

## Service Plan Staff Report

**Date:** July 1, 2026  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager  
**From:** Kati Carter, AICP, Director of Community Development *SK for KCC*  
**CC:** DJ Beckwith, Principal Planner  
Lauren Pulver, Planning Manager  
Steven E. Koster, AICP, Deputy Director of Community Development  
**Subject:** **Bloom Metropolitan District – New Service Plan**  
**Project File:** **SV2026-001**

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<b>Planning Commission Meeting:</b>	<b>June 15, 2026 @ 6:00 p.m.</b>
<b>Board of County Commissioners Meeting:</b>	<b>July 14, 2026 @ 1:30 p.m.</b>
<b>Board of County Commissioners Hearing:</b>	<b>July 28, 2026 @ 2:30 p.m.</b>

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### BACKGROUND

Colorado Revised Statutes Title 32 requires the Board of County Commissioners (Board) to set a date for a public hearing on the service plan of a proposed special district or service plan amendment at the next regular meeting of the Board following Planning Commission (PC) action on the item.

### REQUEST

**A. Applicant**

Affinity Holdings, LLC  
13330 Red Deer Trail  
Parker, CO 80134

**B. Applicant's Representative**

Megan Murphy  
WBA PC  
2154 East Commons Avenue, Suite 2000  
Centennial, CO 80122

**C. Request**










The applicant is requesting a hearing for consideration of, and Board action on, a new service plan application for Bloom Metropolitan District.

Staff recommends that the Board set the hearing for consideration of, and action on a new service plan application for Bloom Metropolitan District for July 28, 2026.

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# Comprehensive Master Plan Land Use Reference Map

## Comprehensive Master Plan Areas

-  Primary Urban Area
-  Chatfield Urban Area
-  Separated Urban Area
-  Rural Community
-  Nonurban Subarea
-  Municipal Planning Area (Incorporated)
-  Municipal Planning Area (Unincorporated)
-  Municipal Planning Area Inclusive of County PUA / SUA
-  Non-Douglas County Based Municipalities
-  Douglas County Boundary

## Parks

-  Pike National Forest
-  State Parks
-  Open Space
-  Lakes

## Roadways

-  Major Roads

