

LAGAE RANCH PLANNED DEVELOPMENT, 2ND MAJOR AMENDMENT

A MAJOR AMENDMENT TO PA7 TO ALLOW THE LAND USES OF SINGLE FAMILY ATTACHED RESIDENTIAL UNITS AND ELIMINATE TOWN HALL AS A PRINCIPAL USE
A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 3, THE EAST HALF OF SECTION 9 AND IN THE NORTH HALF OF SECTION 10 OF TOWNSHIP 7 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPLE MERIDIAN, CITY OF CASTLE PINES, COLORADO
CASE NO. ZR18-001

PA 7 18.752 Acres 187 Single Family Attached Residential Units

AMENDMENT NOTE

THIS DOCUMENT IS TO SERVE AS A SECOND MAJOR AMENDMENT TO THE LAGAE RANCH PLANNED DEVELOPMENT, ZR08-001, RECORDED IN DOUGLAS COUNTY ON THE 4TH OF DECEMBER, 2008 AT RECEPTION NO. 2008082079. THIS SECOND AMENDMENT INCLUDES REVISIONS TO PLANNING AREA STANDARDS, PERMITTED USES, AND DEVELOPMENT STANDARDS FOR PLANNING AREA 7 ONLY. THE INTENT OF THIS AMENDMENT IS TO ADD SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT AS AN ALLOWABLE PRINCIPLE USE AT A PROPOSED DENSITY OF 10 DU/AC OR 187 UNITS. ALL OTHER STANDARDS, USES AND STATEMENT OF COMMITMENTS WITHIN THE DEVELOPMENT WILL REMAIN AS IDENTIFIED BY THE LAGAE RANCH PLANNED DEVELOPMENT, ZR08-001

GENERAL PROVISIONS

A. AUTHORITY

THIS DEVELOPMENT PLAN IS AUTHORIZED BY SECTION 15 - PLANNED DEVELOPMENT DISTRICT OF THE CITY OF CASTLE PINES ZONING ORDINANCE ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

B. APPLICABILITY

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE CITY COUNCIL FOR CITY OF CASTLE PINES.

C. ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE CASTLE PINES CITY COUNCIL THAT THIS DEVELOPMENT PLAN FOR LAGAE RANCH IS IN GENERAL CONFORMITY WITH THE SURROUNDING LAND USES; IS AUTHORIZED BY THE PROVISION OF SECTION 15 OF THE ZONING ORDINANCE FOR THE CITY OF CASTLE PINES; AND THAT SUCH SECTION 15 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

D. RELATIONSHIP TO CITY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF LAGAE RANCH, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE ZONING ORDINANCE, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE CITY OF CASTLE PINES, SHALL BE APPLICABLE.

E. ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PLANNED DEVELOPMENT AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE PLAN, THE PROVISIONS OF THE PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF THE CITY OF CASTLE PINES AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE CITY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

F. CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES.

G. MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS APPROVED DENSITY TRANSFERS, IF ANY). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS, OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO SUBDIVISION OR SITE IMPROVEMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF CITY COUNCIL.

H. DEVELOPER IS DEFINED AS "OWNER, SUCCESSORS, AND/OR ASSIGNS" AS TO THEIR RESPECTIVE OWNERSHIP PARCELS.

PROJECT TRACKING

AT THE TIME OF SUBDIVISION FINAL PLAT(S), THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, ALONG WITH THE FINAL PLAT SUBMITTAL TO THE CITY'S PLANNING DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

PLANNING AREA/LAND USE SUMMARY					
SYMBOL	LAND USE TYPE	ACREAGE	DU/AC	DWELLING UNITS	% TOTAL SITE
PA 7	SINGLE FAMILY (ATTACHED)	18.75	10.0	187	100%
OR					
SYMBOL	LAND USE TYPE	ACREAGE	DENSITY	ALLOWABLE SQ. FT.	% TOTAL SITE
PA 7	COMMUNITY / COMMERCIAL	18.75	0.34 F.A.R.	240,000	100%

