

OAKWOOD APARTMENTS PLANNED DEVELOPMENT PLAN - Amendment No. 1 AND ZONING REGULATIONS

EXHIBIT 1

(AN AMENDMENT TO THE PRELIMINARY SITE PLAN)

LOCATED IN THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

PDP GENERAL NOTES:

1. The purpose of this amendment is to add a new 3-story building with 53 new dwellings. Additionally, 3 existing buildings are to be removed and new parking spaces are to be added.
2. The mineral rights associated with this development have not been severed. Notification of development hearings before Planning Commission and Town Council must be provided to owners of mineral estates.
3. This site lies within FEMA Flood Zone X per map panel 08035C0188G dated 3/16/2016. No structures shall be permitted in the approved 100-year flood plain.
4. This site is within the Town of Castle Rock Light Blue water pressure zone.
5. All-weather (concrete or asphalt) surfaced access roads capable of withstanding the imposed loads of fire apparatus (75,000 lbs.) and all required fire hydrants shall be installed and made serviceable prior to and during all construction.
6. Right-of-way for ingress and egress for emergency vehicles is granted over, across, on and through any and all private roads and drives.

LEGAL DESCRIPTION:

LOTS 1 AND 2, OAKWOOD APARTMENTS, ACCORDING TO THE RECORDED PLAN THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

NAMES & ADDRESSES:

OWNER
Douglas County Housing Partnership
9350 Heritage Hills Circle
Lone Tree CO 80124
Attn: Diane Leavesley

ENGINEER
Strategic Land Solutions
2595 Ponderosa Rd
Franktown, CO 80116
Attn: Robert Palmer

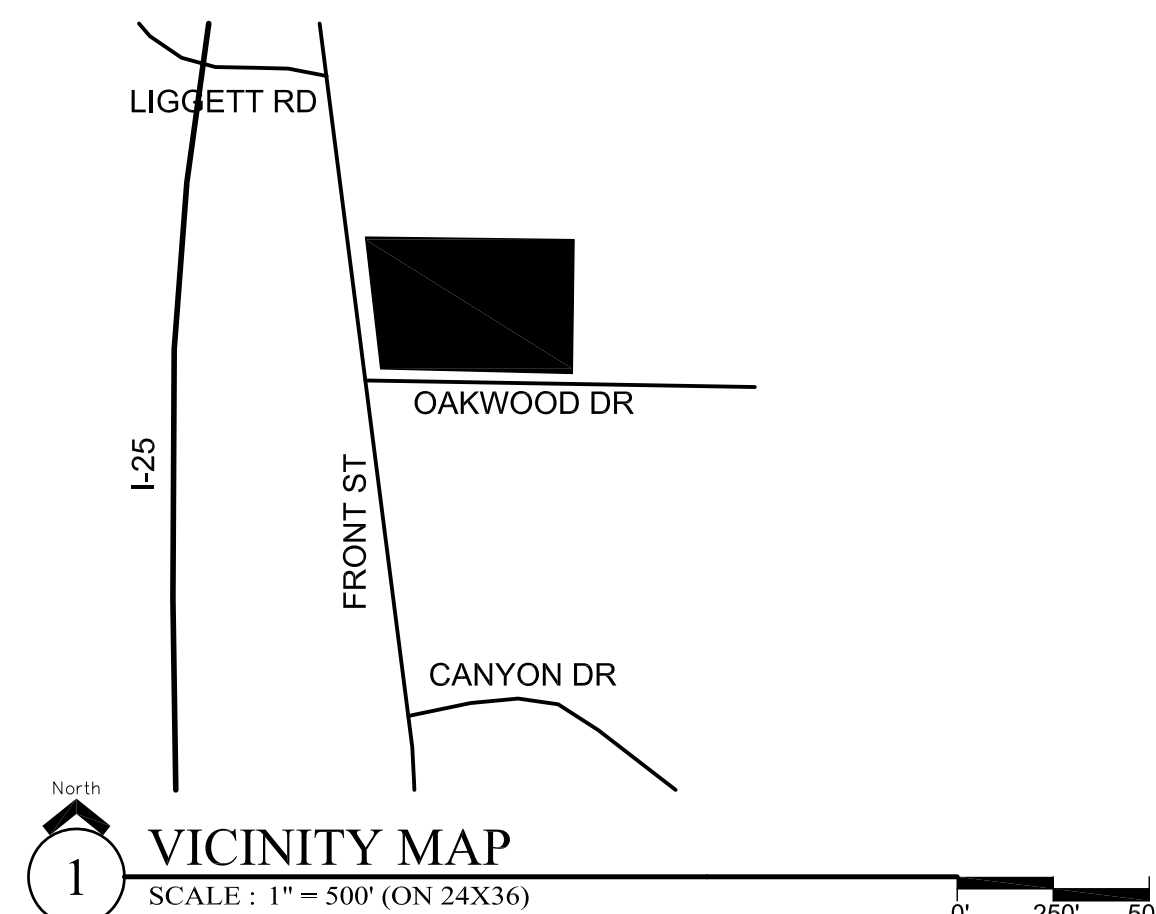
ARCHITECT:
Parikh Stevens Architects
3457 Ringsby Ct #209
Denver Co 80216
Attn: Harsh Parikh

