



DATE: 12-1-2025

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**APPLICANT:**

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**SUBJECT:** STERLING RANCH PLANNED DEVELOPMENT - REZONING APPLICATION

**REQUEST:** This request proposes an expansion of the Sterling Ranch Planned Development boundary by rezoning 595 acres of adjacent land as Planned Development.

**PROJECT SUMMARY / WRITTEN NARRATIVE FOR THE REQUEST:** (Per DCZR 1507)

Sterling Ranch is excited to announce two recent land acquisitions adjacent to the existing Sterling Ranch Planned Development (PD) boundary. The 1<sup>st</sup> 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 with spectacular mountain views to the west. This property is approximately 63 acres in size and is bisected by the East Willow Creek drainage corridor. The 2<sup>nd</sup> 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 the much anticipated Zebulon 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).



While the ultimate land uses and layouts for the properties have yet to be determined, it is anticipated that development for the Chemours Property will center largely around the planned regional sports complex which is projected to be an economic driver and spur the demand for adjacent commercial uses. Construction of the sports complex is anticipated to begin in late 2026 or early 2027.

The existing zoning on the Burgess Property is A1-Agricultural One. 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 zoned PD and is being planned as part of Sterling Ranch Preliminary Plan No.7. The land directly to the north and west of the Burgess property is currently zoned A1-Agricultural One. This land is owned by the Public Service Company of Colorado (PSCO) and is utilized for transmission lines and an electrical substation. The PSCO properties buffer the Burgess property from additional existing A1 zoning to the north and further west of Rampart Range Road.

The 532-acre Chemours property proposed for rezoning within the Sterling Ranch PD currently has GI-General Industrial, A1-Agricultural One, and RR-Rural Residential Zoning. The property sits east of Moore Road, across the street from Sterling Ranch Filing No.6 and Plum Valley Heights, a community of 29 existing homes sites with RR-Rural Residential zoning. 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 to address land use compatibility. Lawrence Construction, a pioneer in heavy highway and bridge construction, forms the GI-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 are zoned A1-Agricultural One and 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 and infrastructure anticipated within the Waterton Business Park. Consequently, both the EVOC site and the commercial uses could become symbiotic economic drivers.

The majority of land to the east of the Chemours property is owned by Douglas County and Louviers and has GI-General Industrial and Suburban Residential zoning respectively. The County-owned property is part of the Dupont Open Space and DOW Woodhouse Wildlife Areas. The large open space conservation easement in the Chemours property being proposed for inclusion and rezoning 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, enhancing the larger wildlife corridor and serving as a highly desired open space and community buffer for the town of Louviers.

The following describes how this Planned Development Rezoning request meets the approval criteria outlined per Section 1503 of the Douglas County Zoning Resolution.

**Approval Criteria for Planned Development Rezoning:**

Per DCZR Section 1503 - The following criteria shall be considered by the Planning Commission and Board in review of planned development rezoning applications:

**1503.01** – *Whether the application is in compliance with the requirements of this Resolution and the Douglas County Comprehensive Master Plan;*

**1503.02** – *whether the application is in compliance with all applicable statutory provisions;*

**1503.03** – *whether there has been a substantial change in the character of the neighborhood, since the land was last zoned;*

**1503.04** – *whether the application demonstrates public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development;*

**1503.05** – *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;*

**1503.06** – *whether the proposed rezoning is compatible with the surrounding land uses;*

**1503.07** – *whether the subject land is suitable for the intended use and is compatible with the natural environment;*

**1503.08** – *whether the proposed Development Plan complies with the general requirements in 1502 herein;*

**1533.09** – *whether the planned development provides for unified development control under a unified plan; and*

**1533.10** – *whether the application is in conformance with Section 18A, Water Supply Overlay District, herein.*

**In accordance with DCZR approval criteria 1503.01** – The request to rezone the Burgess and Chemours properties as Sterling Ranch Planned Development is in compliance with the requirements of the Douglas County Zoning Resolution (DCZR) and the Douglas County Comprehensive Master Plan (CMP).

Per DCZR Section 1501, the intent of a Planned Development District (PD) is “to encourage innovative and creative design and to facilitate a mix of use in the development of a balanced community including residential, business, commercial, recreational, open space, and other selected uses.” The proposed PD zoning would support envisioned uses for the properties which include a regional sports complex, open space, various commercial and light industrial uses, and a variety of residential uses including small lot SFD, SFA and multi-family.

