



# City of Castle Pines, Colorado

## PLANNING COMMISSION AGENDA

Thursday, September 26, 2019

### Member/Term

#### 1. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

David Goode  
Chair  
01/2022

#### 2. APPROVAL OF AGENDA

Andrew Hendel  
Chair Pro Tem  
01/2021

#### 3. DISCLOSURE OF CONFLICTS OF INTEREST

Lisa Glynn  
01/2020

#### 4. PLANNING COMMISSION - ACTION ITEMS

- a. Approval of the May 23, 2019 Planning Commission Meeting Minutes  
[2019-05-23 Planning Commission Minutes Draft.docx](#)
- b. PUBLIC HEARING: Lagae Ranch Planned Development, 2nd Amendment, Case No. ZR18-002  
[PC Staff Report Final.pdf](#)

Seth Katz  
01/2022

David Necker  
01/2020

Don Tosby  
01/2021

#### 5. PLANNING COMMISSION - DISCUSSION ITEMS

- a. Planning Commissioner Terms Update
- b. . Community Development Update

Michelle Wiley  
01-2021

#### 6. ADJOURNMENT

Planning Commission Meetings are held on the fourth Thursday of each month at the Douglas County Library, 360 Village Square Lane, Event Hall, Castle Pines, CO 80108. Please call City Offices, (303) 705-0210 a minimum 48 hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation to be in attendance or participate in any such meeting.

FUTURE AGENDA ITEMS ARE SUBJECT TO CHANGE

# City of Castle Pines, Colorado Minutes

**REGULAR MEETING OF THE PLANNING COMMISSION & BOARD OF ADJUSTMENT**  
**Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108**  
**Thursday, May 23, 2019 - 6:00 PM**

Planning  
Commission/  
Board of Adjustment

David Goode – Chair

Andrew Hendel – Chair  
Pro Tem

Lisa Glynn

Seth Katz

David Necker

Michelle Wiley

Don Tosby

**1. ROLL CALL**

The regular meeting of the Planning Commission of the City of Castle Pines, Colorado, was called to order by Commissioner Hendel at 6:01 p.m.

**Those present were:** Commissioner Lisa Glynn  
 Commissioner David Goode  
 Commissioner Andrew Hendel  
 Commissioner David Necker  
 Commissioner Michelle Wiley

**Those absent were:** Commissioner Seth Katz  
 Commissioner Don Tosby

**Also present with the Commission:**  
 Sam Bishop, Community Development Director  
 Travis Seawards, Planner II  
 Tobi Basile, City Clerk

**2. PLEDGE OF ALLEGIANCE**

- Commissioner Andrew Hendel led the Pledge of Allegiance.

**3. APPROVAL OF AGENDA**

**Motion:** A motion was made by Commissioner Necker to approve the May 23, 2019 Planning Commission Agenda as presented. Commissioner Wiley seconded. Motion approved by unanimous consent.

**4. DISCLOSURE OF CONFLICTS OF INTEREST AS TO ANY ITEM ON THE AGENDA**

- There were no disclosures of conflicts submitted.

**5. PLANNING COMMISSION – ACTION ITEMS**

**a. Approval of the March 28, 2019 Planning Commission Minutes**

**Motion:** A motion was made by Commissioner Glynn to approve the March 28, 2019 Planning Commission Minutes as presented. Commissioner Goode seconded. Motion approved by unanimous consent.

**6. PLANNING COMMISSION – Discussion Items**

**a. Community Development Update**

- Introduction of Travis Seawards, Planner II
- Moving forward on initiatives of City’s Comprehensive Plan
- Application for apartments on 10 acre parcel withdrawn due to access issues
- Members discussed the parcel and traffic flow
- Members discussed the possibility of a CDOT maintenance facility
- A review of current builder statistics was presented
- An application for The Canyons PD amendment anticipated
- Current slow down in land use applications



## City of Castle Pines, Colorado – Minutes, cont'd

- Discussion and presentation of the City's proposed wayfinding project

### 6. ADJOURNMENT OF REGULAR MEETING

**Motion:** A motion was made by Commissioner Goode to adjourn the meeting at 7:23 p.m. Commissioner Glynn seconded. Motion approved by unanimous consent.

**RESPECTFULLY SUBMITTED:**

**APPROVED:**

\_\_\_\_\_  
Tobi Basile, CMC, City Clerk

\_\_\_\_\_  
David Goode, Chairperson



**COMMUNITY DEVELOPMENT DEPARTMENT—STAFF REPORT**

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**PROJECT NAME:** Lagae Ranch Planned Development (PD), 2<sup>nd</sup> Amendment, Case No. ZR18-002, and Administrative Replat, Case No. RPA19-002

**PROJECT LOCATION:** Planning Area 7 (PA7) of the Lagae Ranch Planned Development, legally described as Lot 236 of Lagae Ranch Filing No. 1. The subject property is 18.75 acres and located approximately 1300 feet south of the Castle Pines Parkway and Lagae Road intersection; east of Lagae Road and west of Interstate 25.

**OWNER:** Storage, Storage, Storage, Castle Pines, LLC  
9801 E. Easter Ave.  
Centennial, Colorado 80112

**APPLICANT:** Tom Clark, Ventana Capital, Inc.  
9801 E. Easter Ave.  
Centennial, Colorado 80112

**PROJECT DESCRIPTION:** The Applicant requests a Major Amendment to the Lagae Ranch PD (ZR08-001). This second amendment includes revisions to the development standards and permitted uses for Planning Area 7 only. The amendment requests the addition of single-family attached residential development as an allowable principle land use in Planning Area 7 (PA 7), at a proposed density of 10 dwelling units per acre (10 du/ac), for 187 units. The project also includes a request for an Administrative Replat of Lagae Ranch Filing No. 1, Lot 236-A and Tract T-1. The replat enlarges the boundaries of Planning Area 7 to ensure that the proposed density is at or below 10 du/ac and requires only an Administrative approval by the Director.

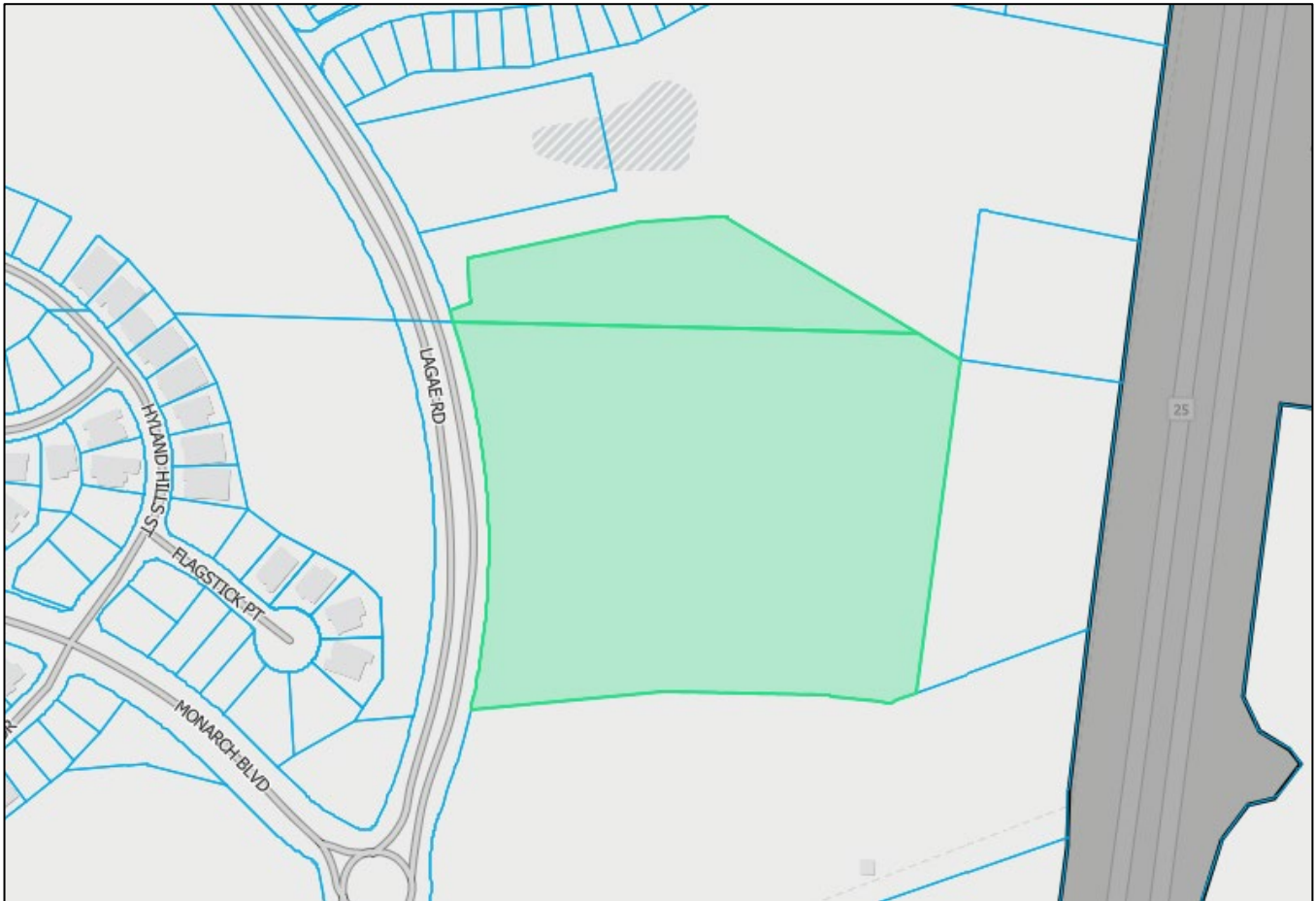
**STAFF RECOMMENDATION:** Approval with Conditions

**PUBLIC NOTICE:** Public notice of the proposed zoning amendment was published in the newspaper on September 5, 2019, mailed to abutting landowners on September 10, 2019 and posted on September 11, 2019. Legal requirements pursuant to Section(s) of the City of Castle Pines Zoning Code are satisfied.

**REPORT DATE:** September 19, 2019

**PLANNING COMMISSION HEARING DATE:** September 26, 2019

**VICINITY MAP:**



**EXECUTIVE SUMMARY:**

The Applicant, Ventana Capital Inc., requests a Major Amendment to the Lagae Ranch PD (ZR08-001). This second amendment includes revisions to the development standards and permitted uses for Planning Areas 7 only. The amendment requests the addition of single-family attached residential development as an allowable principle land use in PA 7, at a proposed density of 10 dwelling units per acre (10 du/ac), for 187 units. The project also includes a request for an Administrative Replat of Lagae Ranch Filing No. 1, Lot 236-A and Tract T-1. The replat enlarges the boundaries of Planning Area 7 to ensure that the proposed density is at or below 10 du/ac and requires only an Administrative approval by the Director.

This staff report is specific to the major amendment to the Lagae Ranch PD. Pursuant to Section 1516.09 of the City of Castle Pines Zoning Code, any change in the allowed land-use categories for PDs, including changes in densities, such as from single-family to multi-family residential, requires a major amendment.

**STAFF ANALYSIS OF APPLICABLE REGULATIONS:**

**Background**

The Lagae Ranch PD, totaling 248.86 acres, was approved by the City of Castle Pines in 2008. The PD allows for a variety of land uses ranging from mixed use, commercial, community uses, schools, parks, single family residential, multifamily residential and open space. The property is currently being

developed and improved. PA 7 is located entirely within the City of Castle Pines and is surrounded by the following zoning designations and land uses:

	North	South	East	West
<b>Adjacent Land Uses:</b>	Open Space/Mixed Use	Open Space	Open Space/Interstate 25	Lagae Road/Open Space/Single Family Residential
<b>Adjacent Zoning Designation:</b>	Planned Development District – <i>Lagae Ranch</i>	Planned Development District – <i>Lagae Ranch</i>	Planned Development District – <i>Lagae Ranch</i>	Planned Development District – <i>Lagae Ranch</i>

Specific site information is provided in the table below:

<b>Area (Acres):</b>	18.75 Acres
<b>Existing Vegetation:</b>	Native grasses
<b>Existing Structures:</b>	Transmission Lines
<b>Drainage Basins:</b>	Happy Canyon Creek Basin / Cherry Creek Basin
<b>Sewer District:</b>	Castle Pines North Metro District / Plum Creek Wastewater
<b>Water District</b>	Castle Pines North Metro District
<b>Fire Service District:</b>	South Metro Fire and Rescue District
<b>Flood Plain/Soil Hazards:</b>	N/A
<b>Overlay District:</b>	N/A

### **Project Description**

The project is a request for a second amendment to the PD to revise the development standards and permitted uses for PA 7 only. PA 7, approximately 18.75 acres in size, was zoned in 2008 to allow for a variety of land uses including school, bank/financial institution, church, cultural facility, open space/trails, park/playground, recreation facility (indoor or outdoor), day-care center, health club/fitness center (public or private), town hall, community center, retail/service business (indoor) and professional office. Residences were not listed as an allowable use in the 2008 approval. The amendment requests the addition of single-family attached residential development as an allowable principle land use in PA 7.