RICK ENGINEERING COMPANY
9801 EAST EASTER AVE
CENTENNIAL, CO 80112
303.537.8020
rickengineering.com
Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Phoenix

STATEMENT OF COMMITMENTS

THE STATEMENT OF COMMITMENTS CONTAINED IN THE LAGAE RANCH PLANNED DEVELOPMENT, RECORDED ON DECEMBER 4, 2008 WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. 2008082079 IS REQUIRED TO BE COMPLETED BY THE OWNERS OF LAGAE RANCH PLANNED DEVELOPMENT AND IS BINDING UPON THEIR SUCCESSORS, HEIRS, AND ASSIGNS WITH RESPECT TO THE LAND DESCRIBED IN THE LAGAE RANCH PLANNED DEVELOPMENT, EXCEPT AS PROVIDED BELOW IN RELATION TO PLANNING AREA 7 (LOT 236A, LAGAE RANCH FILING NO. 1, FIRST AMENDMENT, ADMINISTRATIVE REPLAT):

A. PARKS, TRAILS AND OPEN SPACE DEDICATION

1. OPEN SPACE REQUIREMENTS HAVE BEEN MET IN ACCORDANCE WITH THE ABOVE REFERENCED LAGAE RANCH PLANNED DEVELOPMENT.

B. SCHOOL DEDICATION

1. THE OWNER HAS PAID THE CITY CASH-IN-LIEU PAYMENT FOR DEDICATION OF SCHOOL LAND AND IS RELIEVED OF FURTHER OBLIGATIONS RELATED TO DEDICATION OF SCHOOL LAND. (AMENDING NOTE 19, LAGAE RANCH FILING NO. 1 FINAL PLAT).
2. THE OWNER HAS PAID DEVELOPMENT SERVICE FEES TO THE CITY OF CASTLE PINES AND IS RELIEVED OF FURTHER OBLIGATIONS RELATED TO DEVELOPMENT SERVICE FEES. (AMENDING NOTE 20, LAGAE RANCH FILING NO. 1 FINAL PLAT).
3. THE OWNER WILL PAY TO THE CITY OF CASTLE PINES A COST MITIGATION FEE PAYABLE IN INSTALLMENTS AS RESIDENTIAL BUILDING PERMITS ARE ISSUED ON A PER LOT BASIS CALCULATED AT THE RATE OF \$1,000 PER SINGLE FAMILY RESIDENTIAL BUILDING PERMIT. (AMENDING NOTE 21 LAGAE RANCH FILING NO. 1).

LEGAL DESCRIPTION

LOT 236B AS SHOWN ON LAGAE RANCH FILING NO. 1, 3RD AMENDMENT, ADMINISTRATIVE REPLAT, DATED _____ IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. _____.

