwelling units to 16,050 dwelling units in order to start securing water and wastewater resources and to start planning for the required transportation infrastructure. Sterling Ranch anticipates that the full buildout of the existing planned development footprint and the areas proposed for expansion will occur over the next 30 years. While growth will occur in a phased and contiguous manner to save on the costly, premature extension of basic infrastructure, it is important to be able to start understanding and planning the ultimate future transportation and water infrastructure accordingly to avoid costly retrofits or unacceptable levels of service due to undersized facilities in the future.

Currently, the existing Sterling Ranch PD footprint is 3,400 acres. As currently zoned with 12,050 dwelling units, the Sterling Ranch PD represents a residential gross density maximum of 3.5 dwelling units per acre. If the proposed PD boundary expansion to 3,995 acres and the proposed increase in the dwelling unit maximum is approved, this would represent a modest increase in the residential gross density maximum to 4.0 dwelling units per acre.

While the majority of the additional dwelling units being requested will be slated for the newly acquired Burgess and Chemours properties totaling 595 acres, it is anticipated that a small portion of the additional dwelling units being requested could be located within the existing PD footprint. In addition to the 72 acres of land within planning areas SA2 and SA3 that were not previously anticipated for residential development, Sterling Ranch has also recently acquired a 54-acre parcel of land within the existing PD footprint at the southwest corner of the Titan Road and Roxborough Park Road intersection. This parcel of land, formerly owned by Rush Land LLC and previously contemplated for use as a soccer facility, is now available for residential development. Previous planning efforts for the existing PD footprint also designated a 100-acre parcel of land north of Titan Road as Special Character Zone D (SCZ-D) which was reserved for potential uses including sports fields/arenas and other sports facilities. These regional sports facilities are now being planned further south and east along Waterton Road. The combined acreage of the former water reservoir and maintenance sites, the former Rush property, and the former sports facility totals approximately 226 acres of land that was not previously anticipated for residential development.

The following sections describe how this Major Amendment request meets the process eligibility criteria and approval criteria outlined per Section 15 of the Douglas County Zoning Resolution (DCZR).

Major Amendment – Process Eligibility Criteria:

Per DCZR 1519 – An amendment request shall be considered a major amendment if it meets the following criteria:

1519.04 Increased Number of Dwelling Units – *An increase of the number of dwelling units in a planning area greater than 20%.*

1519.08 Planned Development Boundary – *Any proposed increase or decrease to the perimeter boundaries that results in a change in the overall size or acreage of the Planned Development shall be subject to the rezoning process unless the land to be added is already zoned planned development.*

1519.09 Land Use – *Any change in the allowed land-use categories, including changes in densities, such as from single-family to multi-family residential.*

Pertaining to DCZR 1519.04, while the proposed PD amendment does not request an increase in the number of dwelling units within any specific planning area, it does request an increase to the maximum number of dwelling units allowed within the entire planned development boundary. It is important to note, however, that this amendment also requests an expansion of the planned development boundary to bring an additional 595 acres of land into the development. The requested increase in the number of maximum dwelling units allowed is primarily to accommodate residential uses on the new acreage being added to the PD. If approved, this amendment would increase the size of the planned development from 3,400 acres to almost 4,000 acres and would only increase the overall gross density from 3.54 dwelling units per acre to 4.0 dwelling units per acre.

Pertaining to DCZR 1519.08, the applicant recognizes that the additional land being proposed for inclusion within the Sterling Ranch PD is subject to the rezoning process as the new land acquisitions are not currently zoned planned development. As such, an explanation of how this proposed amendment meets the approval criteria for planned development rezoning per DCZR 1503 is included below in this narrative.

Pertaining to DCZR 1519.09, the amendment request to convert the SA2 (reservoir) and SA3 (maintenance/industrial) planning areas into D2 planning areas in order to support future residential uses represents a change in the currently allowed land-use categories and densities. As these special planning areas currently support uses such as mining, quarry, and sand/gravel operations, transitioning to residential uses can largely be viewed as a downzoning. These special planning areas are currently being used for sand/gravel operations, however, Sterling Ranch does not anticipate this being the ultimate future use.