The project proposes the development of 187 units, which amounts to a proposed density of 10 dwelling units per acre (10 du/ac). The City of Castle Pines Comprehensive Plan designated the planning area as Neighborhood Village, which allows for a residential density of 4-10 dwelling units per acre. Therefore, the proposed project is consistent with the land use designation for the planning area. The project also includes a request for an Administrative Replat of Lagae Ranch Filing No. 1, Lot 236-A and Tract T-1. The replat enlarges the boundaries of Planning Area 7 to ensure that the proposed density is at or below 10 du/ac and requires only an Administrative approval by the Director.

### **Public Agency Comments**

Staff sent a total of seventeen (17) referral letters to agencies, districts, and community groups. The City received seven responses (attached as Exhibit B), and of the seven responses, only Xcel Energy Public Service Company and the Douglas County School District had substantive comments:

- Xcel Energy: Xcel Energy noted that there are existing transmission lines and associated land rights on the on the property, and therefore any development activities on the property will require a review and approval by Excel.
- Douglas County School District (DCSD): DCSD determined that the proposed number of dwelling units fall within the original dwelling unit cap as established in the 2008 Lagae Ranch PD. Therefore, school fee commitment established in the PD will carry forward, which is a cost mitigation fee in payable 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 and \$250 per multi-family residential unit. All previous school commitments from the 2008 PD remain as originally approved.

**Traffic Impacts and Access**

The proposed project required the completion of a focused Traffic Impact Analysis (TIA) to determine the impacts of the proposed project on nearby streets and intersections. Access to the PA 7 project area is proposed along two driveways along Lagae Road. Full access is proposed at both driveway intersections with one-way-stop controls at both locations. Lagae Road would remain uncontrolled through the two proposed project driveway intersections. The following intersections were assessed as part of this analysis:

1. Lagae Road / Castle Pines Parkway (existing)
2. Lagae Road / PA 7 Northerly Site Access (future with project)
3. Lagae Road / PA 7 Southerly Site Access (future with project)
4. Lagae Road / Happy Canyon Road (existing)

The proposed project trip generation was calculated based on the ITE Trip Generation (10<sup>th</sup> Edition, 2017) rate for Apartments (ITE Land Use Code 220). The project is estimated to generate approximately 1,391 trips per day, with approximately 87 trips during the AM peak hour and approximately 106 trips during the PM peak hour.

The level of service (LOS) analysis studied the intersections based on Existing Conditions and based on Horizon Year 2040 With Project Conditions, which reflects the long-range future traffic conditions with the buildout of the City of Castle Pines Comprehensive Plan plus the traffic generated by the proposed project. The LOS analysis showed that under Existing Conditions, intersections currently operate at an acceptable LOS D or better during peak hours.

The findings of the Horizon Years 2040 analysis showed that forecasted growth in background traffic from the year 2030 to 2040 would result in the need for additional improvements to the Lagae Road / Happy Canyon Road intersection beyond what was recommended in the *Lagae Ranch Traffic Impact Analysis* (FHU, September 2013) and the *Castle Pines Town Center Traffic Impact Analysis* (FHU, December 2011). The following additional improvements are recommended under Horizon Year 2040 Project Buildout conditions with the approval of this project:

<b>INTERSECTION IMPROVEMENTS</b>	
Lagae Road / Northerly Site Access	
Westbound Approach (Driveway)	Stop-controlled with full access; One left-turn lane with a minimum storage length of 70'; One right-turn lane

Southbound Approach (Lagae Road)	One left-turn lane with a total length of 270'; Two through lanes
Northbound Approach	One through lane; One shared through/right-turn lane
Lagae Road / Southerly Site Access	
Westbound Approach (Driveway)	Stop-controlled with full access; One left-turn lane with a minimum storage length of 70'; One right-turn lane
Southbound Approach (Lagae Road)	One left-turn lane with a total length of 270'; Two through lanes
Northbound Approach	One left-turn lane with a total length of 270'; Two through lanes
<b>ROADWAY IMPROVEMENTS</b>	
North and South Legs	Remove existing raised median on Lagae Road from 100 feet north of the Northerly Site Access to 100 feet south of the Southerly Site Access, and re-stripe roadway to provide a center two-way left-turn lane.

In summary, the proposed project with recommend improvements will not cause any of the existing roadways and intersections, or any future roadways and intersections, to operate below a Level of Service D. All future access points will be further evaluated as part of detailed traffic studies for individual platting application and development proposals.

**Happy Canyon and I-25 Interchange**

Rick Engineering completed the traffic impact analysis for Lagae Ranch Planning Area 7 (PA 7) in May 2019. Their analysis included the Lagae Road intersection with Happy Canyon Road but did not include the ramp terminal intersections within the Happy Canyon Interchange. The analysis assumed 28 percent of the total PA 7 trips would travel through the Happy Canyon Interchange, with 25 percent of these trips accessing I-25, and the other 3 percent of the trips traveling all the way through the interchange to the east side of I-25.

The projected trips through the Interchange as shown in the Traffic Impact Analysis Report are:

- 19 morning / 11 evening peak hour trips would turn left from Lagae Road toward Happy Canyon Interchange. If 3 percent continue east on Happy Canyon Road, then 18 morning / 10 evening trips access I-25 from PA-7.
- 6 morning / 19 evening peak hour trips would travel from Happy Canyon Interchange and turn right onto Lagae Road. If 3 percent traveled from east of I-25, then 5 morning / 18 evening trips came from I-25.

Pursuant to Douglas County Traffic Impact Study Guidelines, if the projected trip volumes represent less than 5 percent of the total volume through the ramp terminal intersections, then inclusion of these two intersections in the analysis is not required.



The analysis used the same two intersection configurations (signal and roundabout) for 2040 operations at the Lagae Road intersection with Happy Canyon Road as shown in the Lagae Ranch TIS and Castle Pines Town Center TIS. With the addition of the PA 7 trips, this intersection is projected to provide LOS C for AM hours and LOS D for PM hours in year 2040:

### **Land Use**

The project proposes the development of 187 units, which amounts to a proposed density of 10 dwelling units per acre (10 du/ac). The Lagae Ranch PD approved in 2008 allowed for a variety of land uses, including but not limited to 231 single-family residences and 400 multi-family residences, for a total of 631 dwelling units. In 2017, the Lagae Ranch 1<sup>st</sup> PD Amendment adjusted the 400 multi-family units to 145 single-family attached and detached units, resulting in an allowed total residential dwelling unit count of 376. The addition of the proposed 187 units would bring the existing platted or built units to a total of 563 units, which is below the 631 dwelling units approved in the 2008 PD.

The City of Castle Pines Comprehensive Plan designated PA 7 as Neighborhood Village, which allows for a residential density of 4-10 dwelling units per acre. The project proposes the development of 187 units on 18.75 acres, which amounts to a density of 10 dwelling units per acre (10 du/ac). Therefore, the proposed project is consistent with the land use designation for the planning area, and is consistent with the overall density of development approved in the 2008 PD. Finally, the City has approval authority of multifamily, attached single family, and commercial development through the Site Improvement Plan process to ensure a high quality of design on future projects.

### **Dedications**

No additional land dedications are required as a result of the proposed project.

### **Zoning Resolution, Approval Criteria—Planned Development Major Amendment**

Major Amendments to Planned Developments require the Planning Commission to consider the approval criteria set forth in Section 1517.09 of the City of Castle Pines Zoning Ordinance. Staff has identified each of the criteria followed by a staff finding. However, it is the responsibility of the Applicant to justify the request for a Major Amendment to the Planned Development.

#### **§1517.09 Approval Criteria for approval of a Major Amendment to a Planned Development:**

##### ***§1517.09.1 – Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.***

The proposed PD amendment is consistent with the development standards of the original Lagae Ranch PD because the project is a request to add single-family attached residential development as an allowable principle land use in PA 7 to allow the construction of 187 units, which would bring the existing platted or built units in the PD to a total of 563 units, which is below the 631 dwelling units approved in the 2008 PD. No development standards in PA 7 are changing, and no new parkland or school land commitments are required for this project. The proposed PD amendment will uphold all previous commitments as outlined in the 2008 approval, and therefore the project is consistent with the overall intent of the planned development.

##### ***§1517.09.2 – Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.***

The proposed PD amendment is consistent with the efficient development and preservation of the Canyons PD because the amendment supports the goal of providing 631 dwelling units the PD area and allows the City and the applicant to adapt to changing market forces in the area. PA 7,

approximately 18.75 acres in size, was zoned in 2008 to allow for a variety of land uses including school, bank/financial institution, church, cultural facility, open space/trails, park/playground, recreation facility (indoor or outdoor), day-care center, health club/fitness center (public or private), town hall, community center, retail/service business (indoor) and professional office. Residences were not listed as an allowable use in the 2008 approval. The amendment requests the addition of single-family attached residential development as an allowable principle land use in PA 7.

The Lagae Ranch PD approved in 2008 allowed for a variety of land uses, including but not limited to 231 single-family residences and 400 multi-family residences, for a total of 631 dwelling units. In 2017, the Lagae Ranch 1<sup>st</sup> PD Amendment adjusted the 400 multi-family units to 145 single-family attached and detached units, resulting in an allowed total residential dwelling unit count of 376. The addition of the proposed 187 units would bring the existing platted or built units to a total of 563 units, which is below the 631 dwelling units approved in the 2008 PD. The proposed dwelling units are needed to meet the envisioned dwelling units for the area, which will further support future commercial development efforts in the area.

***§1517.09.3 – Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.***

The amendment will not adversely affect the public interest or enjoyment of the adjacent lands because the project is consistent with the City's Comprehensive Plan, and the project does not require new land dedications and all future traffic impacts will be mitigated.

The City of Castle Pines Comprehensive Plan designated PA 7 as Neighborhood Village, which allows for a residential density of 4-10 dwelling units per acre. The project proposes the development of 187 units on 18.75 acres, which amounts to a density of 10 dwelling units per acre (10 du/ac). Therefore, the proposed project is consistent with the land use designation for the planning area, and is consistent with the overall density of development approved in the 2008 PD. The City also has approval authority of multifamily, attached single family, and commercial development through the Site Improvement Plan process to ensure a high quality of design on future projects.

No additional parkland or school land dedications are required from this project. The proposed project required the completion of a focused Traffic Impact Analysis (TIA) to determine the impacts of the proposed project on nearby streets and intersections. The findings of the Horizon Years 2040 analysis showed that forecasted growth in background traffic from the year 2030 to 2040 would result in the need for additional improvements to the Lagae Road / Happy Canyon Road intersection, as outlined in the Traffic Impacts and Access section above. The proposed project with recommend improvements will not cause any of the existing roadways and intersections, or any future roadways and intersections, to operate below a Level of Service D and therefore, this amendment will not adversely affect the public interest or enjoyment of the adjacent land.

***§1517.09.4 – Whether the amendments sole purpose is to confer a special benefit upon an individual.***

The proposed amendment does not solely confer a special benefit upon an individual.

***§1517.09.5 – For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Ordinance.***

The proposed amendment is consistent with the water supply standards found in Section 18A, Water Supply Overlay District, of the City's Zoning Ordinance. Lagae Ranch is served and located entirely with the Castle Pines North Metropolitan District service boundaries. The Castle Pines North

Metropolitan District did not provide any comments on the proposed amendment and has previously stated its ability to serve the Lagae Ranch development

**STAFF RECOMMENDATION:**

Based upon findings herein, Staff recommends that Planning Commission recommend approval of the 2<sup>nd</sup> Major Amendment to the Lagae Ranch Planned Development, subject to the recommended conditions of approval.