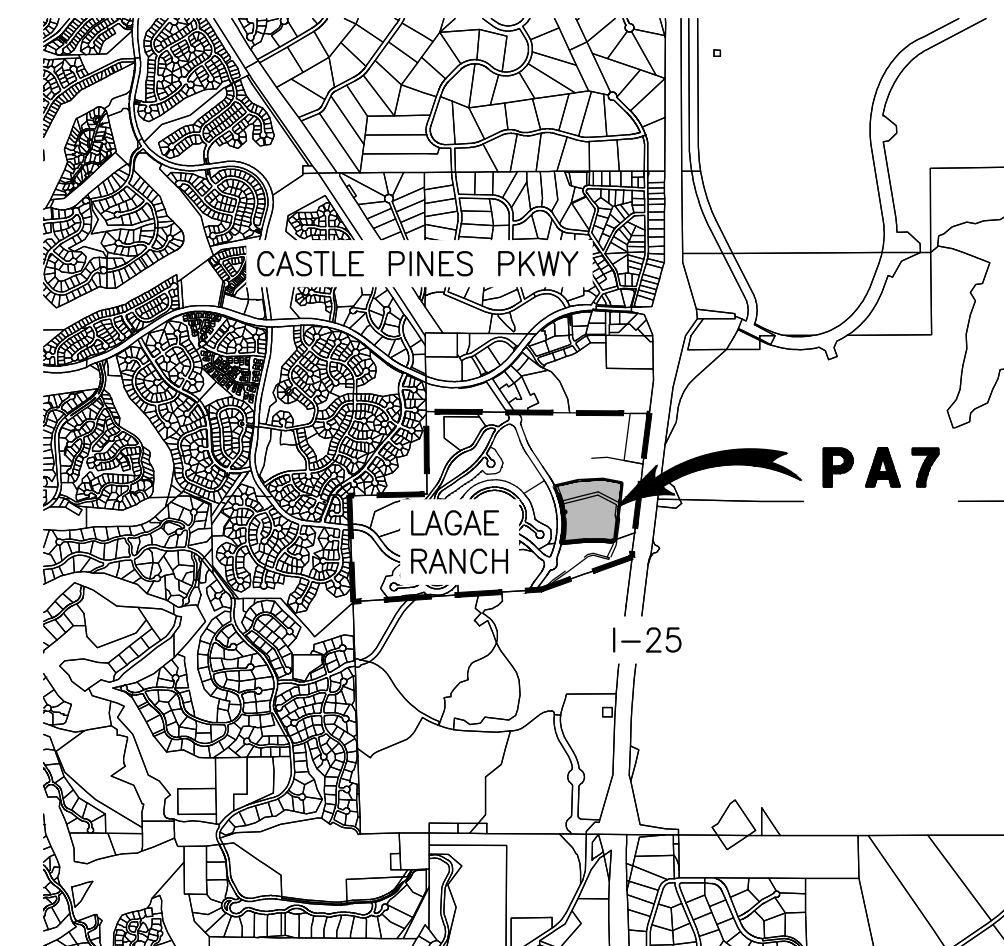
BEING LOCATED IN THE SOUTH ONE-HALF (S 1/2) OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

SHEET INDEX

- 1 COVER SHEET
- 2 PLANNING AREA EXHIBIT & DEVELOPMENT STANDARDS

PLANNING AREA 7: COMMUNITY/COMMERCIAL/RESIDENTIAL

1. PRINCIPLE USES:
 - A. SCHOOL
 - B. BANK / FINANCIAL INSTITUTION
 - C. CHURCH
 - D. CULTURAL FACILITY
 - E. OPEN SPACE / TRAILS
 - F. PARK / PLAYGROUND
 - G. RECREATION FACILITY (INDOOR OR OUTDOOR)
 - H. DAYCARE
 - I. HEALTH CLUB / FITNESS CENTER (PUBLIC OR PRIVATE)
 - J. TOWN HALL
 - K. COMMUNITY CENTER
 - L. RETAIL / SERVICE BUSINESS - INDOOR
 - M. PROFESSIONAL OFFICE
 - N. RESIDENCE - SINGLE FAMILY, ATTACHED (TOWN HOME, PATIO, CLUSTER, AND DUPLEX)
2. USES BY SPECIAL REVIEW
 - A. OUTDOOR EVENTS (PUBLIC AND PRIVATE)
3. ACCESSORY USES AND STRUCTURES: (RESIDENTIAL ONLY)
 - A. ACTIVE AND PASSIVE RECREATIONAL USES
 - B. SWIMMING POOL
 - C. CLUB HOUSE
 - D. MAINTENANCE SHED
 - E. SATELLITE DISH
 - F. PARKING LOT



VICINITY MAP

SCALE 1"=3000'

OWNER SIGNATURE

Signed:
Storage, Storage, Storage Castle Pines, LLC, a Colorado Limited Liability Company

By: _____ (owner signature)
Darwin Horan, Manager

State of Colorado)
) SS.
County of Douglas)

The foregoing certification was acknowledged and signed before me this _____ day of _____, 20____.