SHEET INDEX:

- | | |
|--------|--------------------------|
| 1 OF 2 | COVER SHEET |
| 2 OF 2 | PLANNED DEVELOPMENT PLAN |

SUMMARY TABLE:

LAND AREA:	3.77 Acres
DWELLING UNITS:	Maximum 109
DENSITY:	Maximum 29 DUA



OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN

DOUGLAS COUNTY HOUSING PARTNERSHIP OAKWOOD APARTMENTS ENTERPRISE
SIGNED THIS _____ DAY OF _____, 20__

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__

BY: _____ AS: _____
OF DOUGLAS COUNTY HOUSING PARTNERSHIP OAKWOOD APARTMENTS ENTERPRISE

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATES.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 20__

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__

BY: _____ AS: _____
OF DOUGLAS COUNTY HOUSING PARTNERSHIP OAKWOOD APARTMENTS ENTERPRISE

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATION

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED FEBRUARY 23, 2012 AT RECEPTION NO. 2012012918

FIRSTBANK

SIGNED THIS _____ DAY OF _____, 20__

BY: _____ AS: _____
OF FIRSTBANK

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATION

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED FEBRUARY 23, 2012 AT RECEPTION NO. 2012012919

COLORADO HOUSING AND FINANCE AUTHORITY

SIGNED THIS _____ DAY OF _____, 20__

BY: _____ AS: _____
OF COLORADO HOUSING AND FINANCE AUTHORITY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATION

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED HEREIN. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED APRIL 13, 2006 AT RECEPTION NO. 2006031080

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

SIGNED THIS _____ DAY OF _____, 20__

BY: _____ AS: _____
OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE _____ DAY OF _____, 20__ AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER:

BY: _____
DEPUTY

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK ON THE _____ DAY OF _____, 20__

BY: _____ DATE: _____
CHAIR

ATTEST:

BY: _____ DATE: _____
TOWN CLERK

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL AT _____ ON THE _____ DAY OF _____, 20__

BY: _____ DATE: _____
MAYOR

ATTEST:

BY: _____ DATE: _____
TOWN CLERK



OAKWOOD APARTMENTS
PLANNED DEVELOPMENT PLAN

ISSUE DATE

4/17/18

SHEET TITLE

COVER SHEET

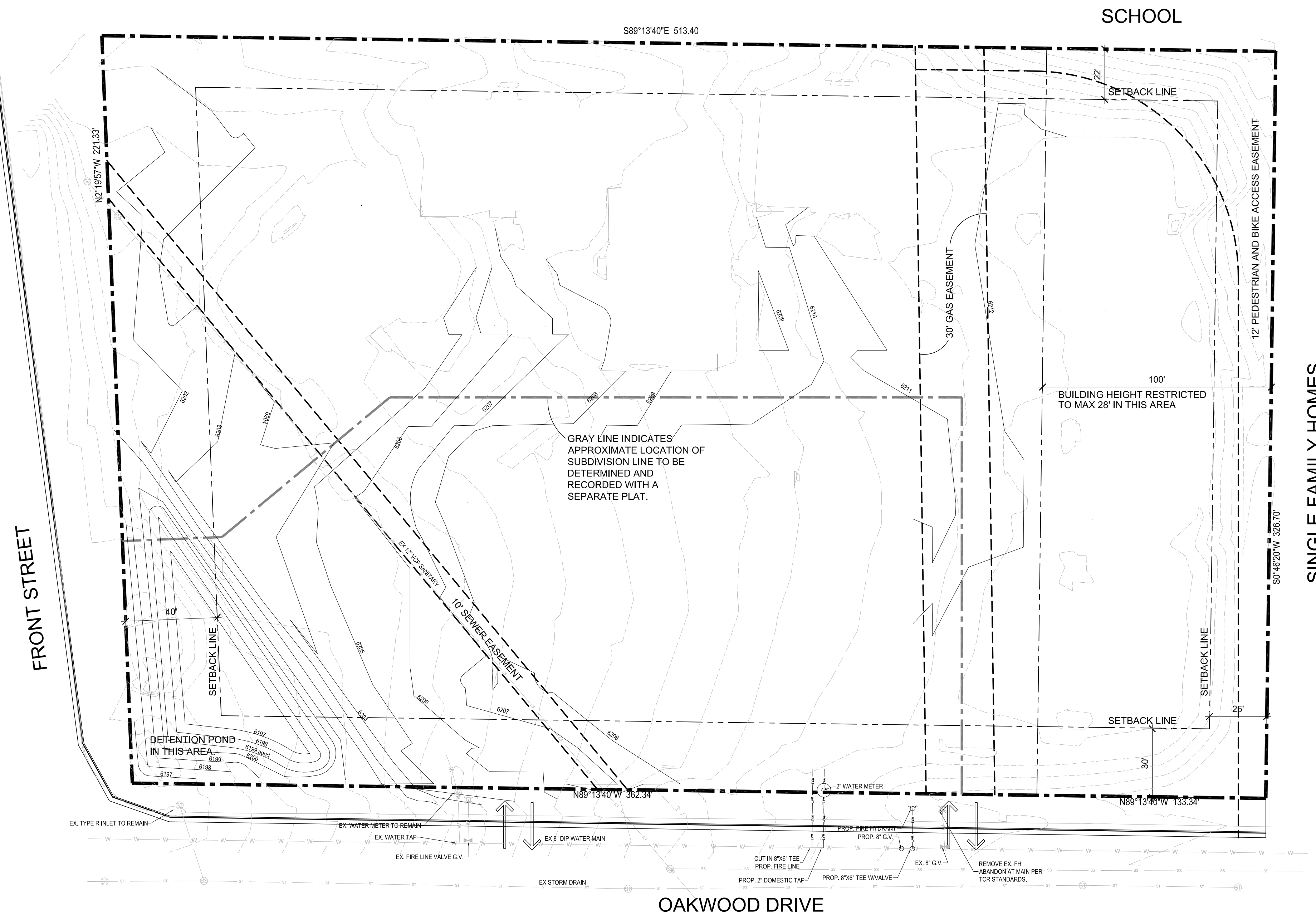
SHEET NUMBER

1 OF 2

OAKWOOD APARTMENTS PLANNED DEVELOPMENT PLAN - Amendment No. 1

(AN AMENDMENT TO THE PRELIMINARY SITE PLAN)

LOCATED IN THE SW $\frac{1}{4}$, NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



- LEGEND:**
- — — — — PROPERTY LINE
 - - - - - FUTURE SUBDIVISION LINE
 - — — — — SETBACK LINE
 - - - - - EASEMENT
 - ↔ VEHICULAR ENTRY
 - EXISTING CONTOURS
 - PROPOSED CONTOURS



ZONING REGULATIONS:

Note: There is no separate Planned Development Zoning Regulations Document.