**SUGGESTED MOTION FOR APPROVAL:**

I move to recommend approval of the 2<sup>nd</sup> Major Amendment to the Lagae Ranch Planned Development, Case No. ZR18-001, subject to the following conditions of approval found in the Staff Report, dated September 19, 2019:

1. The Applicant shall pay ALL fees and costs incurred by the City and its consultants, in review and processing of the application prior to recordation; AND
2. The Applicant shall resolve/correct any minor technical issues as directed by staff prior to recordation of the Planned Development Major Amendment; AND
3. [Planning Commission may insert additional conditions in order to mitigate the impacts of development]

**SUGGESTED MOTION FOR DENIAL<sup>1</sup>:**

I move to recommend denial of the 1<sup>st</sup> Major Amendment to the Canyons Planned Development Plan, Case No. ZR18-002, based on the followings of fact:

1. The application *does not* meet the approval criteria set forth for Major Amendment for Planned Developments in Section 15 – Planned Development District of the City of Castle Pines Zoning Ordinance; specifically, subsection 1517.09 in that: (identify specific criteria not met by the application)

**EXHIBITS:**

- A. Application Materials
  - a. Land Use Application
  - b. Project Narrative
  - c. Plan Exhibit
- B. Referral Agency List and Response Summary
- C. Applicant’s Response to Agency Comments

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<sup>1</sup> In the event Planning Commission wishes to recommend denial of this case, planning staff recommends that Planning Commission consult with the City Attorney prior to making a motion for denial.

OFFICE USE ONLY		SUBMITTAL DATE
TYPE OF REQUEST:		
PROJECT NAME:		
CASE NO:		
FEES COLLECTED:	STAFF INITIALS:	

**SECTION 1—BRIEF DESCRIPTION OF PROPOSAL**

Amend the LAGAE PLANNED Development for Planning Area 7  
only to allow residential, attached uses to include  
TOWNHOMES, PATIO HOMES, clustered homes and duplexes,  
Amend to also include multi-family as a use.

**SECTION 2—PROPERTY INFORMATION**—Property Information required below can be found on the Douglas County Assessor website at [www.douglas.co.us/assessor/](http://www.douglas.co.us/assessor/). Please print a copy of the Assessor's page and submit it with your presubmittal review request.

State Parcel Number (SPN): 235-033-08-006 Parcel Size: 15.86 Acres

Legal Description: Lot 236-A, Lagae Ranch, Filing No. 1, First Amend.

Site Address: —

**SECTION 3—ZONING AND LAND USE INFORMATION**

Existing Zoning: PD Proposed Zoning: PD Amend.

Zoning of Surrounding Properties: (N) MF (S) Open Space (E) R.O.W. (W) JFD

Existing Land Use: "Community / Commercial"

Proposed Land Use: "Community / Commercial / Res. DENTAL"

**SECTION 4—PROPERTY OWNER INFORMATION**

Property Owner: STORAGE, STORAGE, STORAGE CASTLE PINES, LLC

Address: 9801 E. EASTER AVE, CENTENNIAL, CO 80112

Phone: 303-346-7006 Fax: 303-470-1769 Email: TCLARK@VENTANACAP.COM

**SECTION 5—AUTHORIZED REPRESENTATIVE INFORMATION** (requires notarized letter of authorization if other than owner)

Property Owner / Developer / Engineer / Attorney / Other (Circle One): Developer

Contact Person/Company Info: TOM CLARK, Ventana Capital, Inc.

Address: 9801 E. EASTER AVE, CENTENNIAL, CO 80112


Phone: 303-346-7006 Fax: 303-470-1769 Email: TCLARK@VENTANACAP.COM

**SECTION 6—SPECIAL DISTRICT INFORMATION**—Please list the districts that will be affected by the proposal (attach any letters):

Water District: CPNMD  
Sanitation District: CPNMD  
School District: Douglas County  
Library District: Douglas County  
Fire District: SOUTH METRO FIRE RESCUE AUTHORITY  
Other Districts: NORTH PINE VISTAS METRO DISTRICT

**SECTION 4—CERTIFICATION**

To the best of my knowledge, this Land Use Application is correct and complete. I have read and understand the City's information sheet regarding the Preble's Meadow Jumping Mouse.

Applicant Signature:  Date: OCT. 12, 2018

**PREBLE'S MEADOW JUMPING MOUSE**

**What is the Prebles' meadow jumping mouse?**

The Preble's meadow jumping mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's meadow jumping mouse or its habitat.

**Where does the mouse live?**

The Preble's meadow jumping mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainage areas, including tributaries and the main stream reaches, of East and West Plum Creek. However, *any* stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act. The mouse has also been found in Boulder, Elbert, El Paso, Jefferson and Larimer counties and in parts of Wyoming.

**What activities may be considered a violation of the Endangered Species Act?**

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;
2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and
3. The application or discharge of agrichemicals, or other pollutants, and pesticides, onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

**How to determine if a proposed activity would violate the Endangered Species Act.**

Any questions regarding whether an activity will impact the Preble's meadow jumping mouse or its habitat should be directed to:

Peter Plage or Adam Misztal  
Fish and Wildlife Biologist  
United States Fish and Wildlife Service  
Ecological Services  
Colorado Field Office  
P.O.Box 25486, DFC (MS 65412)  
Denver, CO 80225-0486  
303-236-4773

**Where to find a licensed Wildlife Consultant to perform Preble's Surveys.**

A current list of wildlife consultants licensed to perform Preble's surveys may be found on the US Fish and Wildlife Service website at:

[http://mountain-prairie.fws.gov/preble\\_RELATED\\_ACTIONS/consultants.htm](http://mountain-prairie.fws.gov/preble_RELATED_ACTIONS/consultants.htm)

**ANY APPROVAL GIVEN BY THE CITY OF CASTLE PINES DOES NOT OBTIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.**

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# VENTANA

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## 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 2<sup>nd</sup> 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



# 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%
<b>OR</b>					
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. \_\_\_\_\_.

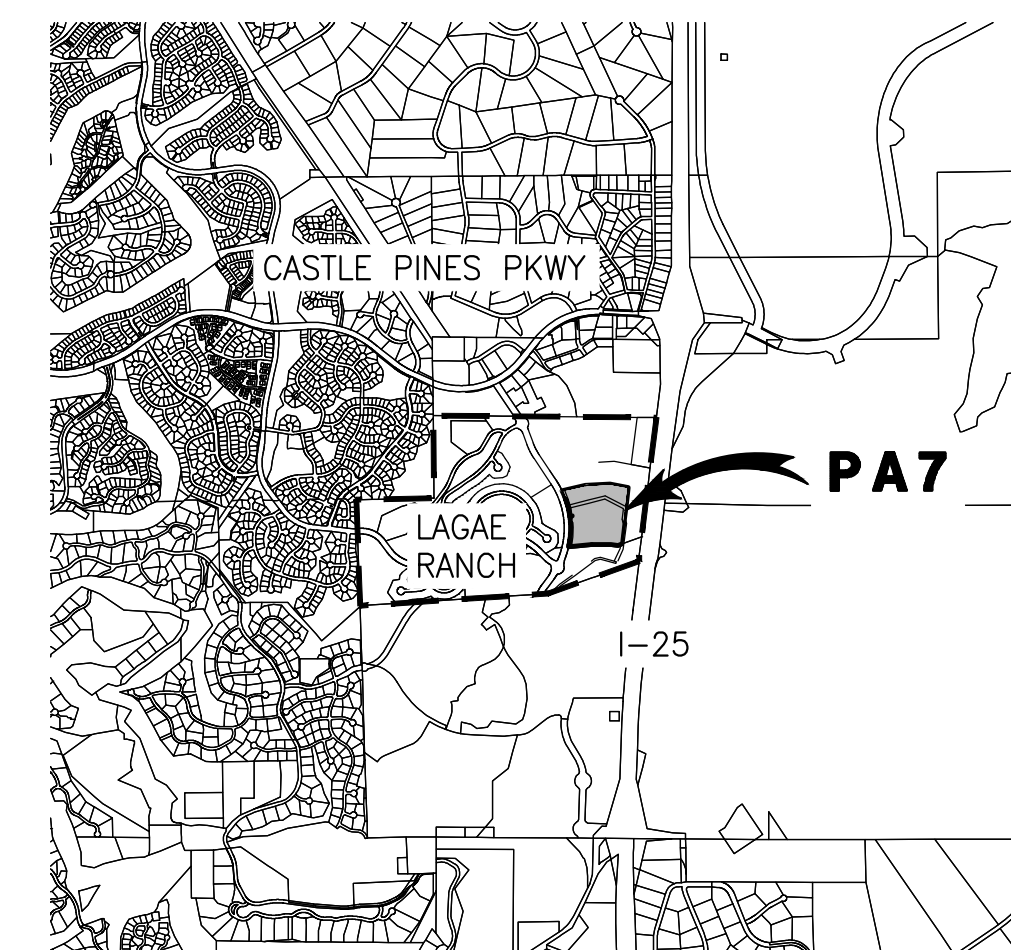
BEING LOCATED IN THE SOUTH ONE-HALF (S 1/2) OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

## 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

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

## DEVELOPMENT STANDARDS

	PLANNING AREA	MAX DENSITY	MINIMUM LOT SIZE (SF)	MINIMUM SETBACKS							BUILDING HT.			
				STREET / FRONT			BLDG SEPARATION <sub>3</sub>	REAR			PROJECT BOUNDARY <sub>2</sub>	MINOR ARTERIAL	MAJOR ARTERIAL	MAXIMUM
				STRUCTURE <sub>1</sub>	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.

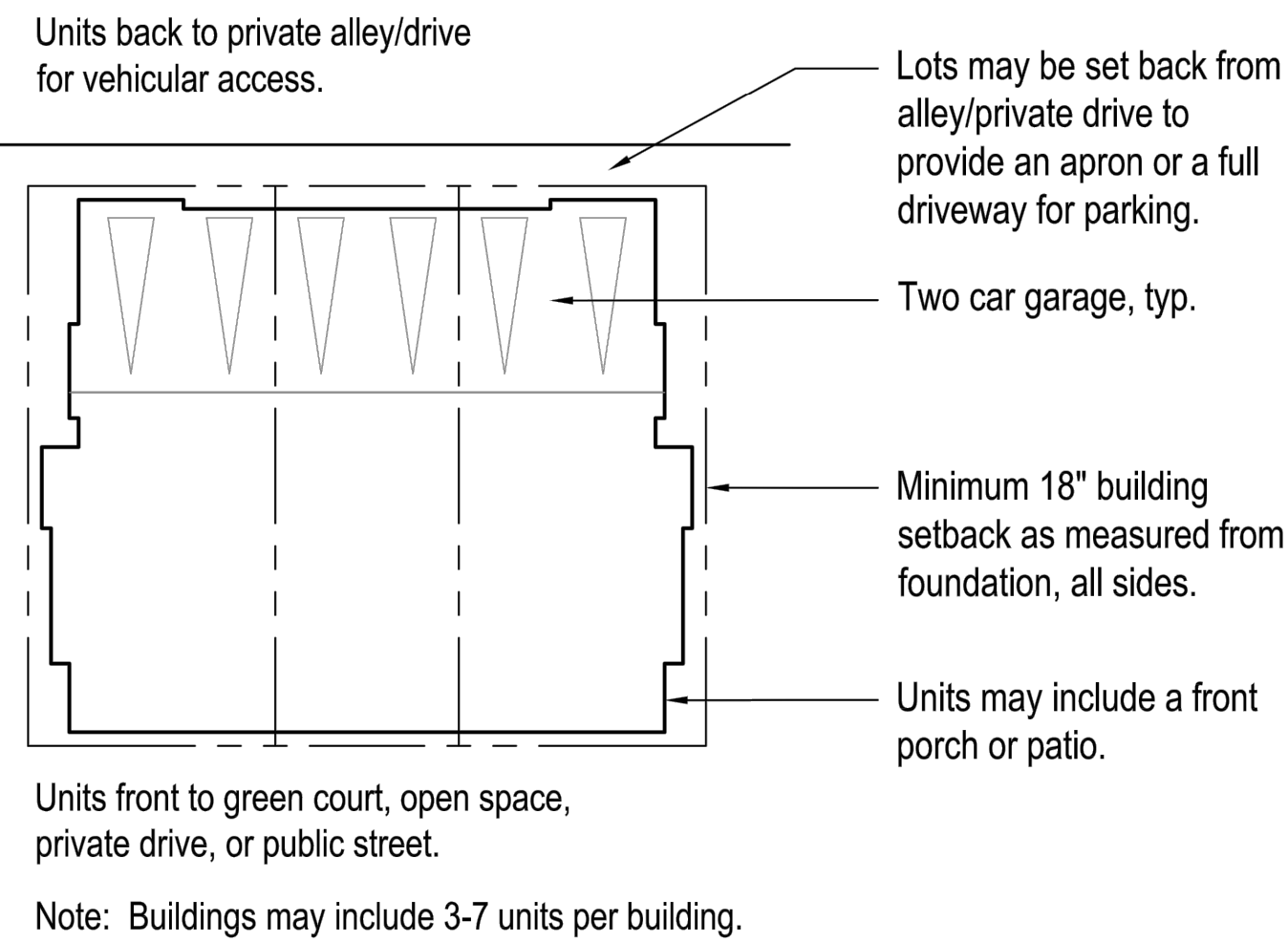
LEGEND  
 SFA =SINGLE FAMILY ATTACHED RESIDENTIAL  
 AL =ALLEY LOADED GARAGE  
 STRUCTURE=LIVING SPACE OR COVERED PORCH