My commission expires _____, _____
(date) Notary Public

OWNERSHIP CERTIFICATION

I/we _____, (qualified title company), duly qualified, insured or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owned in fee simple by _____ at the time of this application.

_____, (notarized signature) _____ (date)

Name of Authorized Official _____
Name of Company: _____

OR

_____, (signature)(registration number) _____ (date)

Name of Attorney _____

State of Colorado)
) SS.
County of Douglas)

The foregoing certification was acknowledged and signed before me this _____ day of _____, 20____.

My commission expires _____, _____
(date) Notary Public

CITY CERTIFICATION

This major amendment of the Lague Ranch PD Development Plan amending the principle uses for Planning Area 7 as depicted hereon has been approved by City Ordinance No. _____ on _____ (month/day/year).

This Amendment No. ZR18-001 affects only Planning Area 7 as described in File No. _____.

_____, (signature) _____ (date)

Mayor, CITY OF CASTLE PINES

_____, (signature) _____ (date)

Director of Community Development

CLERK AND RECORDER CERTIFICATION

I hereby certify that this Development Plan was filed in my office on this _____ (day) of _____ (month), 20____ A.D. at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

_____, (signature)

Douglas County Clerk and Recorder

LAGAE RANCH PLANNED DEVELOPMENT 2ND MAJOR AMENDMENT COVER SHEET

PLANNER/ENGINEER:

RICK ENGINEERING COMPANY
9801 EAST EASTER AVE
CENTENNIAL, CO 80112
303-537-8020

PREPARED FOR:

STORAGE, STORAGE, STORAGE
CASTLE PINES, LLC
9801 EAST EASTER AVE
CENTENNIAL, CO 80112

DATE: JUNE 26, 2019

SHEET:

1 OF 2

LAGAE RANCH PLANNED DEVELOPMENT, 2ND MAJOR AMENDMENT

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 A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 3, THE EAST HALF OF SECTION 9 AND IN THE NORTH HALF OF SECTION 10 OF TOWNSHIP 7 SOUTH, RANGE 67
 WEST OF THE 6TH PRINCIPLE MERIDIAN, CITY OF CASTLE PINES, COLORADO
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DEVELOPMENT STANDARDS

	PLANNING AREA	MAX DENSITY	MINIMUM LOT SIZE (SF)	MINIMUM SETBACKS							BUILDING HT.			
				STREET / FRONT			BLDG SEPARATION ₃	REAR			PROJECT BOUNDARY ₂	MINOR ARTERIAL	MAJOR ARTERIAL	MAXIMUM
				STRUCTURE ₁	GARAGE	SIDE		STRUCTURE	AL	ACCESSORY				
IF SINGLE FAMILY ATTACHED	PA 7	187 DU, 10 DU/AC	700sf (SFA)	18"	0'	18"	0' OR 10'	2'	2'	2'	10'	40'	100'	65'
IF COMMERCIAL/COMMUNITY	PA 7	240,000 SQ. FT., 0.35 FAR	N/A	0'	N/A	0	10'	0	N/A	5'	10'	40'	100'	75'

1. MEASURED FROM THE PROPERTY LINE.
 2. PROJECT BOUNDARY REFERS TO THE OUTSIDE PERIMETER OF AN INDIVIDUAL LAND USE TYPE CONSTRUCTED BY A SINGLE DEVELOPER ABUTTING A DIFFERENT LAND USE TYPE, INCLUDING OPEN SPACE USES.
 3. A BUILDING MAY CONTAIN MULTIPLE UNITS, THEREFORE THE BUILDING SEPARATION REFERS TO THE DISTANCE BETWEEN BUILDINGS NOT UNITS.
 4. A 2' ENCROACHMENT INTO THE MINIMUM SETBACK WILL BE ALLOWED FOR CHIMNEYS, CANTILEVERS AND BAY WINDOWS AND EAVES.

