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MEETING DATE: April 28, 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 consisting of 32 single-family residential lots, six tracts, and associated roads on approximately 81 acres.

STAFF ASSESSMENT: Staff has evaluated the preliminary plan request in accordance with Article 4 of the 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 final plat, the applicant shall provide evidence of inclusion of the property in the Parker Water and Sanitation District.
2. Prior to recordation of the 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. Prior to final plat approval, the applicant shall reconfirm with the fire department that access and safety is sufficient and work with the Office of Emergency Management to re-evaluate safety of a single point of access.
5. 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 the appropriate Colorado Office of Archaeology and Historic Preservation data management forms in the event of such discovery.
6. Technical corrections to the record copy of the preliminary plan exhibit shall be made to the satisfaction of Douglas County.
7. 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	4/15/2026
Jeff Garcia	Approve	4/20/2026
Christie Guthrie	Approve	4/22/2026
Doug DeBord	Approve	4/22/2026

ATTACHMENTS:

Staff Report - SB2025-017