## SINGLE-FAMILY ATTACHED RESIDENTIAL DESIGN STANDARDS

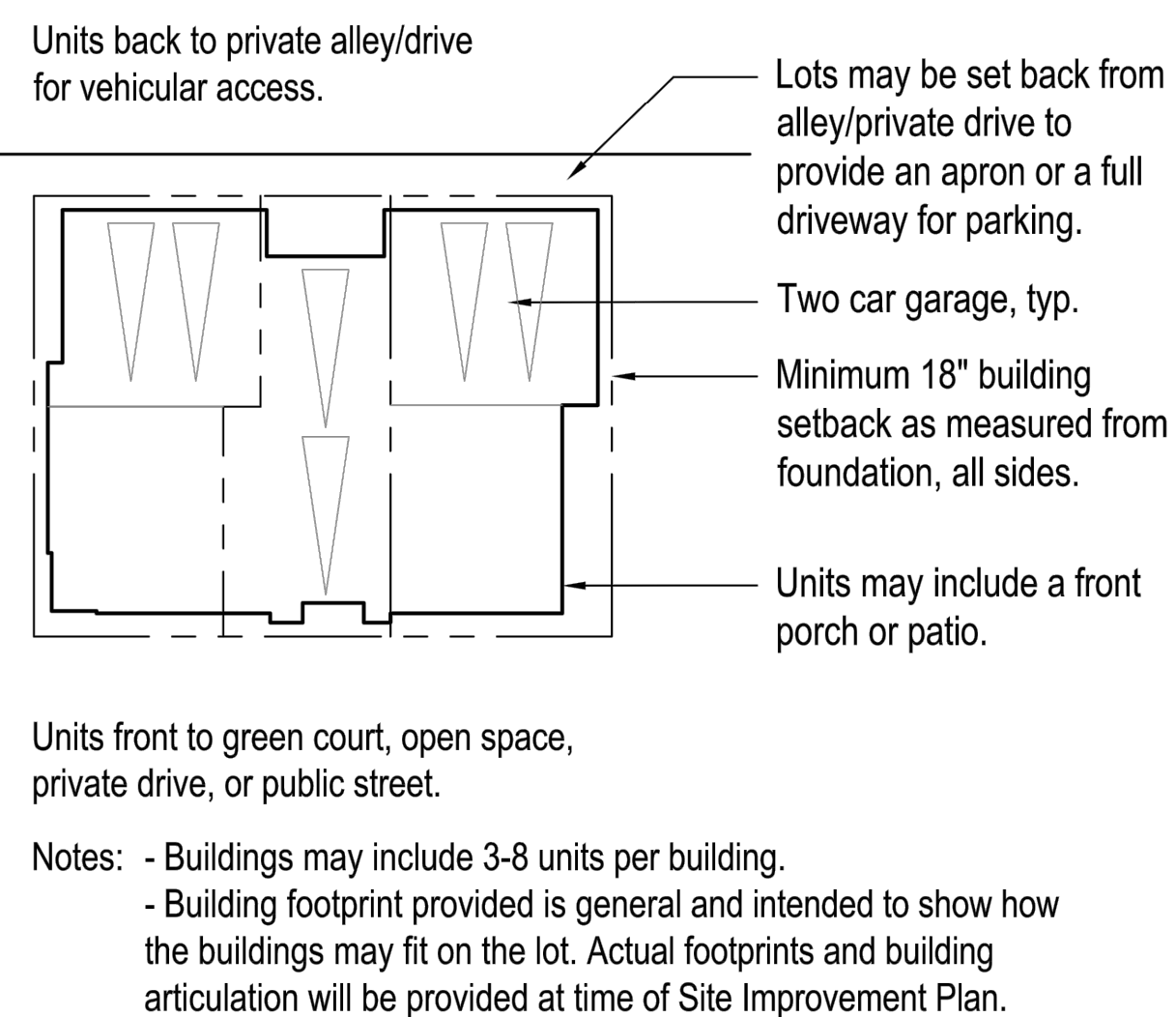
A. ARCHITECTURAL DESIGN CONCEPT  
 A1. THE OVERALL CHARACTER OF THE DEVELOPMENT SHOULD BE DEFINED THROUGH THE USE OF A VARIETY OF COHESIVE ARCHITECTURAL STYLES.  
 A2. PROJECTS SHALL INCORPORATE THE CONTEXT OF ADJACENT AND SURROUNDING PROJECTS, YET BE ORIGINAL IN DESIGN.  
 A3. ARCHITECTURAL DESIGN OF 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 ONTO 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.

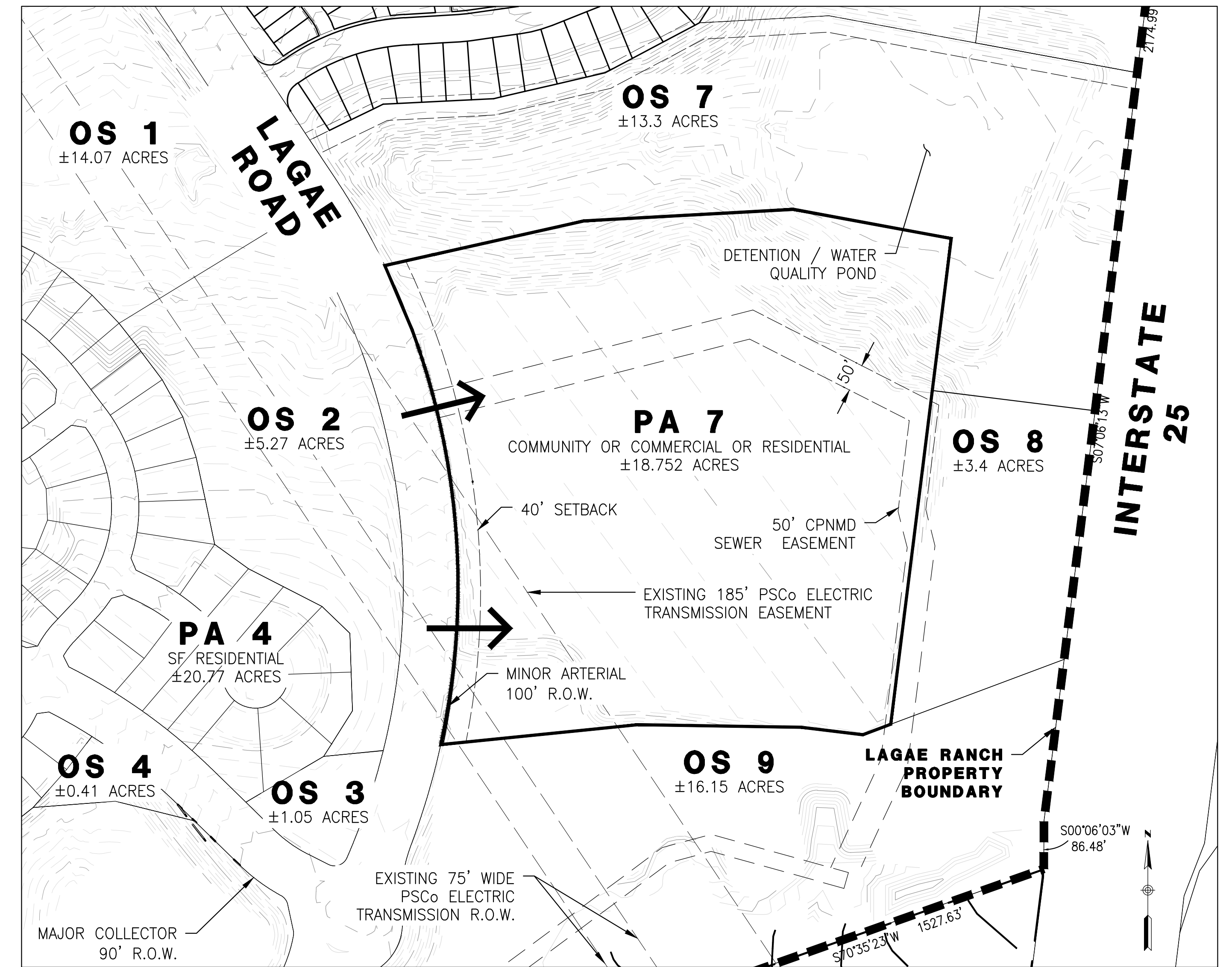
C. EXTERIOR BUILDING MATERIALS AND COLOR  
 C1. EXTERIOR FINISH MATERIALS SHOULD HAVE LOW REFLECTANCE, VARIED TEXTURES, AND UTILIZE NATURAL EARTH TONE HUES. EXAMPLES OF MATERIALS INCLUDE: BRICK, STUCCO, STONE, SPLIT-FACED BLOCK, CUT STONE, AND SIDING.  
 C2. THE USE OF (3) OR MORE COLORS IS ENCOURAGED.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

SCALE 1"=200'

<b>PLANNER/ENGINEER:</b> RICK ENGINEERING COMPANY 9801 EAST EASTER AVE CENTENNIAL, CO 80112 303-537-8020	<b>PREPARED FOR:</b> STORAGE, STORAGE, STORAGE CASTLE PINES, LLC 9801 EAST EASTER AVE CENTENNIAL, CO 80112
DATE: JUNE 26, 2019	SHEET: 2 OF 2



Referral Sent	Comment Received
ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY-CENTENNIAL	x
NORTH PINES VISTA METRO DISTRICT	
CASTLE PINES NORTH METRO DISTRICT	
CHERRY CREEK BASIN WATER QUALITY AUTHORITY	x
IREA	x
PLUM CREEK WASTEWATER AUTHORITY	
SOUTH METRO FIRE & RESCUE	x
TRI-COUNTY HEALTH DEPARTMENT	x
URBAN DRAINAGE & FLOOD CONTROL DIST	
US ARMY CORP OF ENGINEERS	
XCEL ENERGY	x
MERITAGE HOMES	
LENNAR HOMES	
DOUGLAS COUNTY ADDRESSING	
CENTURY LINK	
COMCAST	
DOUGLAS COUNTY COMMUNITY DEVLOPMENT	x
DOUGLAS COUNTY SCHOOL DISTRICT	x

City of Castle Pines  
Community Development Department  
360 Village Square Lane, Suite B  
Castle Pines, CO 80108  
[PHONE: 303-705-0200]  
[FAX: 303-688-9414]

Date Sent: March 20, 2019  
Comments Due: **April 19, 2019**

**30-DAY REFERRAL RESPONSE REQUEST**

**Name: Lagae Ranch Planned Development, 2nd Amendment**

**Case Number: ZR18-001**

**Request:** The Applicant, Tom Clark, Ventana Capital, Inc., has filed an application for the 2<sup>nd</sup> amendment to The Lagae Ranch Planned Development, with the City of Castle Pines Community Development Department requesting to amend Planning Area 7 to add the following principal uses: Residential Single Family Attached and Residential Multifamily. The applicant is proposing a maximum of 195 Residential Single Family Attached and Residential Multifamily units within Planning Area 7. In addition, the applicant is proposing to remove the "Town Hall" from the list of principal uses. In the Lagae Ranch Planned Development, Planning Area 7 previously only had Commercial and Community uses. The applicant has requested this change because of changing market conditions.