NOTE 1: SETBACKS AND LOT MINIMUMS ARE PROPOSED STANDARDS DEVELOPED SPECIFICALLY FOR THIS SITE GOVERNED BY THE LAGAE RANCH PLANNED DEVELOPMENT.

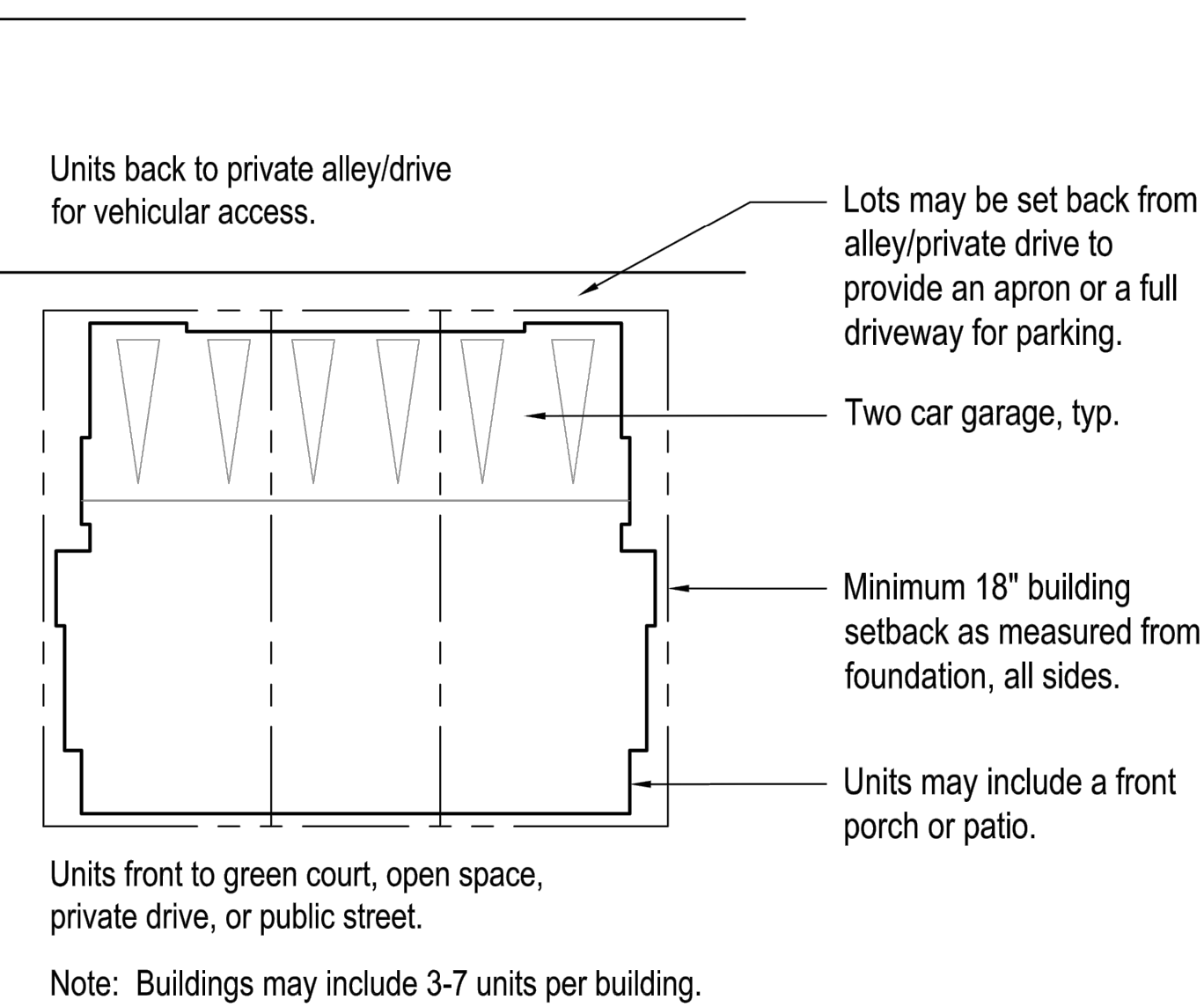
LEGEND
 SFA =SINGLE FAMILY ATTACHED RESIDENTIAL
 AL =ALLEY LOADED GARAGE
 STRUCTURE=LIVING SPACE OR COVERED PORCH

