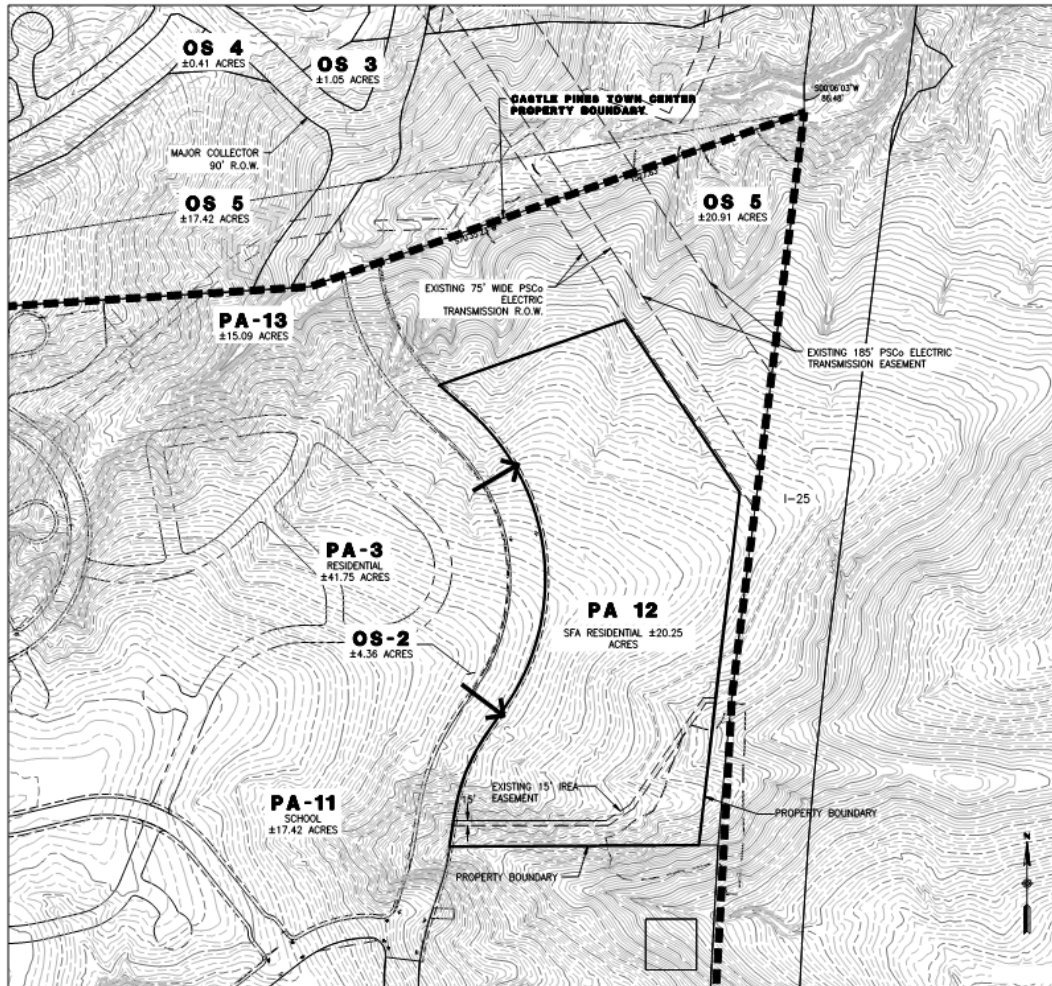


CASTLE PINES TOWN CENTER PLANNED DEVELOPMENT 3rd AMENDMENT PA-12 CASTLE PINES, COLORADO



PROJECT SUMMARY August 27th, 2019

Submitted to:

City of Castle Pines
Community Development
Department
360 Village Square Lane
Suite B
Castle Pines, CO 80108

Prepared by:

RICKTM
ENGINEERING COMPANY
9801 East Easter Ave
Centennial, CO, 80112
(303) 537-8020