Because of the possible effect of the proposed action/development upon your area, or agency, the case is being referred for your comment. Please examine the enclosed request and, after review, check the appropriate line and return to the City of Castle Pines Community Development Department on or before **Friday, April 19, 2019**. *Please Note: Comments not received on or by the date indicated above, will be considered as an endorsement for approval.*

**Please review and comment in the space provided**

<input type="checkbox"/>	NO COMMENT
<input checked="" type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS:  _____
<input checked="" type="checkbox"/>	SEE ATTACHED LETTER
AGENCY:	<u>ACPAA</u>
PRINT NAME:	<u>Dylan Heberlein</u>
SIGNATURE:	<u>[Signature]</u>
PHONE #:	<u>303 218 2921</u>
DATE:	<u>4/19/19</u>
EMAIL:	<u>dheberlein@centennialairport.com</u>

No public hearing dates have been scheduled before Planning Commission or City Council. Additional specific information may be obtained by calling 303-901-2441. If you are unable to submit written comments by the due date or need additional materials/information, please contact me—**IMMEDIATELY**.

Sincerely,

Brandon Howes, AICP  
Castle Pines Contract Planner  
bhowes@rgengineers.com



**CENTENNIAL AIRPORT**  
**ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY**

7800 South Peoria Street, Unit G1  
Englewood, Colorado 80112  
main: 303.790.0598  
fax: 303.790.2129  
[www.centennialairport.com](http://www.centennialairport.com)

---

April 19, 2019

Mr. Brandon Howes  
Senior Planner  
RG and Associates, LLC  
4885 Ward Road, Suite 100  
Wheat Ridge, CO 80033

Re: ZR18-001; Lagae Ranch PD, Amendment 2

Dear Mr. Howes,

Thank you for the opportunity to review the planned development. Given that the proposed development falls west of I-25, outside of the Airport Influence Area (AIA) and not near or underneath the Instrument Landing System (ILS) approach. The Arapahoe County Public Airport Authority does not have any comments to make on the development.

Please feel free to call me if you have any questions.

Sincerely,

Dylan Heberlein  
Senior Planner/Noise and Environmental

**30-DAY REFERRAL RESPONSE REQUEST**

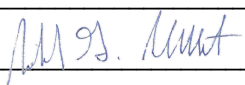
**Name: Lagae Ranch Planned Development, 2nd Amendment**

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**Request:** The Applicant, Tom Clark, Ventana Capital, Inc., has filed an application for the 2<sup>nd</sup> amendment to The Lagae Ranch Planned Development, with the City of Castle Pines Community Development Department requesting to amend Planning Area 7 to add the following principal uses: Residential Single Family Attached and Residential Multifamily. The applicant is proposing a maximum of 195 Residential Single Family Attached and Residential Multifamily units within Planning Area 7. In addition, the applicant is proposing to remove the "Town Hall" from the list of principal uses. In the Lagae Ranch Planned Development, Planning Area 7 previously only had Commercial and Community uses. The applicant has requested this change because of changing market conditions.


Because of the possible effect of the proposed action/development upon your area, or agency, the case is being referred for your comment. Please examine the enclosed request and, after review, check the appropriate line and return to the City of Castle Pines Community Development Department on or before **Friday, April 19, 2019**. *Please Note: Comments not received on or by the date indicated above, will be considered as an endorsement for approval.*

**Please review and comment in the space provided**

<input type="checkbox"/>	NO COMMENT
<input checked="" type="checkbox"/>	PLEASE BE ADVISED OF THE FOLLOWING CONCERNS: <u>Construction and post-construction BMPs are required to meet Authority's Control Regulation</u> <u>72. The Authority reserves the right to review and comment on future submittals</u> <u>for this project.</u>
<input type="checkbox"/>	SEE ATTACHED LETTER
AGENCY: <u>Cherry Creek Basin Water Quality Authority</u>	
PRINT NAME: <u>Richard G. Borchardt</u>	
SIGNATURE: <u></u>	
PHONE #: <u>303.488.7571</u>	DATE: <u>March 22, 2019</u>
EMAIL: <u>rborchardt@r2engineers.com</u>	

No public hearing dates have been scheduled before Planning Commission or City Council. Additional specific information may be obtained by calling 303-901-2441. If you are unable to submit written comments by the due date or need additional materials/information, please contact me—**IMMEDIATELY**.

Sincerely,

  
Brandon Howes, AICP  
Castle Pines Contract Planner  
bhowes@rgengineers.com



April 4, 2019

Brandon Howes, AICP  
Senior Planner  
RG and Associates, LLC  
4885 Ward Road, Suite 100  
Wheat Ridge, CO 80033

**Re: Lagae Ranch PD Amendment No. 2, ZR18-0001**

Dear Mr. Howes;

We are in receipt of your request for comments on the above referenced application. Thank you for the opportunity to comment on the proposed project.

On behalf of Douglas County School District (DCSD), we have the following comments regarding this application. This application proposes 195 single-family attached or multi-family residences on 15.86-acres at a density of 12.3 dwelling units per acre. Standard DCSD student generation calculations for this final plat total 16 elementary students, 5 middle school students and 10 high school students. This represents a total school land dedication requirement of 1.524 - acres.

The Lagae Ranch PD project number ZR08-001 was approved by the City of Castle Pines in 2008. The Lagae Ranch PD allows for a variety of land uses, including but not limited to, 231 single-family residential dwellings in PA's 3, 4 and 5, and 400 multi-family residential units in PA 6 for a total of 631 dwelling units.

The property is currently being developed and improved. According to the applicant, a total of 229 single-family units, and 145 dwelling units have been platted or built within Lagae Ranch. This represents a total of 374 dwelling units. When adding the proposed 195 dwelling units for the 2<sup>nd</sup> Amendment, the entire Lagae Ranch will consist of 569 dwelling units. This is under the initial 631 units of the original PD. The applicant believes that school dedications have been previously satisfied. Assuming that this PD Amendment does not exceed the original dwelling unit cap of 631 dwelling-units, DCSD believes that no additional school land dedication is required.

DCSD has reviewed prior school commitments and believes that if the 195 dwelling units proposed with this application do indeed fall within the original dwelling unit cap, then the school fee commitment should carry forward for these dwelling units. Specifically THE OWNER WILL PAY TO THE CITY OF CASTLE PINES A COST MITIGATION FEE IN 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 AND \$250.00 PER MULTI-FAMILY RESIDENTIAL

UNIT.

The following is documentation of our understanding of applicable school commitments. As part of the original PD approval, the following school site commitments were approved.

“SCHOOL DEDICATION

1. THE DEVELOPER AGREES TO CONVEY TO THE AMERICAN ACADEMY CHARTER SCHOOL AN AREA OF 6.00 ACRES AT THE TIME OF FINAL PLAT, FEE SIMPLE AND WITHOUT COST TO BE LOCATED IN PA 2 FOR THE PURPOSE OF OPERATING A NEW KINDERGARTEN TO EIGHTH GRADE (K-8) SCHOOL FACILITY. THE DEVELOPER UNDERSTANDS THAT CONSTRUCTION OF THE NEW KINDERGARTEN TO EIGHTH GRADE (K-8) SCHOOL WOULD OCCUR AT THE SOLE DISCRETION OF THE AMERICAN ACADEMY CHARTER SCHOOL. SCHOOL DEDICATION WILL OCCUR AT THE TIME OF FINAL PLAT.

2. 6.00 ACRES OF SCHOOL LAND IS RESERVED FOR DEDICATION WITHIN THIS PLANNED DEVELOPMENT.

3. THE APPLICANT SHALL PAY TO THE CITY CASH-IN-LIEU OF DEDICATION OF 1.08 ACRES OF LAND BASED ON A VALUE DETERMINED PURSUANT TO SECTION 1004 OF THE CITY OF CASTLE PINES NORTH SUBDIVISION RESOLUTION.”

On December 2, 2008, Lot 234 of Lagae Ranch Filing No. 1 was recorded conveying a 6.02-acre site to AA Building Corp II for the construction of American Academy Charter School. The 84,000 square foot, 3-story American Academy Charter school was built in 2011.

On December 4, 2008, Lagae Ranch Filing No. 1 was recorded. This final plat contained 236 lots including the school site and various open space tracts. This final plat included the following school commitments.

“19. THE OWNER SHALL PAY TO THE CITY CASH-IN-LIEU OF 1.08 ACRES OF DEDICATED SCHOOL LAND, IN AN AMOUNT OF \$122,152.27. SUCH PAYMENT SHALL BE PAID UPON THE EARLIER TO OCCUR OF (1) TRANSFER BY THE OWNER TO ANY UNAFFILIATED THIRD-PARTY PURCHASER OF ANY RESIDENTIAL LOT(S) OR ANY MULTIFAMILY LOT(S), OR (2) THE ISSUANCE OF A BUILDING PERMIT FOR ANY RESIDENTIAL LOT OR MULTI-FAMILY LOT. IF PAID AT BUILDING PERMIT SUCH PAYMENT WILL BE MADE IN INSTALLMENTS CALCULATED AT \$50.00 PER MULTI-FAMILY UNIT AND/OR \$442.22 PER SINGLE FAMILY LOT. IF THE PAYMENT IS MADE IN INSTALLMENTS AND A RESIDENTIAL LOT IS SUBSEQUENTLY CONVEYED TO AN UNAFFILIATED THIRD-PARTY PURCHASER OR A MULTI-FAMILY LOT HAS BEEN CONVEYED TO AN UNAFFILIATED THIRD-PARTY PURCHASER, ANY UNPAID BALANCE SHALL BECOME IMMEDIATELY DUE AND PAYABLE. THE AMOUNT OF \$122,152.27 SHALL ACCRUE INTEREST AT A RATE OF 8% FROM THE DATE OF RECORDING OF THIS FINAL PLAT UNTIL PAYMENT.

20. THE OWNER WILL PAY A DEVELOPMENT SERVICES FEE TO THE CITY OF CASTLE PINES NORTH IN THE AMOUNT OF \$300,000, PAYABLE AS FOLLOWS: \$100,000 SHALL BE PAID CONTEMPORANEOUSLY WITH RECORDING THIS FINAL PLAT, AND THE REMAINING \$200,000 SHALL BE PAID UPON THE EARLIER TO OCCUR OF (1) CONVEYANCE OF FIVE OR MORE LOTS IN A SINGLE TRANSACTION OF ONE OR MORE MULTI-FAMILY LOT(S) TO AN UNAFFILIATED THIRD-PARTY PURCHASER OR (2) RESIDENTIAL BUILDING PERMIT ISSUANCE, IN WHICH CASE THE PAYMENT WILL BE MADE IN INSTALLMENTS AS RESIDENTIAL BUILDING

PERMITS ARE ISSUED ON A PER LOT BASIS CALCULATED AT THE RATE OF \$780.00 PER SINGLE FAMILY RESIDENTIAL UNIT AND \$50.00 PER MULTI-FAMILY RESIDENTIAL BUILDING PERMIT. IF ANY PORTION OF THE DEVELOPMENT SERVICES FEE IS PAID IN INSTALLMENTS, AND FIVE OR MORE LOTS OR ONE OR MORE MULTI-FAMILY LOT(S) ARE SUBSEQUENTLY CONVEYED TO AN UNAFFILIATED THIRD-PARTY PURCHASER, ANY UNPAID BALANCE WILL BECOME IMMEDIATELY DUE AND PAYABLE.

21. THE OWNER WILL PAY A COST MITIGATION FEE IN THE AMOUNT OF \$334,000, 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 AND \$250.00 PER MULTI-FAMILY RESIDENTIAL UNIT, OF WHICH \$50,000 WOULD BE PAID TO THE CITY OF CASTLE PINES NORTH FOR A SCHOOL GRANT FUND AND THE REMAINDER WOULD BE PAID TO THE DOUGLAS COUNTY SCHOOL DISTRICT WITH THE FUNDS DIVIDED BETWEEN THE CITY AND DOUGLAS COUNTY AT THE TIME OF PAYMENT.”