SINGLE-FAMILY ATTACHED RESIDENTIAL DESIGN STANDARDS

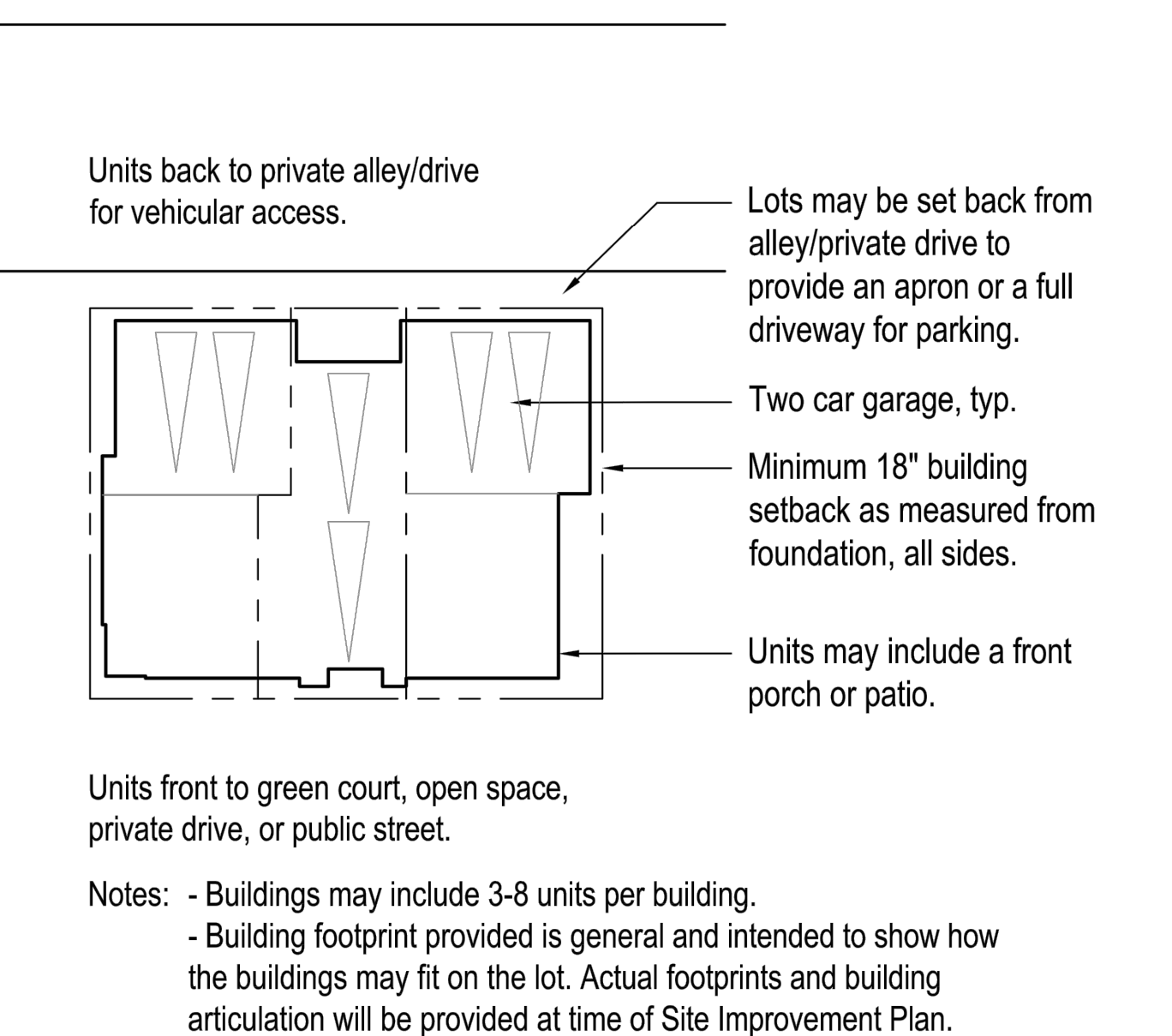
A. ARCHITECTURAL DESIGN CONCEPT
 A1. THE OVERALL CHARACTER OF THE DEVELOPMENT SHOULD BE DEFINED THROUGH THE USE OF A VARIETY OF COHESIVE ARCHITECTURAL STYLES.
 A2. PROJECTS SHALL INCORPORATE THE CONTEXT OF ADJACENT AND SURROUNDING PROJECTS, YET BE ORIGINAL IN DESIGN.
 A3. ARCHITECTURAL DESIGN OF SINGLE-FAMILY ATTACHED HOMES WITHIN A DEVELOPMENT SHOULD CREATE VISUAL VARIETY AND AT THE SAME TIME PROMOTE AN INTEGRATED CHARACTER FOR THE NEIGHBORHOOD.
 A4. ARCHITECTURAL TREATMENTS ON ALL SIDES OF RESIDENTIAL STRUCTURES SHOULD BE OF HIGHER QUALITY SIMILAR TO THE ARCHITECTURAL TREATMENT ON THE FRONT FAÇADE AND ON HIGH VISIBILITY LOTS THAT HAVE FAÇADES THAT FACE OPEN SPACE OR HIGH VISIBILITY PUBLIC STREETS.
 A5. GARAGES SHALL BE ACCESSED FROM REAR ALLEYSWAYS.