TABLE OF CONTENTS

1. APPLICANT INFORMATION (Sec 1507.01)	1
2. PROJECT NARRATIVE / CONCEPT (Sec 1507.02)	1
3. DEVELOPMENT TIME FRAME (Sec 1507.03)	1
4. EXISTING & ADJACENT LAND USES (Sec 1507.04)	2
5. CHANGES in CHARACTER of the NEIGHBORHOOD (Sec 1507.05)	3
6. PUBLIC SERVICES (Sec 1507.06)	3
a. Water	
b. Sewer	
c. Electric & Gas	
d. Fire Protection	
e. Schools	
7. SITE CHARACTERISTICS (Sec 1507.07)	4
8. IMPACTS on FLORA and FAUNA (Sec 1507.08)	4
9. COMPLIANCE WITH PLANS (Sec 1507.09)	4
10. RECREATIONAL FACILITIES (Sec 1507.10)	5
11. OTHER REQUIRED INFORMATION (Sec 1507.11)	6
a. Phase I Drainage Report	
b. Traffic Impact Analysis	



1. APPLICANT INFORMATION (Sec 1507.01)

Owner:

LS Partners, LLC
9801 East Easter Ave
Centennial, CO 80112

Applicant:

City of Castle Pines
360 Village Square Lane
Suite B
Castle Pines, CO 80108

Engineer:

Robert Fitch, PE
Rick Engineering Company
9801 East Easter Ave
Centennial, CO 80112

2. PROJECT NARRATIVE / CONCEPT (Sec 1507.02)

The overall goal is to create a high quality residential community, creating diversity of housing options and price points for Castle Pines Town Center (CPTC), consistent with the goals, objectives and policies of the City of Castle Pines Comprehensive Plan (CCPCD).

The property consists of 20.25 acres and the development proposes a maximum density of 15 DU/acre, resulting in a maximum of 303 units. The project is located along the east side of Lagae Road north of the intersection with Chase Lane. The development is bordered on the east by I-25, on the south by future mixed use/commercial/office development, and has designated open space north of the property.

Access to the property is proposed via two access points along Lagae Road. Central water and wastewater services will be provided by Castle Pines North Metro District (CPNMD).

3. DEVELOPMENT TIME FRAME (Sec 1507.04)

The applicant anticipates processing the Planned Development amendment with the City of Castle Pines Community Development Department in the fall of 2019. Plan processing and permitting is anticipated to take place in 2019 and 2020, with construction commencing after approvals.

4. EXISTING AND ADJACENT LAND USES (Sec 1507.05)

The subject property is located within the Castle Pines Town Center subdivision and is currently zoned Planned Development District (PD) for Mixed Use or Park Land. The land is currently undeveloped, consisting of natural terrain.

The proposed residential land use is consistent with the surrounding residential communities and adjacent lands, which consist of the following:

North:

- **North Pines Vistas Metro District**
Zoning: PD
Land Use: Open Space

West:

- **North Pines Vistas Metro District No 1**
Zoning: PD
Land Use: Open Space
- **LS Partners, LLC**
Zoning: PD
Land Use: School
- **Castle Pines Town Center Filing 2**
Zoning: PD
Land Use: Residential

South:

- **Castle Pines Town Center Metro District 1**
Zoning: PD
Land Use: Open Space
- **A&A Investments LLC**
Zoning: PD
Land Use: Mixed Use/Commercial/Office

East:

- **North Pines Vistas Metro District No 1**
Zoning: PD
Land Use: Open Space
- **Colorado Department of Transportation**
Land Use: I-25 Corridor

5. CHANGES in CHARACTER of the NEIGHBORHOOD (Sec 1507.05)

The overall CPTC development is relatively new, having only started construction within the last 5 years and with many of the adjacent properties either currently under construction or still vacant. This development shall be of similar character and quality as the adjacent developments within CPTC, and will provide a diversity of housing product and price point within the development.

The CPTC development is zoned Planned Development (PD), with general land uses for adjacent areas consist of Residential, School, Mixed Use/ Commercial/ Office and Open Space.