The Lagae Ranch PD was subsequently amended in August 2017. As part of the Amendment, the following school site commitment was approved.

“THE OWNER OF PLANNING AREA 6 SHALL PAY A COST MITIGATION FEE IN THE AMOUNT OF \$105,000 PAYABLE IN INSTALLMENTS AS RESIDENTIAL BUILDING PERMITS ARE ISSUED ON A PER LOT BASIS CALCULATED AT THE RATE OF \$725.00 PER SINGLE FAMILY RESIDENTIAL BUILDING PERMIT AND \$263.00 PER MULTIFAMILY RESIDENTIAL UNIT. THE REMAINING BALANCE OF \$229,000 SHALL BE COLLECTED AT A BASE RATE OF \$1,000 PER SINGLE FAMILY RESIDENTIAL BUILDING PERMIT IN PLANNING AREAS 3, 4, AND 5. \$50,000 OF THE TOTAL COST MITIGATION FEE SHALL BE PAID TO THE CITY OF CASTLE PINES FOR A SCHOOL GRANT FUND AND THE REMAINDER WOULD BE PAID TO THE DOUGLAS COUNTY SCHOOL DISTRICT WITH THE FUNDS DIVIDED BETWEEN THE CITY AND DOUGLAS COUNTY AT THE TIME OF PAYMENT. (AMENDING NOTE 21, LAGAE RANCH FILING NO. 1 FINAL PLAT)

On August 28, 2018, Douglas County School District received the following from the City of Castle Pines Community Development Director Sam Bishop, “ The initial plat approved from 2008 required the developer to dedicate and pay school fees. The plat and PD have subsequently been amended but have carried forward the original conditions and intent of collecting school fees. The City has been collecting fees in the Lagae Ranch Development on behalf of the school district.”

On August 30, 2018 Sam Bishop and Derek Stertz met to discuss the school fees for Lagae Ranch PD. It is our understanding from that meeting that the City of Castle Pines receives cost mitigation fees for each dwelling unit at Lagae Ranch each paying \$1000 per building permit.

In summary, DCSD believes that no additional school land dedication is required and asks that the PD Plan include the following commitment, B.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 AND \$250.00 PER MULTI-FAMILY RESIDENTIAL UNIT (Amending Note 21 Lagae Ranch Filing No. 1).

We would like to have these agreements as conditions of approval for the application to move forward. Once we receive that confirmation, DCSD no objection to approval of this application. Thank you for your support of our mutual constituents

Sincerely,

**SCO Consulting, LLC**

A handwritten signature in black ink on a light gray rectangular background. The signature reads "Steve Ormiston" in a cursive script.

Steve Ormiston  
Consultant to DCSD



**Project Name:** Lagae Ranch Planned Development, 2nd Amendment

**Project Number:** ZR18-001 (DC RE2019-054)

**Date Received:** 03/20/2019

**Jurisdiction:** City of Castle Pines

**Due Date:** 04/19/2019

Brandon Howes, AICP  
Senior Planner  
City of Castle Pines  
Community Development Department  
360 Village Square Lane, Suite B  
Castle Pines, CO 80108

Dear Brandon,

Douglas County Addressing, Public Works Engineering, and Planning Services have reviewed the materials and offer the following comments.

**Addressing Comments:**

No Comments

**Engineering Comments:**

- The County requests that the scope of the Traffic Impact Analysis be expanded to include the intersection of Lagae Road and Happy Canyon Road. This intersection is intended to serve as an interim connection until such time as the Happy Canyon/I-25 interchange is reconstructed. Douglas County would appreciate analysis of this intersection be included in all new development proposals or revisions in the City of Castle Pines that may impact this intersection.

**Planner Comments:**

Douglas County Planning Services recommends development of an environmental noise study to determine current and projected noise levels impacting the site. The study should provide recommendations for mitigation of noise sources effecting indoor and outdoor residential spaces.

Regards,

*Joe Fowler*

Joe Fowler, AICP  
Chief Planner

**From:** [Brooks Kaufman](#)  
**To:** [Brandon Howes](#)  
**Subject:** RE: Castle Pines: 30 Day Referral: Lagae Ranch PD, Amendment 2, Case No. ZR18-0001  
**Date:** Wednesday, April 10, 2019 8:09:28 AM  
**Attachments:** [image002.png](#)

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Mr. Howes;

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association approves the rezoning of Lagae Ranch PD, Amendment No.2; for Planning Area 7. The Association will address utility easements at the site plan and platting review process.

Respectfully

Brooks Kaufman  
Intermountain Rural Electric Association  
Lands and Rights of Way Director  
5496 N. US Hwy 85  
Sedalia, CO 80135  
Direct : 720.733.5493  
Cell : 303.912.0765  
[bkaufman@irea.coop](mailto:bkaufman@irea.coop)



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**From:** Brandon Howes [mailto:bhowes@rgengineers.com]  
**Sent:** Wednesday, March 20, 2019 3:23 PM  
**To:** Dylan Heberlein; jim@cpnmd.org; Reid, Chuck; Brooks Kaufman; cgrotheer@pcwra.org; referrals@southmetro.org; Scott Stene; landuse@tchd.org; submittals@udfcd.org; Donna.L.George@xcelenergy.com; erik.sandstrom@meritagehomes.com; Traci.Beauman@Lennar.com; cboyd@douglas.co.us; Nre.Easement@centurylink.com; Scott\_Moore@cable.comcast.com; richard.cosgrove@dcsdk12.org; 'Sybil Kailihiwa'; aaron.r.eilers@usace.army.mil  
**Cc:** Sam Bishop; Tom Clark (tclark@ventanacap.com)  
**Subject:** Castle Pines: 30 Day Referral: Lagae Ranch PD, Amendment 2, Case No. ZR18-0001

**CAUTION:**

This email originated from outside of the organization. Do not click links or open

attachments unless you recognize the sender and know the content is safe.

Interested Parties,

Please find the referral documents link below for Lagae Ranch PD, Amendment 2, Case No. ZR18-0001

Project Name: Lagae Ranch PD, Amendment 2

Project File #: ZR18-001

Project Summary: The Applicant, Tom Clark, Ventana Capital, Inc., has filed an application for the 2nd amendment to The Lagae Ranch Planned Development, with the City of Castle Pines Community Development Department requesting to amend Planning Area 7 to add the following principal uses: Residential Single Family Attached and Residential Multifamily. In addition, the applicant is proposing to remove the "Town Hall" from the list of principal uses.

We ask your participation in providing Development Review with comments by **Friday April 19, 2019**

The link to the documents is below.

<https://drive.google.com/open?id=1Wi4WJEzQQTtAz3347c-8NzSZ8eeTkiS2>

Please let me know if you have any question or have any trouble accessing the documents at the attached link.

Thanks,  
Brandon

**Brandon Howes, AICP**

Senior Planner

303-901-2441





# SOUTH METRO FIRE RESCUE

## FIRE MARSHAL'S OFFICE

9195 E Mineral Ave, Centennial, CO 80112

PHONE: 720.989.2230 [www.southmetro.org](http://www.southmetro.org) FAX: 720.989.2030

Brandon Howes, AICP  
RG and Associates, LLC  
4885 Ward Road, Suite 100  
Wheat Ridge, CO 80033  
303-293-8107

Project Name: Lagae Ranch Planned Development, 2<sup>nd</sup> Major Amendment (Revised Comments)  
Project File #: **ZR18-001 (amending ZR08-001)**  
S Metro Review # REFOTH19-00065

Review date: 3-26-19

Plan reviewer: Scott Stene  
720.989.2249  
scott.stene@southmetro.org

**Project Summary:** 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 or multifamily residential (approximately 195) and remove the town hall.

Code Reference: 2015 International Fire Code, 2015 International Building Code as adopted by Douglas County.

The South Metro Fire Rescue (SMFR) Fire Marshal's Office has reviewed the documents provided.

**SMFR has no objections to the current site development plan. Future additional comments may need to be addressed during site planning.**

### Comments:

### Construction Comments:

1. Prior to Construction water distribution plans are to be submitted through SMFR's online permit/review system at [www.southmetro.org](http://www.southmetro.org), following the link for Electronic Plan Submittal. Plans will be reviewed as a Residential Water Distribution record for formal approval of hydrant placement and fire flows. Projected static pressures and modeling shall be provided. Approved plans will be signed as required for the water district. If the area will be built out in phases, water distribution plans for each phase may be individually submitted as needed.
2. Required access, road signage, and water supplies shall be completed for each area prior to the release of building permits for homes or other structures. Combustible building materials shall not be onsite until water supplies are completed and useable for the area.
3. Areas which contain more than 30 homes shall maintain two routes into and out of the area at all times once homes have been completed.



April 11, 2019

Brandon Howes  
Castle Pines Community Development Department  
7501 Village Square Drive, Suite 100  
Castle Pines Village, CO 80108

RE: Lagae Ranch Planned Development, Amendment 2, Project No. ZR18-0001  
TCHD Case No. 5526

Dear Mr. Howes:

Thank you for the opportunity to review and comment on the 2<sup>nd</sup> Amendment to the Lagae Ranch Planned Development requesting to amend planning are 7 to add the following principal uses: Residential Single Family Attached and Residential Multifamily; and to remove "town hall" from the list of principal uses. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design and has no comments.

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a horizontal line extending to the right.

Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Keith Homersham, TCHD



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

April 18, 2019

Douglas County Department of Community Development  
100 Third Street  
Castle Rock, CO 80104

Attn: Brandon Howes

**Re: Lagae Ranch PD Amendment No. 2, Case # ZR18-001**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact Mike Diehl, Siting and Land Rights Manager at 303-571-7260 or michael.diehl@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests 6-foot wide dry utility easements for natural gas distribution facilities and 8-foot wide dry utility easements for electric distribution facilities. If gas and electric are within the same trench, a 10-foot wide dry utility easement is required, not to overlap any wet utility easement.

The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start\\_stop\\_transfer/installing\\_and\\_connecting\\_service/](https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/)).

The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



July 3, 2019

Brandon Howes  
AICP-City of Castle Pines Contract Planner  
City of Castle Pines

RE: 2<sup>nd</sup> Submittal – Lagae Ranch Planned Development-2<sup>nd</sup> Amendment, Case No. ZR18-001 2<sup>nd</sup> Comment Letter

Mr. Howes,

Please accept this letter as our response to City of Castle Pines’ comments on the 2nd submittal of the Planned Development-2<sup>nd</sup> Amendment for the project site referred to as Lagae Ranch PA7. Responses to comments are included in red beneath the original comments.