B. FORM AND MASSING
 B1. VARIATION OF MATERIALS, ROOFLINES, AND BUILDING FORM SHOULD BE PROVIDED TO CREATE VISUALLY ENGAGING DESIGNS.
 B2. MIX CONTRASTING VERTICAL AND HORIZONTAL ELEMENTS TO CREATE A BALANCED AND INTERESTING COMPOSITION.
 B3. PEDESTRIAN SCALED ENTRIES SHOULD BE A PROMINENT FEATURE OF THE FRONT ELEVATION.

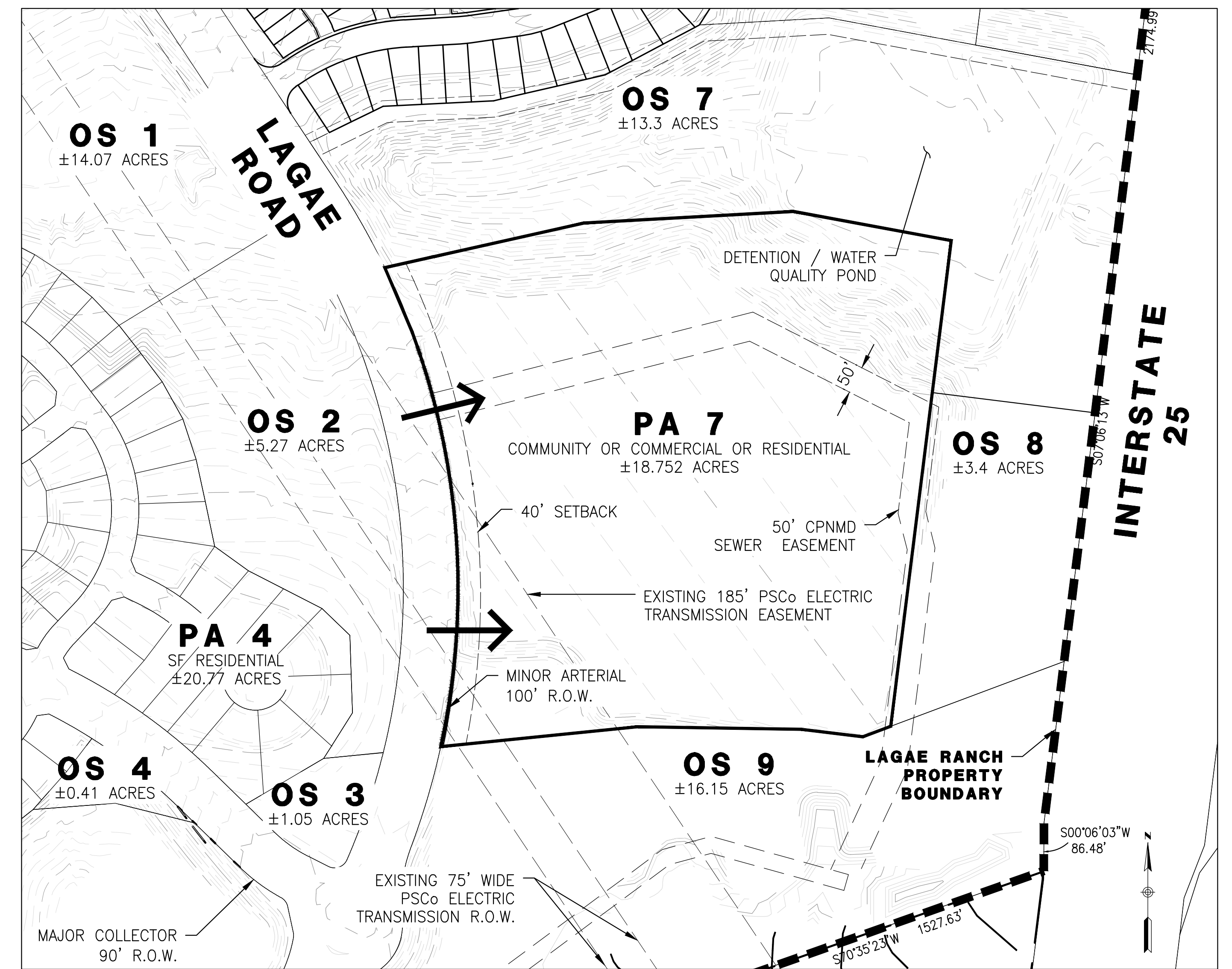
C. EXTERIOR BUILDING MATERIALS AND COLOR
 C1. EXTERIOR FINISH MATERIALS SHOULD HAVE LOW REFLECTANCE, VARIED TEXTURES, AND UTILIZE NATURAL EARTH TONE HUES. EXAMPLES OF MATERIALS INCLUDE: BRICK, STUCCO, STONE, SPLIT-FACED BLOCK, CUT STONE, AND SIDING.
 C2. THE USE OF (3) OR MORE COLORS IS ENCOURAGED.
 C3. WALL, TRIM, ACCENT, ROOF AND MASONRY COLORS SHALL BE COORDINATED.



LAGAE RANCH Lot Typical 1 SINGLE FAMILY ATTACHED LOT CONCEPT #1, 3-7 UNITS



LAGAE RANCH Lot Typical 2 SINGLE FAMILY ATTACHED LOT CONCEPT #2, 3-8 UNITS



LEGEND

- LAGAE RANCH PROPERTY BOUNDARY
- PLANNING AREA BOUNDARY
- - - EASEMENT
- - - EXISTING ROADS AND LOT LINES
- ➔ APPROXIMATE PROPOSED VEHICULAR ACCESS

LAGAE RANCH PLANNED DEVELOPMENT 2ND MAJOR AMENDMENT PLANNING AREA EXHIBIT & DEVELOPMENT STANDARDS

PLANNER/ENGINEER:
 RICK ENGINEERING COMPANY
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 CENTENNIAL, CO 80112
 303-537-8020

PREPARED FOR:
 STORAGE, STORAGE, STORAGE
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DATE: JUNE 26, 2019 SHEET: 2 OF 2