

Staff Report Addendum

Date: March 6, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development
CC: Trevor Bedford, AICP, Senior Planner
Jeanette Bare, AICP, Current Planning Manager
Steve Koster, AICP, Deputy Director of Community Development
Subject: **Ramblewood Preliminary Plan**
Project File: **SB2025-040**

Planning Commission Hearing:	February 23, 2026 @ 6:00 p.m.
Board of County Commissioners Hearing:	March 10, 2026 @ 2:30 p.m.

Additional public comment regarding this preliminary plan application have been received since the staff report was written and are attached to this addendum. Any further comments received will be provided to the Board prior to the hearing.

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Trevor Bedford

From: Greg Banks <greg.a.banks@comcast.net>
Sent: Wednesday, March 4, 2026 9:14 AM
To: Trevor Bedford
Subject: Public Comment in Support of Ramblewood Residential Development (SUB2025-040)

Follow Up Flag: Follow up
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Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Trevor Bedford and Douglas County Planning Staff,

I am writing as a Douglas County resident to provide public comment in support of the Ramblewood Preliminary Plan, county file #SUB2025-040.

In addition to being a County resident, I am also a professional in the land development industry and am familiar with Douglas County's planning, zoning, and subdivision review processes. Based on that experience, I believe the Ramblewood proposal is a strong application that is aligned with County regulations and long-term planning goals and I respectfully encourage its approval.

First, the plan appears to meet the criteria of the approved Ramblewood Planned Development. The Planned Development established the required land use, lot sizes, setbacks, and density for this site.

Second, from my understanding, the project is consistent with the goals and policies of Douglas County's Comprehensive Master Plan. The Master Plan emphasizes preserving open space, clustering development to reduce impacts, and directing growth in a logical and compatible manner for this part of Douglas County. This Ramblewood project achieves these objectives by clustering lots in appropriate locations while preserving substantial open space across the site and buffers from adjacent properties. This design minimizes disturbance to the natural landscape, respects surrounding land uses, and results in a development pattern that is consistent with County policy.

I am also particularly supportive of the project's provision of central water and sanitary sewer service. In an area that has historically relied on individual wells and septic systems, the extension of centralized infrastructure represents a significant public benefit. Central water and sewer reduce long-term risks to groundwater resources, improve reliability for residents, and align with County policies that encourage connections to public systems where feasible. The availability of central water also allows for the installation of fire hydrants, which is critical for fire protection and enhances emergency response capabilities. From both a public health and environmental standpoint, this is a responsible approach.

From my years of experience working on development projects in Douglas County and the Front Range, I recognize the difference between applications that merely meet minimum standards and those that go above and beyond in demonstrating a high level of coordination, analysis, and responsiveness to the surrounding context. The Ramblewood project falls squarely into the latter category. The application reflects a clear understanding of County policy and a genuine effort to design a development that complies with County requirements and is compatible with the surrounding area.

It is my understanding that the developer and his team have put considerable time and effort into meeting with their neighbors to share their plans and address concerns about development of this site. I know that Douglas County does not require developers to do outreach and therefore the developer's proactive communication with the surrounding community should be applauded.

Lastly, I appreciate the minimize disturbance to existing lands and plant material. The centralized site plan layout allows for existing land and trees to support a natural buffer to adjacent land uses.

For these reasons, the Ramblewood Preliminary Plan is worthy of approval by our Board of County Commissioners.

Thank you for your time and service to our County.

Sincerely,

Greg Banks

Douglas County Resident

Trevor Bedford

From: Steve Carnes <stevecarnesdesign@gmail.com>
Sent: Tuesday, March 3, 2026 4:48 PM
To: Trevor Bedford
Subject: Ramblewood Residential Support Letter
Attachments: Ramblewood Residential Development County File #SUB2025-040_Support Letter.docx

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Support letter IN FAVOR of the Ramblewood Development attached

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Steve Carnes, PLA / LEED GA

T:(970)471-4118

[E:stevecarnesdesign@gmail.com](mailto:stevecarnesdesign@gmail.com)

<http://stevecarnesdesign.wix.com/landscape-architect>

Subject: Support for Ramblewood Residential Development County File #SUB2025-040

Dear County Planning Department,

I am writing as a Douglas County resident to share my support for the Ramblewood development, County File #SUB2025-040. I care deeply about how growth happens in our county, and after reviewing this proposal, I believe it reflects a responsible way to use the land while respecting the character of the area.

What stands out to me most about the Ramblewood project is the way it approaches residential development without trying to overwhelm the landscape. Rather than spreading homes evenly across the entire site, the project clusters homes together. To me, this feels like a practical and respectful approach as it limits unnecessary disturbance to the land. I also believe that clustering homes to preserve open space aligns with the intent of the Douglas County Comprehensive Plan.