DCZR Section 1501 also stipulates that development within the PD district should 1) be designed to ensure that provision is made for ample open space, 2) that environmentally and visually sensitive areas are preserved, and 3) that layout, design and construction of residential development that is sensitive to



the natural landform and environmental conditions of the immediate and surrounding area be promoted. When the Waterton Business Park portion of the Chemours property was brought into the Chatfield Urban area earlier this year, a large conservation easement was created buffering the developable portion of the property from the adjacent Louviers community and larger wildlife habitat areas to the east and south. The proposed rezoning seeks to bring the conservation easement into the Sterling Ranch PD under O1 (open space preserve) zoning where it will be managed as open space, enhance an existing wildlife corridor, and continue to provide a development buffer for the town of Louviers. Proposed C1 (multi-functional open space) zoning on the Burgess Property will also preserve a portion of East Willow Creek Drainage that runs diagonally through the site as open space.

DCZR Section 1501 also stipulates that development within the PD district should 4) provide or be located in proximity to employment and activity centers such as shopping, recreational, and community centers, health care facilities, and public transit, and 5) ensure the adequacy of public facilities to accommodate population growth. The mixed-use vision for the Chemours Property includes a regional sports complex, entertainment, restaurant and retail uses all within close proximity to one another. As the properties proposed for rezoning are both directly adjacent to the existing Sterling Ranch PD, the extension of water, wastewater, and roadways represents a relatively easy and logical expansion of existing infrastructure. The regional sports complex will provide a wonderful recreational facility for all nearby residents and any new residential dwelling units within the property will be able to take full advantage of existing and planned schools, parks, trails, and facilities within the Sterling Ranch PD footprint.

DCZR Section 1501 also stipulates that development within the PD district should be designed to 6) promote balanced developments of mixed housing types, and 7) encourage the provision of dwellings with a range of affordability. The proposed PD zoning supports the residential uses which are anticipated to include a mix of housing types with a range of affordability including small-lot SFD, SFA and multi-family options which are not currently supported under the existing A1-Agricultural, RR-Rural Residential, and GI-General Industrial zoning.

**In addition to complying with the requirements of the Douglas County Zoning Resolution, the proposed rezoning also complies with the 2040 Douglas County Comprehensive Master Plan (CMP).** The Burgess Property immediately adjacent to the west side of the existing Sterling Ranch PD is already within the Chatfield Urban Area. Earlier this year, an amendment to the 2040 CMP was unanimously approved by the Planning Commission to bring the portion of Chemours Property referred to as the Waterton Business Park into the Chatfield Urban Area. This current rezoning request is essentially a modification to the previous CMP amendment to 1) expand the business park boundary to include the full footprint of the planned Zebulon Regional Sports Complex which was not finalized at the time, 2) add a 38-acre parcel of land between Moore Road and the County Emergency Vehicle Operations Center (EVOC) into the business park boundary, and 3) include the open space conservation easement within the Chatfield Urban Area and Sterling Ranch PD.

This rezoning application is being submitted concurrently with a request to modify the previously approved CMP amendment to include these parcels. A full account of how the request to bring the expanded Waterton Business Park Boundary and open space conservation easement into the CMP is in compliance with the 8 approval criteria identified in Section 10-2A of the 2040 CMP is included in the concurrent CMP amendment request for reference. These criteria include 1) Consistency with the spirit,

intent, goals, objectives, and policies of the CMP, 2) Compatibility with the surrounding land uses and zoning, 3) Compatibility with existing, natural, and environmental conditions of the site and, preservation of important natural features and scenic viewsheds, riparian corridors, wildlife habitat and movement corridors, and historic resources, 4) Adequate water supply, water and sewer treatment facilities, transportation networks, access, fire protection, school facilities, and parks and trails for the development, 5) How existing and planned capabilities of the affected special districts can adequately handle the service demand, 6) How social, economic, or land use conditions of the County have changed or are in the process of changing in such a manner to support the proposed amendment to the CMP, 7) How land proposed for urban development is a logical expansion of the Chatfield Urban Area, and 8) How the expansion of the Chatfield Urban Area results in a compelling public benefit.

**In accordance with DCZR approval criteria 1503.02** – To the applicant's knowledge, upon pending approval of the concurrent request to amend the 2040 CMP to include the full Chemours Property within the Chatfield Urban Area, this request to rezone the Burgess and Chemours properties as Sterling Ranch Planned Development is in compliance with all applicable statutory provisions including those of the Douglas County Zoning Resolution, the Douglas County Comprehensive Master Plan, and the Sterling Ranch PD.

