
VENTANA

C A P I T A L

October 11, 2018

City of Castle Pines
Community Development
Attn: Sam Bishop, Director
360 Village Square Lane, Suite B
Castle Pines, CO 80108

RE: Letter of Intent, Proposed 2nd Amendment to Planned Development
Planning Area 7, Lot 236-A, Lagae Ranch Filing 1, First Amendment

Dear Mr. Bishop:

The intent of amending the Lagae Ranch Planned Development is to allow for residential-attached and multi-family uses within Planning Area 7. This amendment only affects Planning Area 7 and does not modify other portions of the Lagae Ranch Planned Development. Within the original Lagae Ranch Planned Development, Planning Area 7 was designated "Commercial / Community" with a variety of approved uses, such as schools, church, playground, day care center, and the like.

Although the original vision of Lagae Ranch was to include a variety of uses, including commercial, retail, and civic, it has become apparent in the marketing of the various portions of the property that Lagae Ranch wants to be a residential community. Changing market conditions have resulted challenging economic conditions for retailers in the Castle Pines area. Community amenities such as playgrounds and recreation centers require a substantial commitment and investment on the part of residents. We believe that by expanding the residential base within Lagae Ranch will help Castle Pines achieve those other goals and visions elsewhere in the City.

This amendment proposes to add single family, attached residential uses, including town homes, patio homes, cluster homes and duplexes as well as multi-family uses to the allowed uses within the Planning Area. This amendment does not propose to eliminate or change the previously approved allowable uses as set forth in the original Planned Development.

Hopefully this provides an overview of what we are seeking to achieve and the reasons for it. We respectfully request the Planning Commission and City Council to approve this amendment.

Thank you.



Thomas Clark
Project Manager