

---

www.douglas.co.us

**MEETING DATE:** April 6, 2026

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

**DESCRIPTION:** Bloom Preliminary Plan - Project File: SB2025-017.

**SUMMARY:** The request is for approval of a preliminary plan for 32 single-family detached residential lots, six tracts, and associated private roads on approximately 81 acres on property zoned Estate Residential (ER).

**STAFF ASSESSMENT:** Staff has evaluated the preliminary plan request in accordance with Article 4 of the Douglas County Subdivision Resolution. Should the Planning Commission find that the approval standards for the preliminary plan are met, the following proposed conditions should be considered for inclusion in the recommendation to the Board of County Commissioners.

1. Prior to the Board's consideration of the final plat, the applicant shall provide evidence of inclusion of the property in the Parker Water and Sanitation District.
2. Prior to recordation of final plat, the applicant shall file a required Well Abandonment Report with the Colorado Division of Water Resources.
3. Prior to recordation of the final plat, cash-in-lieu of park land and school land dedication shall be paid in accordance with Article 10 of the Douglas County Subdivision Resolution
4. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County and complete appropriate Colorado Office of Archaeology and Historic Preservation data management forms in the event of such discovery.
5. Technical corrections to the record copy of the preliminary plan exhibit shall be made to the satisfaction of Douglas County.

**ATTACHMENTS:**

PC Staff Report-SB2025-017 Bloom Preliminary Plan