By clustering the homes, large portions of the site can remain undeveloped. I appreciate that this design choice helps preserve the natural feel of the area and avoids the kind of sprawl that can permanently change the character of a place. It shows an effort by the developer to balance their needs with a genuine respect for the surrounding area.

I am also encouraged by the amount of open space and buffering included in the plan. These open areas provide breathing room between development and surrounding properties. You get a sense with this development that the land is being shared – not simply consumed and that is a meaningful benefit.

Consideration for wildlife is important to many of our county residents, including myself, and these open space buffers support wildlife in the area as they allow animals to continue to move through the area as opposed to being pushed out by development.

Overall, I believe the Ramblewood development shows that residential growth can be done carefully and intentionally and does not have to come at the expense of open space and wildlife. For these reasons, I respectfully encourage Douglas County staff and decision-makers to support and approve this project.

Thank you for the work you do and for taking the time to consider public input on this project.

Sincerely,

Steve Carnes

Douglas County Resident

Trevor Bedford

From: Sydney Smith <sydreves@gmail.com>
Sent: Friday, February 27, 2026 2:18 PM
To: BOCC
Cc: Trevor Bedford
Subject: RE: Support for Ramblewood Preliminary Plan – (SB2025-040)

Caution: This email originated outside the organization. Be cautious with links and attachments.

Commissioners – My name is Sydney Smith and I'm reaching out as a Douglas County resident to express my full support for the Ramblewood Preliminary Plan application. I was in favor of Miller United's request to rezone the property and was pleased to see your unanimous support for that request. I hope you'll support their Preliminary Plan for the following reasons:

- It aligns completely with the PD zoning you previously approved for the property
- It meets the spirit of the NE Subarea in your Comprehensive Master Plan which calls for semi-rural development and encourages clustering to preserve the natural landscape of the subject property
- Clustering means fewer homes will be seen from Hilltop Rd and there will be greater privacy/setbacks for those who live adjacent to the property
- Miller United and Dan Sheldon's team have gone above and beyond with community engagement and have incorporated input into their plan
- Miller United has added fire hydrants and an apparatus turn around on their property to provide greater fire protection not only for their community but those around them

Thanks for all you do for our County and I hope you'll support this thoughtful plan.

Sydney Smith

Trevor Bedford

From: Tommy Salaba <tommysalaba@gmail.com>
Sent: Monday, March 2, 2026 10:35 AM
To: BOCC
Cc: Trevor Bedford
Subject: RAMBLEWOOD PRELIMINARY PLAN SUPPORT

Follow Up Flag: Follow up
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Hello Commissioners – My name is Tommy Salaba and I’m writing as a Douglas County resident to encourage you to support the Ramblewood Preliminary Plan that will be before you on March 10th.

The proposed Preliminary Plan follows closely with the zoning you previously approved and respects the semi-rural character slated for this property in the NE Subarea of your Comprehensive Master Plan. The CMP also encourages clustering which is exactly what the applicant is proposing. By clustering lots, Miller United is providing significant setbacks from adjacent neighbors and limiting the amount of grading/tree cutting that will occur to make the development a reality. Change is never easy, but this thoughtful plan will limit visual impacts from Hilltop Road/surrounding properties, prioritizes water conservation by using a renewable source vs. individuals wells and adds meaningful fire protection to the area with new hydrants.

I hope you’ll consider supporting this proposal given its strong alignment with the zoning and County’s planning documents.

Best,

Tommy Salaba

Trevor Bedford

From: Michael Drake <madrake29@gmail.com>
Sent: Thursday, March 5, 2026 11:40 AM
To: Trevor Bedford
Subject: Ramblewood Preliminary Plan – (SB2025-040)

Follow Up Flag: Follow up
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Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Douglas County Commissioners:

This e-mail is to register my support for the Ramblewood Preliminary Plan because of the following:

- - Provides central water & sewer systems in an area that is generally served by well and septic.
 - Supports not only onsite, but also offsite wildfire mitigation with the installation of fire hydrants within the community.
 - Provides 2 ranch lots containing over 80 acres within the community that provides a good mix of both semi-rural and rural agricultural uses.
 - Contributes to offsite roadway paving projects in surrounding neighborhoods.
 - Follows the Douglas County Comprehensive Master Plan's criteria for clustering homes.

Based on these items, I recommend the Douglas County Board of County Commissioners approve this project's Preliminary Plan.

Thank you!

