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MEETING DATE: June 23, 2026

STAFF PERSON RESPONSIBLE: Trevor Bedford, AICP, Senior Planner

DESCRIPTION: Ramblewood Final Plat - Project File: SB2026-009.

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 176.8 acres.

STAFF ASSESSMENT: Staff has evaluated the final plat request in accordance with Article 5 of the Douglas County Subdivision Resolution. Should the Board find that the approval standards for the final plat are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the final plat, evidence that the court ordered inclusion of the property into the Parker Water and Sanitation District has occurred shall be submitted to Douglas County.
2. Prior to the issuance of the first building permit for a residential unit in this final plat, the applicant shall pay cash-in-lieu of land dedication to the Douglas County School District in the amount of \$126,110.
3. 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.
4. During construction activity within the development, the applicant, its successors and assigns shall conduct a burrowing owl study if any earth moving will take place between March 15 and October 31.
5. Prior to recordation of the final plat, technical corrections to the final plat 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 meeting 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	6/11/2026
Jeff Garcia	Approve	6/18/2026
Christie Guthrie	Approve	6/18/2026
Doug DeBord	Approve	6/18/2026

ATTACHMENTS:

Staff Report - SB2026-009