Major Amendment – Approval Criteria:

Per DCZR Sections 1512 through 1523 - The following criteria shall be considered by the Board for approval of the major amendment:

1519.01 - *Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development;*

1519.02 - *whether the amendment will affect the enjoyment of land abutting upon or across a street from the planned development in a substantially adverse manner;*

1519.03 – *whether the amendment will affect the public interest in a substantially adverse manner;*

1519.04 – *whether the sole purpose of the amendment is to confer a special benefit upon an individual;*

1520.01 - *whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development;*

1520.02 - *whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development;*

1520.03 - *whether the amendment will adversely affect the public interest or enjoyment of the adjacent land;*

1520.04 - *whether the sole purpose of the amendment is to confer a special benefit upon an individual;*

1520.05 - *for applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution;*

1520.06 - *whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development; and*

1520.07 - *whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.*

In accordance with DCZR major amendment approval criteria **1519.01**, **1520.01**, and **1520.02**, the proposed PD amendment is consistent with the intent, efficient development, development standards, commitments, and preservation of the entire planned development. In accordance with General Provisions Section G-11 of the Sterling Ranch PD, “*The **intent** of this Development Plan is to enable and encourage the implementation of the following policies: (a) that neighborhoods should generally be compact, pedestrian oriented, and mixed-use to the extent permitted by Table 2, (b) that ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive, (c) that interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips, (d) shared-use of parking facilities should be encouraged, (e) that within most neighborhoods, a range of housing types should be provided, (f) that appropriate land uses should be provided within walking distance of transit stops, and (g) that a range of open space areas, including Regional Parks, Neighborhood Parks, Greens, Squares and Plazas, should be distributed within the Property.*”

The proposed expansion of the Planned Development boundary and the associated increase in the maximum number of dwelling units permitted to accommodate the expansion, as well as the conversion of Special Planning Areas SA2 and SA3 to D2, do not negatively impact the intent, efficient development, or preservation of the Sterling Ranch PD. Neighborhoods will still be generally compact and similar in terms of development standards to the existing neighborhoods that have made the community one of the best-selling communities in Colorado and nationally. The neighborhoods within the PD and those being proposed for inclusion within the expanded PD boundary will still be pedestrian oriented and encourage mixed use development. The vision for the Waterton Business Park includes a mix of commercial, light industrial, and residential uses directly adjacent to the planned Zebulon Regional Sports Complex. These commercial and recreational assets will be within walking distance for Sterling Ranch and other Douglas County residents. While the detailed design and layouts have not yet occurred for the areas proposed for inclusion within the Sterling Ranch PD, it is anticipated that thoroughfares into these areas will be designed in accordance with Douglas County and Sterling Ranch standards to disperse traffic and reduce the length of automobile trips.

While the Regional Sports complex will have vehicular parking available to all that wish to use the facilities, pedestrian and bicycle access to these facilities is also anticipated. The Waterton Business Park area included in the 595-acre PD expansion is expected to include a range of housing types within walking distance of the regional sports amenity and commercial uses in accordance with the intent of the PD. While public transit stops are not currently available in the 595-acre expansion area, it is anticipated that the regional recreational facility and commercial uses may spur the need for transit to be warranted. Finally, in conformance with the intent of the Sterling Ranch PD, a portion of the area proposed for inclusion in the planned development boundary includes an open space conservation easement that will serve as an open space buffer for the town of Louviers as well as a vital habitat corridor linkage. The Burgess property proposed for inclusion on the west side of the development contains a stretch of the East Willow Creek Drainage which will also be preserved as open space.

The additional land brought into the Sterling Ranch PD is proposed to be designated as D2 and O1 Planning Area. The D2 Planning Area would support the development standards and residential gross density maximums associated with Character Zones C1 through C5 and Special Character Zone E (SCZ-E) which support gross density maximums ranging from 1 du/ac to 15 du/ac and a range of uses including but not limited to residential, office, retail, civic, parks and recreation, education, civil support, transportation, and light industrial. Land designated as O1 Planning Area is set aside for open space preservation. Ultimate land uses and densities decided for the areas proposed for inclusion within the Sterling Ranch boundary will be consistent with the development standards outlined in the PD.

In accordance with DCZR major amendment approval criteria **1519.02**, **1519.03**, and **1520.03**, the proposed amendment will not affect the enjoyment of land abutting upon or across a street from the planned development in a substantially adverse manner, nor will it adversely affect the public interest or enjoyment of the adjacent land. The 63-acre Burgess property sits east of Rampart Range Road, directly adjacent to undeveloped Sterling Ranch property to the south and east which is currently being planned as part of Sterling Ranch Preliminary Plan No.7. Thoroughfare access into the Burgess Property from the east and south will be designed to work in tandem with the existing preliminary plan. The land directly to the north and west is owned by the Public Service Company of Colorado (PSCO) which hosts transmission lines and an electrical substation and buffers the property from the existing A1 zoning further to the west and north.