**[City of Castle Pines 2<sup>nd</sup> Comment Response Letter- Case No. ZR18-001 \(Brandon Howes, City of Castle Pines Contract Planner\) Letter Dated: April 22, 2019:](#)**

## **P. Planning Comments:**

### General:

**P1.** The Castle Pines Comprehensive Plan future land use map identifies this property as *Mixed-Use Neighborhood* which offers small scale commercial services for surrounding neighborhoods but does not allow residential dwelling units. Staff has had additional discussion about this issue and determined that if this rezoning is approved, staff will need to amend the Castle Pines future land use map to *Neighborhood-Village*. *Neighborhood-Village* is a land use category that would be consistent with the surrounding land uses and recommends a residential density of between 4-10 dwelling units per acre. Therefore, staff will not support the proposed 195 dwelling units (12.29 du/acre), as this proposal is too dense for this area of the City. Therefore, please revise the maximum number of dwelling units allowed to a number that is much closer to 10 dwelling units per acre. **The applicant has submitted a lot line adjustment for this property; restoring the lot lines to the original Lot 236 dimensions, totaling 18.75 acres. As such, the applicant has reduced the total unit count to a maximum of 187 units, 10 dwelling units per acre.**

**P2.** Staff is not supportive of Multifamily residential in this location. Under the *Neighborhood Village* land use category, Multifamily residential is not permitted. If you have any questions about this comment or comment P1, please contact Sam Bishop, directly. **Acknowledged, multifamily land use has been removed.**

**P3.** Although the applicant proposes a potential amenity of a fire pit, grill, outdoor kitchen, tot lot or other similar amenity, staff reserves the right comment further on this issue at the Site Plan development phase, once the proposed amenity has been defined. **Acknowledged.**

**P4.** The proposed concept of 700 SF lots, with no setbacks is difficult visualize. In your next submittal provide a concept drawing illustrating the proposed lots and proposed common areas that will be maintained by the HOA. **Concept lot layouts are provided on sheet two which highlight the options most likely to be built. A site plan is under development with the builder and will comply with the minimum parking requirements outlined above.**

**P5.** Per Section 2807.31 of the Castle Pines Code single family attached requires 2 spaces per dwelling plus 0.75 guest spaces per unit. In your next submittal provide a concept drawing illustrating that it is possible to accommodate the proposed required parking spaces for the proposed number of dwelling units within this site using 1-2 car garages, and street parking. Planning Commission will want to see this exhibit as well. **A site plan is under development with the builder and will comply with the minimum parking requirements outlined above.**

**P6.** The City recommends conducting an environmental noise study to determine current and projected noise levels impacting the site. **Noted. The applicant has shared this recommendation with the future builder for their consideration.**

#### PD Exhibit Sheet 1 of 2

**P7.** Staff agrees that the Park dedication requirements have been met with the original Lagae Ranch Planned Development. However, the applicant will need to either agree to the Douglas County School District cost mitigation fee outlined in the Douglas County School District referral comments or meet with the school district to resolve this issue. A response to how these referral comments will be addressed needs to be included in the next submittal. See redlines for additional comments. **The Douglas County School District required the note “B.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)” to be added to the Planned Development. This note has been added. Multifamily has been removed from the Planned Development entirely, therefore was not included in this note.**

#### PD Exhibit Sheet 2 of 2

**P8.** Eliminate the Multi-Family residential design standards as staff is not supportive of multifamily apartments in this area. See redlines. **The Multi-Family residential design standards have been removed from the planned development exhibit.**

**P9.** Clarify the lot concept labeling; see redlines. While we realize these are only lot concepts please ensure that the lot concepts shown are what is most likely to be built. **The lot concept layouts have been updated per the redline comments and are what is most likely to be built.**

**P10.** The lot concepts and comment response letter indicate that garages will be permitted. However, under the setbacks section, garages are listed as “NA.” Does this mean you would like a 0’ setback from proposed garages. If so list “0”. See redlines. **0’ is now listed as the setback for the garage.**

**P11.** Separate comments will be sent in the near future that related to the proposed single family attached design guidelines. **Noted.**



## S. Survey Comments:

The following documents were reviewed:

- *Letter of Intent*, dated 02/27/18
  - *Lagae Ranch Planned Development, 2<sup>nd</sup> Major Amendment*, dated 02/12/19
  - Title dated 08/11/18
  - 1<sup>st</sup> Comment Letter Responses dated 02/27/19
    - The survey review performed was to check that the data was clear and consistent amongst all the documents provided. A boundary check was not performed.
- S1.** On Sheet 1 of *Lagae Ranch Planned Development, 2<sup>nd</sup> Major Amendment*, under the Statement of Commitments header, “A. Parks, trails and open space Dedication” should be removed per legal comments, L4. **“A. Parks, trails and open space dedication” has been removed from the Planned Development.**
- S2.** On Sheet 1 of *Lagae Ranch Planned Development, 2<sup>nd</sup> Major Amendment*, under the Statement of Commitments header, note 2, under school dedication there is a typo. “(Amending not 20 ...): should it be note instead of not? Revise accordingly. **Correct. “Not” has been updated to “note”.**

## T. Traffic Comments:

The following documents were reviewed:

- Lagae Ranch PA-7 Focused Traffic Impact Analysis prepared by Rick Engineering dated March 12, 2019
  - 1<sup>st</sup> review comment responses
- T1.** The City requests that the scope of the Traffic Impact Analysis be expanded to include the intersection of Lagae Road and Happy Canyon Road. This intersection is intended to serve as an interim connection until such time as the Happy Canyon/I-25 interchange is reconstructed. **The intersection of Lagae Road & Happy Canyon Road was added to the study area and was analyzed in the revised Focused TIA report. The Lagae Road & Happy Canyon Road intersection was included in our original scope of work and traffic counts had been collected at the intersection on February 21, 2019. The intersection had been excluded from the draft Focused TIA report when it was determined that the PA-7 project trips added to the intersection would not exceed the City of Castle Pines’ TIA scoping requirement that the study area include locations where the additional project trips represent 5% or more of a roadway’s peak hour capacity (*Douglas County Roadway Design and Construction Standards, Appendix B – Traffic Impact Study Criteria*).**
- T2.** Page 5 last paragraph, “The City of Castle Pines and Douglas County have a design objective of LOS D...”, please delete Douglas County from this sentence. **The text on Page 5 has been revised to remove the reference to Douglas County as requested.**
- T3.** Page 7, please remove references to Douglas County street classifications and replace with those from the City’s Transportation Master Plan, 2017 (Figure 12) which is available online. **The references to Douglas County street classifications have been removed from Page 7 and replaced with references to the City of Castle Pines’ Transportation Master Plan, 2017.**
- T4.** Page 15, Traffic Volumes heading, please indicate the growth factor or annual percent growth rate from 2030 to 2040 that was used in the analysis. **The annual growth rates and growth factors used to develop the 2040 traffic volumes are described in detail in the revised report.**

- T5.** Page 19, Recommended Roadway Improvements heading, please include the required deceleration and taper lengths, in addition to the storage lengths, in your recommendations. **The required deceleration and taper lengths in addition to the storage lengths have been added to the recommended improvements as requested.**
- T6.** To be consistent with the count data, please indicate in your report that the PM peak hour analyzed occurred at 3PM which coincides with the school peak. **The ADT count that was collected along Lagae Road in front of the project site does show that the PM peak hour on Lagae Road currently occurs between 3:00 PM and 4:00 PM, which coincides with the school PM peak hour. However, the two project access intersections on Lagae Road were only analyzed under Horizon Year 2040 conditions, and the 2040 PM peak hour volumes were developed based on the growth from 2030 to 2040 per the DRCOG Regional Transportation Model. The growth was applied to the 2030 background traffic volumes from the Final Lagae Ranch Traffic Impact Analysis (FHU, September 2013). The 2030 background volumes on Lagae Road from the 2013 TIA were based on the typical PM commute peak hour that occurs between 4:00 PM and 6:00 PM. This explanation is also provided in the revised TIA report under the “Traffic Volumes” heading in the Existing Conditions chapter.**

#### **PW. Public Works/Transportation Comments:**

The following documents were reviewed:

- *Lagae Ranch Planned Development, 2<sup>nd</sup> Major Amendment, dated 2/12/19*

**PW1.** Chapter 13 of the Douglas County Roadway Design and Construction Standards describes access spacing for each classification of roadway. The 2008 Planned Development set the general location for access to Planning Area 7. This submittal proposes two access points from Lagae Road to PA 7. The 2008 PD also had two access points proposed, but one of the proposed access locations was shown at the point where PA7 and Open Space 9 met. The proposed locations of access from Lagae Road will remain “general” locations until an updated traffic study has been approved by the City. **Acknowledged.**

#### **NEXT STEPS**

Please address the City of Castle Pines comments and make the required changes to the Planned Development Exhibit and supporting documents. Submit a digital copy, or link, of all materials plus one hard copy of all materials sent directly to the City Attorney. Please return the redlined exhibits for the City’s records. The 30-day outside agency referral period expired on April 19, 2019. Please prepare a written response to each referral comment received explaining how the comment has, or will be, addressed. It is the applicant’s responsibility to address ALL comments received and update and resubmit the required exhibit, written narrative, and any other required submittal documents. ALL comments must be addressed in a written point-by-point response format. **Acknowledged.**

**Cherry Creek Basin Water Quality Authority- (Richard G. Borchardt, City of Castle Pines Contract Planner) Referral Response Dated: March 22, 2019:**

- 1.) Construction and post-construction BMPs are required to meet Authority's Control Regulation 72. The Authority reserves the right to review and comment on future submittals for this project. **Acknowledged.**

**Douglas County School District- (Steve Orimiston, Consultant to DCSD) Letter Dated April 4, 2019:**

On behalf of Douglas County School District (DCSD), we have the following comments regarding this application. This application proposes 195 single-family attached or multi-family residences on 15.86-acres at a density of 12.3 dwelling units per acre. Standard DCSD student generation calculations for this final plat total 16 elementary students, 5 middle school students and 10 high school students. This represents a total school land dedication requirement of 1.524- acres.

The Lagae Ranch PD project number ZR08-001 was approved by the City of Castle Pines in 2008. The Lagae Ranch PD allows for a variety of land uses, including but not limited to, 231 single-family residential dwellings in PA's 3, 4 and 5, and 400 multi-family residential units in PA 6 for a total of 631 dwelling units.

The property is currently being developed and improved. According to the applicant, a total of 229 single-family units and 145 dwelling units have been platted or built within Lagae Ranch. This represents a total of 374 dwelling units. When adding the proposed 195 dwelling units for the 2<sup>nd</sup> Amendment, the entire Lagae Ranch will consist of 569 dwelling units. This is under the initial 631 units of the original PD. The applicant believes that school dedications have been previously satisfied. Assuming that this PD Amendment does not exceed the original dwelling unit cap of 631 dwelling-units, DCSD believes that no additional school land dedication is required.

DCSD has reviewed prior school commitments and believes that if the 195 dwelling units proposed with this application do indeed fall within the original dwelling unit cap, then the school fee commitment should carry forward for these dwelling units. Specifically THE OWNER WILL PAY TO THE CITY OF CASTLE PINES A COST MITIGATION FEE IN 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 AND \$250.00 PER MULTI-FAMILY RESIDENTIAL UNIT.

The following is documentation of our understanding of applicable school commitments. As part of the original PD approval, the following school site commitments were approved.

“SCHOOL DEDICATION

1. THE DEVELOPER AGREES TO CONVEY TO THE AMERICAN ACADEMY CHARTER SCHOOL AN AREA OF 6.00 ACRES AT THE TIME OF FINAL PLAT, FEE SIMPLE AND WITHOUT COST TO BE LOCATED IN PA 2 FOR THE PURPOSE OF OPERATING A NEW KINDERGARTEN TO EIGHTH GRADE (K-8) SCHOOL FACILITY. THE DEVELOPER UNDERSTANDS THAT CONSTRUCTION OF THE NEW KINDERGARTEN TO EIGHTH GRADE (K-8) SCHOOL WOULD OCCUR AT THE SOLE DISCRETION OF THE AMERICAN ACADEMY CHARTER SCHOOL. SCHOOL DEDICATION WILL OCCUR AT THE TIME OF FINAL PLAT.

2. 6.00 ACRES OF SCHOOL LAND IS RESERVED FOR DEDICATION WITHIN THIS PLANNED DEVELOPMENT.

3. THE APPLICANT SHALL PAY TO THE CITY CASH-IN-LIEU OF DEDICATION OF 1.08 ACRES OF LAND BASED ON A VALUE DETERMINED PURUSANT TO SECTION 1004 OF THE CITY OF CASTLE PINES NORTH SUBDIVISION RESOLUTION.”

On December 2, 2008, Lot 234 of Lagae Ranch Filing No. 1 was recorded conveying a 6.02-acre site to AA Building Corp II for the construction of American Academy Charter School. The 84,000 square foot, 3-story American Academy Charter School was built in 2011.

On December 4, 2008, Lagae Ranch Filing No. 1 was recorded. This final plat contained 236 lots including the school site and various open space tracts. This final plat included the following school commitments.