Michael Drake

Douglas County Resident

Trevor Bedford

From: MJ Torrez <mjtorrez@icloud.com>
Sent: Thursday, March 5, 2026 3:25 PM
To: Trevor Bedford
Subject: Ramblewood Preliminary Plan – (SB2025-040)

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Douglas County Board of County Commissioners c/o Trevor Bedford

Hello Commissioners – My name is Michael Torrez. I'm writing to you as a Douglas County resident to encourage you to support the Ramblewood Preliminary Plan that will be before you on March 10th

The proposed Preliminary Plan follows closely with the zoning you previously approved and respects the semi-rural character slated for this property in the NE Subarea of your Comprehensive Master Plan. The CMP also encourages clustering which is exactly what the applicant is proposing. By clustering lots, Miller United is providing significant setbacks from adjacent neighbors and limiting the amount of grading/tree cutting that will occur to make the development a reality. It's understandable that this thoughtful plan will limit visual impacts from the surrounding community, prioritizes water conservation by using a renewable source. Furthermore, this plan adds meaningful fire protection to the area with new hydrants.

I encourage you to support this proposal given its strong alignment with the zoning and County's planning documents.

Regards,
Michael Torrez
Douglas County Resident

Trevor Bedford

From: Matthew Watson <matthew.watson1234@gmail.com>
Sent: Thursday, March 5, 2026 4:26 PM
To: Trevor Bedford
Cc: Matthew Watson
Subject: Ramblewood Preliminary Plan – (SB2025-040)
Attachments: Ramblewood Letter.pdf

Follow Up Flag: Follow up
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Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello Mr. Bedford,

Please see the attached for my letter of support on the Ramblewood Community project in Douglas County, CO. I'm a Douglas County resident and think this would be a great addition for the community.
Thanks

-Matthew Watson

Subject: RE: Ramblewood Preliminary Plan – (SB2025-040)

Douglas County Board of County Commissioners
c/o Trevor Bedford
tbedford@douglas.co.us

Dear Commissioners,

I am writing to express my strong support for the approval of the Ramblewood Preliminary Plan (SB2025-040).

Based on the materials presented, the Ramblewood proposal represents a well-planned and responsible development that is consistent with the intent of Douglas County's land use policies and the previously approved Planned Development zoning.

One of the most important aspects of this proposal is its use of clustered residential design, which is specifically encouraged under the Douglas County Comprehensive Master Plan. By concentrating homes in a limited portion of the site, the plan significantly reduces overall land disturbance while preserving large portions of the property as open space. This approach helps protect the natural character of the area while still allowing reasonable and orderly residential development.

The project also brings centralized water and sewer infrastructure to an area that has historically relied on individual wells and septic systems. Providing these services represents a meaningful long-term improvement for environmental protection, groundwater management, and the reliability of public utilities for future residents.

In addition, the Ramblewood plan provides meaningful public safety and environmental benefits. The installation of fire hydrants and wildfire mitigation measures within the community will improve emergency response capabilities and enhance fire protection not only for the development itself but also for surrounding properties.

Equally important, the project demonstrates a strong commitment to land preservation. The development includes approximately 60 acres of open space within the 177-acre community, along with two large rural ranch parcels totaling more than 80 acres that will remain largely undisturbed. This thoughtful design helps maintain wildlife corridors, preserve the rural character of the area, and provide a balanced mix of residential and agricultural uses.

In my view, Ramblewood reflects the type of thoughtful, well-designed development that Douglas County should encourage, one that balances growth with preservation, improves infrastructure, enhances public safety, and respects the natural and rural qualities that make Douglas County such a desirable place to live.

For these reasons, I respectfully urge the Board of County Commissioners to approve the Ramblewood Preliminary Plan.

Thank you for your time and consideration.

Sincerely,

Mathew Watson
Douglas County Resident



Trevor Bedford

From: Travis Frazier <fraziercu@gmail.com>
Sent: Thursday, March 5, 2026 4:50 PM
To: Trevor Bedford
Subject: Ramblewood Development

Follow Up Flag: Follow up
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Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear County Commissioners,

I am writing as a long-term Douglas County resident to share my support for the Ramblewood development, County File # SUB2025-040

I support the project because it represents thoughtful and responsible development that aligns well with the surrounding area and community goals. It brings central water and sewer service to an area that is typically served by individual wells and septic systems, which is a meaningful infrastructure improvement for the community.

The development also supports wildfire mitigation both within and beyond the site through the installation of fire hydrants throughout the community. In addition, the proposed clustering of homes minimizes overall land disturbance and follows the intent of the Douglas County Comprehensive Master Plan.

A significant benefit of the proposal is the amount of open space provided—more than four times the required minimum. This open space, combined with the preservation of generous wildlife corridors, helps maintain the natural character of the area.

The project will contribute to the local housing supply by providing well-designed homes that should benefit both future residents and the surrounding neighborhood. It also includes two ranch lots exceeding 80 acres each, creating a blend of semi-rural residential and rural agricultural uses within the community.

Finally, the development contributes to improvements beyond the project boundary, including participation in an offsite roadway paving project that will benefit nearby neighborhoods.

Overall, the project reflects a balanced approach to development that considers infrastructure, environmental stewardship, and community needs.

I encourage you to vote in favor when the time comes.

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Travis Frazier
303-875-7193