**In accordance with DCZR approval criteria 1503.03** – There have been substantial changes in the character of the neighborhoods, since the land was last zoned. Regarding the A1-Agricultural One-zoned Burgess Property, which is already located within the Chatfield Urban Area, planning efforts are well underway for Sterling Ranch Preliminary Plan No.7 which directly abuts the property on the east and south sides. Roadway, water, and sewer infrastructure can now easily be extended to this site via Preliminary Plan No.7. The property will remain buffered from existing A1-zoned properties to the north and west by parcels of land owned by the Public Service Company of Colorado which support existing transmission lines and an electrical substation.

The existing Agricultural One and General Industrial zoning on the Chemours Property have been in place for a very long time and no longer support the full potential of the area. General Industrial zoning once supported the former Dupont explosives manufacturing facility which has since been closed and approved for redevelopment by CDPHE in December of 2023.

In September of 2023, thanks to a partnership between Sterling Ranch Acquisitions, Douglas County, and American chemical company Chemours FC, LLC, a real estate trade was unanimously approved by the Board of Douglas County Commissioners resulting in the preservation of 204 acres of open space via a conservation easement. Sterling Ranch Acquisitions purchased the property from Chemours and will own and maintain the land in accordance with the voluntary legal agreements between Sterling Ranch and Douglas County. The agreements restrict how the land may be used specifically for the purpose of conservation. In addition to the conservation easement that Douglas County received, they also acquired an additional 48-acre parcel that is anticipated to serve as an operations and material storage facility for Douglas County Public Works. In exchange, Sterling Ranch received approximately 120 acres of land owned by Douglas County on the west side of the conservation easement which is a large part of the Waterton Business Park. The conservation easement - which would have otherwise kept its General Industrial Zoning - created an important community buffer for Louviers, setting land aside in perpetuity for conservation directly adjacent to the village and separating it from the Waterton Business Park parcel. The creation of this open space buffer represents a recent change in conditions that makes

rezoning the Chemours Property as Sterling Ranch PD compatible with the goals and intent of the 2040 master plan. Not only does the conservation easement facilitate the desired development buffer and separation for Louviers Village, but this open space helps to support a critical missing link in a vital wildlife movement corridor.

An additional change in conditions within Douglas County that warrants bringing the full Chemours Property into the Chatfield Urban Area and rezoning it as Sterling Ranch PD is the recent completion of the Waterton Road extension through the Sterling Ranch planned development. Douglas County's 2040 Transportation Master Plan identified the need for a regional solution to give those in Roxborough Village, Chatfield Farms, Roxborough Downs, River Canyon, and Sterling Ranch an alternative to Titan Road for access to US 85. Douglas County and Sterling Ranch partnered to make major improvements to Waterton Road. Phase 1 of the Waterton Road project, called the Southern Connector, was a 2.8-mile, two-lane roadway between Airport Road and Moore Road that was completed by Douglas County in 2020. Phase 2 of the Waterton Road project was the construction of the 4-lane portion of Waterton Road that was finalized in 2022. This 2.5-mile extension from Rampart Range Road to Moore Road completed the connection to the Southern Connector, and ultimately US Highway 85. Phase 2 of the project was accelerated by a partnership agreement between Douglas County and the Sterling Ranch Community Authority Board that allowed the County to fund the construction portion of Phase 2 and allowed Sterling Ranch to repay that funding through an additional fee of \$4161.00 per single family dwelling unit within Sterling Ranch. With the completion of these Waterton Road construction phases and a new east-west connection from Wadsworth Blvd to US 85, an arterial roadway frontage has been created that is ideal for development and can provide much needed and easily accessed commercial services to the greater Douglas County community.

The most recent change in the character of the neighborhood around the Chemours Property is perhaps the planned regional sports complex. The sports complex boundaries had not yet been defined at the time the Waterton Business Park was brought into the Chatfield Urban Area earlier this year. While a large portion of the sports complex will sit within the current business park boundary, its full footprint will need to extend beyond the existing boundary. As the sports complex project continues to evolve, the footprint and surrounding infrastructure will likely shift. Bringing the full Chemours property including the expanded business park parcels and the conservation easement into the Chatfield Urban Area and Sterling Ranch PD will alleviate the need for future CMP amendments and zoning adjustments that would likely be required to accommodate the ultimate footprint of the sports complex and adjacent uses.

**In accordance with DCZR approval criteria 1503.04** – 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 properties 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 areas proposed for rezoning 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 rezoned 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 accordance with DCZR approval criteria 1503.05**, 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 rezoning being proposed with this application. In summary the study found that the transportation network could accommodate the proposed zoning at acceptable levels of service with a number of added roadway improvements including but not limited to intersection improvements, road-widening, 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.

