
www.douglas.co.us

MEETING DATE: March 10, 2026

STAFF PERSON RESPONSIBLE: Trevor Bedford, AICP, Senior Planner

DESCRIPTION: Ramblewood Preliminary Plan - Project File: SB2025-040.

SUMMARY: The request is for approval of a preliminary plan consisting of 68 single-family detached lots, two agricultural lots, eight tracts, and associated roads on approximately 176.79 acres.

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

1. Prior to the Board's consideration of the first final plat, the applicant shall provide evidence of inclusion of the property in the Parker Water and Sanitation District.
2. Prior to the Board's consideration of the final plat, the applicant shall provide a Class II cultural resources survey for the property.
3. Prior to the Board's consideration of the final plat, a Location and Extent for the required off-site sewer improvements shall be submitted and approved.
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.
6. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application, therefore such approval is conditioned upon the applicant's full satisfaction of all such

commitments and promises.

REVIEW:

Steven E Koster	Approve	2/26/2026
Jeff Garcia	Approve	2/27/2026
Christie Guthrie	Approve	2/27/2026
Doug DeBord	Approve	3/2/2026

ATTACHMENTS:

Staff Report - SB2025-040