“19. THE OWNER SHALL PAY TO THE CITY CASH-IN-LIEU OF 1.08 ACRES OF DEDICATED SCHOOL LAND, IN AN AMOUNT OF \$122,152.27. SUCH PAYMENT SHALL BE PAID UPON THE EARIER TO OCCUR OF (1) TRANSFER BY THE OWNER TO ANY UNAFFILIATED THIRD-PARTY PURCHASER OF ANY RESIDENTIAL LOTS(S) OR ANY MULTIFAMILY LOT(S), OR (2) THE ISSUANCE OF A BUILDING PERMIT FOR ANY RESIDENTIAL LOT OR MULTI-FAMILY LOT. IF PAID AT BUILDING PERMIT SUCH PAYMENT WILL BE MADE IN INSTALLMENTS CALCULATED AT \$50.00 PER MULTI-FAILY UNIT AND/OR \$442.22 PER SINGLE FAMILY LOT. IF THE PAYMENT IS MADE IN INSTALLEMNTS AND A RESIDENTIAL LOT IS SUBSEQUENTLY CONVEYED TO AN UNAFFILIATED THIRD-PARTY PURCHASER OR A MULTI- FAMILY LOT HAS BEEN CONVEYED TO AN UNAFFILITED THIRD-PARTY PURCHASER, ANY UNPAID BALANCE SHALL BECOME IMMEDIATELY DUE AND PAYABLE. THE AMOUNT OF \$122,152.27 SHALL ACCRUE INTEREST AT A RATE OF 8% FROM THE DATE OF RECORDING OF THIS FINAL PLAT UNTIL PAYMENT.

20. THE OWNER WILL PAY A DEVELOPMENT SERVICES FEE TO THE CITY OF CASTLE PINES NORTH IN THE AMOUNT OF \$300,000, PAYABLE AS FOLLOWS:

\$100,000 SHALL BE PAID CONTEMPORANEOUSLY WITH RECORDING THIS FINAL PLAT, AND THE REMAINING \$200,000 SHALL BE PAID UPON THE EARLIER TO OCCUR OF (1) CONVEYANCE OF FIVE OR MORE LOTS IN A SINGLE TRANSACTION OF ONE OR MORE MULTI-FAMILY LOT(S) TO AN UNAFFILIATED THIRD-PARTY PURCHASER OR (2) RESIDENTIAL BUILDING PERMIT ISSUANCE, IN WHICH CASE THE PAYMENT WILL BE MADE IN INSTALLMENTS AS RESIDENTIAL BUILDING PERMITS ARE ISSUED ON A PER LOT BASIS CALCULATED AT THE RATE OF \$780.00 PER SINGLE FAMILY RESIDENTIAL UNIT AND \$50.00 PER MULTI-FAMILY RESIDENTIAL BUILDING PERMIT. IF ANY PORTION OF THE DEVELOPMENT SERVICES FEE IS PAID IN INSTALLMENTS, AND FIVE OR MORE LOTS OR ONE OR MORE MULTI-FAMILY LOT(S) ARE SUBSEQUENTLY CONVEYAED TO AN UNAFFILIATED THIRD-PARTY PURCHASER, ANY UNPAID BALANCE WILL BECOME IMMEDIATELY DUE AND PAYABLE.

21. THE OWNER WILL PAY A COST MITIGATION FEE IN THE AMOUNT OF \$334,000, 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 AND \$250.00 PER MULTI-FAMILY RESIDENTIAL UNIT, OF WHICH \$50,000 WOULD BE PAID TO THE CITY OF CASTLE PINES NORTH FOR A SCHOOL GRANT FUND AND THE REMAINDER WOULD BE PAID TO THE DOUGLAS COUNTY SCHOOL DISTRICT WITH THE FUNDS DIVIDED BETWEEN THE CITY AND DOUGLAS CONTY AT THE TIME OF PAYMENT.”

Mr. Brandon Howes  
July 3, 2019  
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The Lagae Ranch PD was subsequently amended in August 2017. As part of the Amendment, the following school site commitment was approved.

“THE OWNER OF PLANNING AREA 6 SHALL PAY A COST MITIGATION FEE IN THE AMOUNT OF \$105,000 PAYABLE IN INSTALLMENTS AS RESIDENTIAL BUILDING PERMITS ARE ISSUED ON A PER LOT BASIS CALCULATED AT THE RATE OF \$725.00 PER SINGLE FAMILY RESIDENTIAL BUILDING PERMIT AND \$263.00 PER MULTIFAMILY RESIDENTIAL UNIT. THE REMAINING BALANCE OF \$229,000 SHALL BE COLLECTED AT A BASE RATE OF \$1,000 PER SINGLE FAMILY RESIDENTIAL BUILDING PERMIT IN PLANNING AREAS 3, 4, AND 5. \$50,000 OF THE TOTAL COST MITIGATION FEE SHALL BE PAID TO THE CITY OF CASTLE PINES FOR A SCHOOL GRANT FUND AND THE REMAINDER WOULD BE PAID TO THE DOUGLAS COUNTY SCHOOL DISTRICT WITH THE FUNDS DIVIDED BETWEEN THE CITY AND DOUGLAS COUNTY AT THE TIME OF PAYMENT. (AMENDING NOTE 21, LAGAE RANCH FILING NO. 1 FINAL PLAT)

On August 28, 2018, Douglas County School District received the following from the City of Castle Pines Community Development Director Sam Bishop, “ The initial plat approved from 2008 required the developer to dedicate and pay school fees. The plat and PD have subsequently been amended but have carried forward the original conditions and intent of collecting school fees. The City has been collecting fees in the Lagae Ranch Development on behalf of the school district.”

On August 30, 2018 Sam Bishop and Derek Stertz met to discuss the school fees for Lagae Ranch PD. It is our understanding from that meeting that the City of Castle Pines receives cost mitigation fees for each dwelling unit at Lagae Ranch each paying \$1000 per building permit.

In summary, DCSD believes that no additional school land dedication is required and asks that the PD Plan include the following commitment, B.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 AND \$250.00 PER MULTIFAMILY RESIDENTIAL UNIT (Amending Note 21 Lagae Ranch Filing No. 1).

We would like to have these agreements as conditions of approval for the application to move forward. Once we receive that confirmation, DCSD no objection to approval of this application. Thank you for your support of our mutual constituents.

**CASH-IN-LIEU CALCULATION  
 STUDENT GENERATION**

<b>PROJECT NAME:</b>	<b>Lagae Ranch PD 2nd AM</b>			
<b>DU/</b>	<b>ACRES</b>		<b>DENSITY</b>	
<b>195</b>	<b>15.86</b>		<b>12.30</b>	
			<b>Generation</b>	<b>Number</b>
<b>STUDENT GENERATION RATES</b>	<b>No. of DU's</b>		<b>Rate</b>	<b>of Students</b>
<b>ELEMENTARY</b>	<b>195</b>	<b>X</b>	<b>0.17</b>	<b>33</b>
<b>MIDDLE SCHOOL</b>	<b>195</b>	<b>X</b>	<b>0.05</b>	<b>10</b>
<b>HIGH SCHOOL</b>	<b>195</b>	<b>X</b>	<b>0.11</b>	<b>21</b>
			<b>TOTAL</b>	<b>64</b>
				<b>Required</b>
			<b>School</b>	<b>Land</b>
	<b>Number</b>		<b>Acreage</b>	<b>Dedication</b>
<b>SCHOOL LAND DEDICATION</b>	<b>of Students</b>		<b>Per Student</b>	<b>Acreage</b>
<b>ELEMENTARY</b>	<b>33</b>	<b>X</b>	<b>0.018</b>	<b>0.594</b>
<b>MIDDLE SCHOOL</b>	<b>10</b>	<b>X</b>	<b>0.030</b>	<b>0.300</b>
<b>HIGH SCHOOL</b>	<b>21</b>	<b>X</b>	<b>0.030</b>	<b>0.630</b>
			<b>TOTAL</b>	<b>1.524</b>

Note “B.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)” has been added to the Planned Development. Multifamily has been removed from the Planned Development entirely, therefore was not included in this note.

**IREA- (Brooks Kaufman, Lands and Rights of Way Director) Email Dated: April 10, 2019:**

- 1.) The Association approves the rezoning of Lagae Ranch PD, Amendment No.2; for Planning Area 7. The Association will address utility easements at the site plan and platting review process. **Acknowledged.**

**Tri-County Health Department - (Kathy Bover, Land Use and Built Environment Specialist) Letter Dated: April 11, 2019:**

- 1.) Thank you for the opportunity to review and comment on the 2<sup>nd</sup> Amendment to the Lagae Ranch Planned Development requesting to amend planning are 7 to add the following principal uses: Residential Single Family Attached and Residential Multifamily; and to remove “town hall” from the list of principal uses. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design and have no comments. **Acknowledged.**

**South Metro Fire Rescue- (Scott Stene, Plan Reviewer) Letter Dated: March 26, 2019:**

SMFR has no objections to the current site development plan. Future additional comments may need to be addressed during site planning.

**Construction Comments:**

1. Prior to Construction water distribution plans are to be submitted through SMFR's online permit/review system at [www.southmetro.org](http://www.southmetro.org), following the link for Electronic Plan Submittal. Plans will be reviewed as a Residential Water Distribution record for formal approval of hydrant placement and fire flows. Projected static pressures and modeling shall be provided. Approved plans will be signed as required for the water district. If the area will be built out in phases, water distribution plans for each phase may be individually submitted as needed. **Acknowledged.**
2. Required access, road signage, and water supplies shall be completed for each area prior to the release of building permits for homes or other structures. Combustible building materials shall not be onsite until water supplies are completed and useable for the area.
3. Areas which contain more than 30 homes shall maintain two routes into and out of the area at all times once homes have been completed.

**Acknowledged. Water distribution, road signage, and access points will be coordinated with the site improvement plan and construction document phases.**

**Xcel-(Donna George, Right of Way and Permits) Letter Dated: April 18, 2019:**

- 1.) Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan; it is the responsibility of the property owner/developer/contractor to contact Mike Diehl, Siting and Land Rights Manager at 303-571-7260 or michael.diehl@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement. **Acknowledged. Prior to final approval of the development plans, the applicant will contact Mike Diehl.**
- 2.) For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests 6-foot wide dry utility easements for natural gas distribution facilities and 8-foot wide dry utility easements for electric distribution facilities. If gas and electric are within the same trench, a 10-foot wide dry utility easement is required, not to overlap any wet utility easement. **Acknowledged. Utility easements will be incorporated into the site improvement plans and plat.**
- 3.) The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start\\_stop\\_transfer/installing\\_and\\_connecting\\_service/](https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/)). The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. **Acknowledged. Utility services will be coordinated with the site improvement plan and construction documents phases.**



**Arapahoe County Public Airport Authority-(Dylan Heberlein, Senior Planner/Noise and Environmental)  
Letter Dated: April 19, 2019**

- 1.) Thank you for the opportunity to review the planned development. Given that the proposed development falls west of I-25, outside of the Airport Influence Area (AIA) and not near or underneath the Instrument Landing System (ILS) approach. The Arapahoe County Public Airport Authority does not have any comments to make on the development. **Acknowledged.**

**Douglas County-(Joe Fowler, ACIP Chief Planner)Letter Dated: April 19, 2019**

**1.) Addressing Comments:**

No Comments. **Acknowledged.**

**2.) Engineering Comments:**

- The County requests that the scope of the Traffic Impact Analysis be expanded to include the intersection of Lagae Road and Happy Canyon Road. This intersection is intended to serve as an interim connection until such time as the Happy Canyon/I-25 interchange is reconstructed. Douglas County would appreciate analysis of this intersection be included in all new development proposals or revisions in the City of Castle Pines that may impact this intersection. **The intersection of Lagae Road & Happy Canyon Road was added to the study area and was analyzed in the revised Focused TIA report. The Lagae Road & Happy Canyon Road intersection was included in our original scope of work and traffic counts had been collected at the intersection on February 21, 2019. The intersection had been excluded from the draft Focused TIA report when it was determined that the PA-7 project trips added to the intersection would not exceed the City of Castle Pines' TIA scoping requirement that the study area include locations where the additional project trips represent 5% or more of a roadway's peak hour capacity (Douglas County Roadway Design and Construction Standards, Appendix B – Traffic Impact Study Criteria).**

**3.) Planner Comments:**

Douglas County Planning Services recommends development of an environmental noise study to determine current and projected noise levels impacting the site. The study should provide recommendations for mitigation of noise sources effecting indoor and outdoor residential spaces. **Noted. The applicant has shared this recommendation with the future builder for their consideration.**

Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,  
RICK ENGINEERING COMPANY

Robert Fitch, PE  
Associate Principal  
cc: Tom Clark, Ventana Capital  
Cindy Myers, Century Communities

Enclosures