**In accordance with DCZR approval criteria 1503.06** – The proposed rezoning is compatible with the surrounding land uses. As previously mentioned, the current Sterling Ranch PD boundary directly abuts the east and south sides of the Burgess Property. Zoning the property as PD would allow the property to be developed under the same development standards as Sterling Ranch Preliminary Plan No.7. The Burgess Property is bound on its north and west sides by A1-zoned parcels owned by the Public Service Company of Colorado and are utilized for transmission lines and an electrical substation which buffer the Burgess Property from additional A1-zoned property further to the west and north.

As mentioned above, the Chemours Property sits directly east of Sterling Ranch Filing No. 6 from which water and sewer infrastructure can be easily expanded. The ultimate land uses will take into account the existing residential uses in Sterling Ranch Filing No. 6 in addition to the existing 29 rural residential homes in the Plum Valley Heights Community and will consider transitional uses and or landscape buffers to help achieve compatibility between land uses. The east and southeastern portion of the Chemours property is made up of the conservation easement which provides a compatible open space buffer between the town of Louviers and the anticipated development within the business park. The conservation easement also augments the larger Dupont Open Space and wildlife movement corridor to the south and east. Ultimate land uses will also consider ways such as transitional uses and/or landscape buffers to create a compatible boundary between the business park and the General Industrial zoned Lawrence Construction property to the north.

**In accordance with DCZR approval criteria 1503.07** – The subject land is suitable for the intended use and is compatible with the natural environment. The Burgess Property is within the Chatfield Urban

Area directly adjacent to Sterling Ranch Preliminary Plan No.7 and is intended for residential use. The property is bisected by the East Willow Creek tributary which contains mapped floodplain and another smaller unnamed drainageway. Development will occur in a manner that respects the existing topography and drainages. Per the 2040 CMP Wildlife Resources Map (Map 9.1) the Burgess Property is not identified as 'High Habitat Value', and it is not located within a 'Wildlife Habitat Conservation Area' nor an 'Overland Connection Area'.

The Chemours Property, consisting of the Water Business Park site and conservation easement primarily consists of disturbed grassland, with a large portion of the site currently being utilized for Douglas County material storage including machinery, a soil stockpile, materials for winter roadway treatment, and demolished concrete and asphalt rubble. The balance of the site consists of vacant grassland, a detention pond, unimproved roads, and an ephemeral stream running through the conservation easement. The southwest portion of the property sits higher in elevation and primarily drains northeast towards Plum Creek, a wetland complex and riparian corridor east of the site that runs north into the South Platte River.

The majority of the Chemours Property is identified as 'Low Habitat Value' area; however, it sits on the inside edge of a 'Wildlife Habitat Conservation Area' and the southeastern 5<sup>th</sup> of the business park site and a large portion of the conservation easement extends into 'Overland Connection Area' as identified on the CMP Wildlife Resources Map. The CMP defines 'Overland Connection' as "*A broad area to facilitate wildlife movement, typically within or between large blocks of wildlife habitat. Overland connections are generally non-linear, not precisely defined, and may include various types of topography and vegetation*". The Overland Connection area is approximately 1.5 miles wide in the vicinity of the business park with the majority of the overland connection area being to the south and east on neighboring County properties and the Dupont Open Space and DOW Woodhouse Wildlife parcel further to the south.

In response to the Waterton Business Park's proximity to the Overland Connection and Wildlife Habitat Conservation Area, a wildlife assessment of the site was conducted by Kimley-Horn & Associates, Inc. in August and September of 2024 when the original CMP amendment was processed. A memorandum was prepared detailing their findings and recommendations regarding wildlife habitat.

Recommendations included 1) further coordination with Colorado Parks and Wildlife (CPW) and Douglas County to verify elk migration information around the site, and 2) modification of existing impassable fences that are obstructing natural migration patterns adjacent to the site. As the original CMP amendment did not include the full Chemours Property Boundary being proposed for rezoning, Kimley-Horn conducted an additional wildlife assessment in November of 2025. A memorandum detailing their findings and recommendations regarding wildlife habitat has been included with this submittal for reference.

Protection and enhancement of wildlife habitat and habitat connectivity in the site vicinity has already occurred through the recent Chemours land exchange and partnership between Douglas County and Sterling Ranch. The open space conservation easement that was created along the southern and eastern property boundary effectively buffers the Waterton Business Park and sports complex site from the larger contiguous Dupont and DOW Woodhouse wildlife areas and movement corridors. The site is also currently buffered from these larger contiguous habitat areas by the Emergency Vehicle Operation Center and County-owned parcels on the south side of the site.