6. PUBLIC SERVICES (Sec 1507.06)

a. Water

Potable water service will be provided by the Castle Pines North Metro District. There is an existing 16-inch water main located in Lagae Road west of the property that will serve as the point of connection. The applicant has presented the project to CPNMD and has requested a Will Serve Letter from CPNMD to serve this property.

b. Sewer

Sanitary sewer service will be provided by the Castle Pines North Metro District. There is an existing 16-inch sewer main located in Lagae Road west of the property that will serve as the point of connection. The applicant has presented the project to CPNMD and has requested a Will Serve letter from CPNMD to serve this property.

c. Electric & Gas

The applicant is pursuing a will serve letter from IREA for electric services and Xcel Energy for gas services. Preliminary and final designs will take place in future phases.

d. Fire Protection

The applicant will meet with South Metro Fire and will seek a will serve letter. As the project progresses, the applicant will meet with South Metro to ensure access and water design standards are met.

e. Schools

The property is located within the Douglas County School District.

7. SITE CHARACTERISTICS (Sec 1507.07)

The subject property is currently zoned Planned Development District (PD) with uses for Mixed Use or Park Land. The property is generally undeveloped consisting of natural terrain. The property is vegetated with grasses. The topography of the site overall generally slopes west to east, with a high point ridge roughly central, and the site falling to the northeast and southeast. No site conditions or features typically associated with “recognized environmental conditions” were identified during the site reconnaissance by the environmental consultant on the project during previous reports.

8. IMPACTS on EXISTING FLORA and FAUNA (Sec 1507.08)

A Phase I ESA report was completed for Lagae South, which includes PA-12, by Mactec in December 2010. This environmental report did not identify any recognized environmental conditions associated with the site.

9. COMPLIANCE WITH PLANS (Sec 1507.09)

a. City of Castle Pines Comprehensive Master Plan

Goal PR-3.4: Use “best management practices” (BMP) to control soil-erosion sediments.

- Onsite full-spectrum water detention and water quality control measures will be constructed with the development.

Goal H-3.1: Strengthen a mixed housing stock with a range of housing sizes and price points.

- The surrounding development areas are mainly single family detached homes, and the PA-12 development will provide a diversity of housing stock and price point with the addition of single family attached units.

Policy LU-1.3: Mitigate environmental and visual impacts on the natural terrain.

- The development will largely utilize existing topography and landforms to minimize impacts to existing vegetation and natural drainage courses. Screening vegetation is anticipated along the east side of the property alongside the I-25 corridor.

Policy LU-6.1: Design appropriate scale and massing of buildings related to neighborhood context with regards to side wall articulation, changes in planes, set-backs, step backs, and roof lines.

- The development shall utilize setbacks and lot sizes consistent with the Single Family Attached standards for the Castle Pines Town Center and Lagae Ranch Planned Developments.

Policy LU-6.2: Utilize building and site materials and colors that reflect a natural character in both private and public sector development.

- The development shall follow the residential design standards set forth in the PD amendment and is proposing architectural finishes in a similar character to the surrounding development.

Policy LU-7.1: Review projected development to mitigate negative impacts on existing services and infrastructure.

- The development will connect to existing utilities located in the adjacent Lagae Road and will not require significant extension or upsizing of existing utility infrastructure to service the property.

Policy LU-7.2: Maintain a development pattern of contiguous and logical extensions of community resources and infrastructure.

- The development will compliment recently developed areas located to the west and north, and provide continuity for future development to the south.
- The development will have access from Lagae Road, and utility infrastructure services will be provided by existing utilities installed within or adjacent to Lagae Road.

10. RECREATIONAL FACILITIES (Sec 1507.10)

a. Existing

The existing property is undeveloped land, with no existing recreational or park facilities on the property.

b. Proposed

The applicant proposes no new public recreation facilities with this development. It is proposed that the development provide amenities such as a club house, pool, and associated outdoor recreation area for residents of the development.

11. OTHER REQUIRED INFORMATION (Sec 1507.11)**a. Phase I Drainage Analysis**

In lieu of a Phase I drainage study, it is proposed to provide an amendment letter to the previous Phase III Drainage Report completed by Merrick in August 2017. This letter is in the process of being completed and will be included in a future submittal.

i. Flood Zones

There is no existing FEMA flood plain within the project limits.

b. Traffic Impact Analysis

A traffic impact analysis is underway, with scoping and count locations confirmed by the City of Castle Pines and Jacobs Engineering. The traffic impact study shall be completed as per Appendix B of the Douglas County Roadway Design and Construction Standards, and will be included in a future submittal.