The 532-acre Chemours property proposed for inclusion within the Sterling Ranch PD sits east of Moore Road, across the street from Sterling Ranch Filing No.6. and Plum Valley Heights, a community of 29 existing residential homes sites. As the ultimate approved uses for the properties adjacent to Plum Valley Heights and Sterling Ranch Filing No. 6 are determined through future plat and/or Site Improvement Plan (SIP) processes, consideration will be given to appropriate transitional uses and/or landscape buffers. Lawrence Construction, a pioneer in heavy highway and bridge construction, forms the General Industrial-zoned northern boundary of the Chemours property. The ultimate land uses and layout on the north end of the site will consider the adjacent industrial use and will provide the appropriate transitional uses and/or landscape buffers accordingly to promote compatibility.

Douglas County-owned property and the existing Emergency Vehicle Operation Center (EVOC) facility sit on the south side of the Chemours property. It is anticipated that the adjacent EVOC site that is utilized for the training of the Douglas County Sheriff Department officers could benefit from the proximity of the commercial uses anticipated within the Waterton Business Park and both the EVOC site and the commercial uses could be symbiotic economic drivers.

The majority of land to the east and south of the Chemours property is owned by Douglas County and Louviers. The County-owned property is part of the Dupont Open Space and DOW Woodhouse Wildlife Areas. The open space conservation easement in the Chemours property being proposed for inclusion into the Sterling Ranch PD effectively buffers the Waterton Business Park site and the planned regional sports complex from the larger contiguous wildlife movement corridors. This conservation easement will remain in place as preserved open space, augmenting and enhancing the larger wildlife corridor and serving as a highly desired open space and community buffer for the town of Louviers.

In conformance with DCZR major amendment approval criteria **1519.04** and **1520.04**, the purpose of the proposed amendment is not to confer a special benefit upon any individual. The amendment simply seeks to bring newly acquired property into the Sterling Ranch Planned Development boundary and to develop and maintain that property in conformance with the standards and unified development control outlined per the Sterling Ranch PD.

In conformance with DCZR major amendment approval criteria **1520.05** water will continue to be available through the Dominion Water and Sanitation District for the dwelling units for which the property is currently zoned as well as for the additional dwelling units being requested with the expansion of the PD boundary. A letter (dated November 18, 2025) from the District has been provided with this submittal stating the District's intent and ability to serve the proposed expansion areas. The District will continue to vet proposed requests for service as ultimate land uses are determined and more detailed information on water demand becomes available during the required preliminary plan, plat, and/or site improvement plan processes.

In conformance with DCZR major amendment approval criteria **1520.06**, public facilities and services necessary to accommodate the proposed development including roads, utilities, schools, and recreational spaces will be made available concurrently with the impacts of the development. While the ultimate uses and layouts for the PD expansion areas have not yet been determined, the required public facilities and services will be decided upon and reviewed during the required preliminary plan, plat, and/or site improvement plan processes. As the proposed expansion areas are directly adjacent to existing or planned Sterling Ranch development, expansion of the existing water and wastewater facilities to serve these areas would be relatively easy and logical. While the planned sports complex will

provide an instant recreational amenity, additional open space in the form of a conservation easement in the Chemours property and multi-functional open space areas in the Burgess property are planned to be provided concurrently with development. School dedication will be accommodated for any additional students generated from residential uses within the expansion areas either through land dedication or cash-in-lieu. If the number of new students generated cannot be accommodated with existing or planned Sterling Ranch school sites, additional land or cash-in-lieu will be provided based upon demonstrated need.

In conformance with DCZR major amendment approval criteria **1520.07**, a master transportation study has been conducted by Fox Tuttle Transportation Group to examine the implications to the external roadway capacity and to determine the anticipated roadway improvements that would be required to support the PD expansion and the increase in dwelling units being proposed with this amendment. In summary the study found that the transportation network could accommodate the additional requested dwelling units at acceptable levels of service with a number of added roadway improvements including but not limited to intersection improvements, road-widenings, and additional turn lanes. A letter has been provided by Fox Tuttle with this submittal summarizing the study and the anticipated roadway improvements that would be needed. The roadway improvements would be done in a phased and contiguous manner to balance the costly premature extension of roadway infrastructure with avoiding costly retrofits or unacceptable levels of service due to undersized facilities in the future. Additional traffic studies will occur as needed based on how the future dwelling units and land uses end up being distributed within the community during subsequent preliminary plans, plats, and/or site improvement plan processes in order to verify that roadway capacity will be available concurrently with the impacts of the development. Sterling Ranch will continue to pay a pro rata share of the cost to construct improvements to the highway system. Currently Sterling Ranch pays a developer-specific amount in highway fees per residential lot. Any residential lots within the proposed expansion will be subject to the same highway fees that are applied to other developments along Highway 85, which will provide necessary funds for improvements that benefit Douglas County residents.