Further protection and enhancement of on-site habitat and the abovementioned adjacent habitat corridors can be successfully implemented within the proposed PD zoning designation through thoughtful site planning as well as the implementation of the Sterling Ranch *Prairie Conservation Management Plan* (PCMP). The PCMP details Sterling Ranch's plans for creating native prairie ecosystems within the Sterling Ranch community and accommodating wildlife habitats in phased approach as development proceeds. The PCMP outlines goals for 1) promoting a sustainable human community that encourages a healthy and sustainable natural landscape, 2) protecting cultural and paleontological resources, 3) building and maintaining positive community and agency relations through sound management and coordination of conservation efforts, 4) minimizing wildlife-human conflicts, and 5) complying with federal and state laws and regulations pertaining to threatened, endangered, and sensitive species. The PCMP also describes the protocols and policies for prairie dog management, burrowing owl management, migratory bird and raptor management and compliance.

**In accordance with DCZR Section 1507.07** The Chemours Property does not fall within any Class 3 Hazards as identified on Map 8.1 of the 2040 CMP. A portion of the site was however part of a larger 1,520-acre former Dupont explosives manufacturing facility which was created in response to market demands for area mines and quarries at the turn of the 20<sup>th</sup> century. The Village of Louviers was originally developed by Dupont to attract long-term employees for the dynamite plant. Production at the facility stopped in the 1980's and the land was subsequently managed by The Chemours Company.

At the conclusion of the explosive manufacturing operations, the Colorado Department of Health Care Policy and Finance worked to clean up the site and establish a remedial action cleanup plan. In 2022 CDPHE released the property from the remedial action cleanup plan based on cleanup measures that had been completed. In December 2023, CDPHE approved the site closure and development. The site closure included conditions for any potential redevelopment including the restricted use of groundwater. The developable portion of the site has only one small area identified that requires mitigation or has special soil treatment precautions. Future development plans for this area will have mitigation requirements that will include bringing additional fill dirt to the site. Sterling Ranch will comply with all of the Douglas County development requirements and will continue to work closely with CDPHE.

According to FEMA Map 08035C0132F (Effective Date: 9/29/2005), and Douglas County GIS data, the developable portion of the Chemours Property does not include mapped floodplain, however the open space conservation easement within the property does. Review of the *Douglas County Wildfire Hazard-Overlay District Map* (dated 10-11-2003) indicates that the property is included within the Wildfire Hazard Overlay District where Wildfire Hazard Assessment is required before development per Section 17 of the Douglas County Zoning Resolution. A Phase 1 Wildfire Risk Assessment has been completed by Kimley-Horn & Associates, Inc. and is attached with this submittal for reference.

Controlling water pollution is essential to protect public health and welfare as well as to protect aquatic life, wildlife habitats, vegetation and aesthetics. The Chemours Property is located just west of Plum Creek within the Chatfield Watershed. The property will be developed in accordance with Douglas County Storm Drainage Standards, including the likely implementation of water quality control features through stormwater attenuation facilities to ensure surface water quality. Additionally, the appropriate State permitting & standards will be followed per the Colorado Department of Public Health and Environment regarding stormwater impoundment and discharge.

**In accordance with DCZR approval criteria 1503.08** – The proposed Development Plan complies with DCZR General Requirements Section 1502.

- **In accordance with DCZR 1502.01** – The Sterling Ranch Planned Development conforms to the applicable sections of the DCZR listed under Section 1502.01. The Sterling Ranch Planned Development Plan includes more restrictive regulations than those which are included in the listed DCZR sections, but standards are not established that fall below the minimum standards of the DCZR.
- **DCZR 1502.02** – Mineral extraction is not anticipated nor proposed with this PD amendment.
- **In accordance with DCZR 1502.03** – A portion of the gross site area will be dedicated to Douglas County for public use, or cash-in-lieu of land as required by the Douglas County Subdivision Resolution.
- **In accordance with DCZR 1502.04** – All public utility distribution lines will be placed underground.
- **In accordance with DCZR 1502.05** – All uses proposed in the Planned Development will be served by a central water and sanitation facility.

**In accordance with DCZR approval criteria 1503.09** – The planned development provides for unified development control under a unified plan (*The Sterling Ranch Planned Development Plan*).

**In accordance with DCZR approval criteria 1533.10** – The application is in conformance with DCZR Section 18A, Water Supply Overlay District. A letter dated November 18th, 2025 from the Dominion Water and Sanitation District stating the District's intent and ability to serve the development has been provided with this submittal for reference.