- I. **ADOPTION/AUTHORIZATION:**
The Town Council has adopted the Oakwood Apartments Planned Development Plan (PDP) and Planned Development Zoning Regulations pursuant to Chapter 17.34 of this Code after appropriate public notice and hearing.
- II. **RELATIONSHIP TO TOWN REGULATIONS:**
The provisions of this PD plan and zoning regulations shall prevail and govern the development of the Oakwood Apartments PDP; provided, however, that where the provisions of the Town zoning ordinance, as amended, or any other applicable provisions of this Code shall be applicable.
- III. **SEVERABILITY OF PROVISIONS:**
In the event that any provision hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.
- IV. **SITE DEVELOPMENT PLANS & PLATS:** Following approval of the Oakwood Apartments PDP, the property owners shall submit an SDP plan for all or any portion or portions of the general use areas as are then ready for development. No building permit will be issued until an SDP and any necessary subdivision plat have been approved.
- V. **PERMITTED USES:**
 - A. Maximum 109* Multi-Family dwelling units for a senior citizen housing project.
 - B. Dedicated areas for bike paths.
 - C. Private open space areas for:
 - 1) Landscaping.
 - 2) Passive and/or active recreation.
 - 3) Gardens.
 - 4) View protection and enhancement.
 - 5) Private recreational facilities.
 - 6) Storage facilities for maintenance tools and equipment.
 - 7) Accessory uses permitted in all types of use areas:
 - a) Underground utility distribution lines.
 - b) Roadways, bike, pedestrian trails, and parking areas.
- VI. **PERMITTED RESIDENTIAL DENSITY:**
Density on the 3.78 Acre site described herein shall not exceed 29* units per net acre. Net acreage consists of the project area described on the Planned Development Plan.
- VII. **MAXIMUM BUILDING HEIGHTS:**
The maximum building height shall be 42* feet as measured from foundation top to roof peak. However, in the easterly 100' of the site the maximum building height shall be 28'.
- VIII. **MINIMUM OFF-STREET PARKING:**
For the property described herein there shall be provided a minimum of off-street parking facilities for 1.0 vehicles per unit constructed, for as long as the facilities are used for senior citizens' housing. Each parking space shall have minimum dimensions of 9x18 feet.
- IX. **MINIMUM BUILDING SET BACKS:**
Minimum setbacks for all buildings from property lines on the property shall be 22 feet to the North boundary, 40 feet to the West boundary, 30* feet to the South boundary, and 25 feet to the East boundary. There shall be a minimum of 20 feet between buildings. Setbacks for parking and drive aisles shall be zero.
- X. **ADDITIONAL REQUIREMENTS:**
All private streets and curb and gutter, if any, contained in the Planned Development Plan shall be constructed in accordance with the standard construction specifications of the Town of Castle Rock in effect as of the date of construction.
- XI. **SEQUENCING:**
 1. Two small buildings which house the existing clubhouse and leasing will be removed.
 2. New curb cut will be created and new parking spaces will be installed to the east and north of the proposed new building.
 3. Existing small parking lot on the west end of site will remain but the other existing parking spaces in conflict with the new building location will be removed.
 4. New 3-story building will be constructed along with the new parking spaces between the new building and Oakwood Drive.
 5. Building 453 (which houses 8 units) and the existing small parking lot on the west end will be removed.
 6. New parking spaces will be added within 30 days of the completion of construction of the new building, ensuring a ratio of minimum 1.0 parking spaces per dwelling unit.

*Constitutes an amendment from previous development standard.

COMPARISON CHART:

Land Use	Previous PD	This Amended PD
Minimum Open Space	20%	20%
Dwellings & Parking		
Maximum Dwelling Units	64	109
Maximum Density (DJA)	17	29
Minimum Parking Ratio (Spaces per Units)	1.00	1.00
Building Properties (In Feet)		
Minimum West Setback	40	40
Minimum South Setback	40	30
Minimum East Setback	25	25
Minimum North Setback	22	22
Minimum Building Separation	20	20
Maximum Building Height	28	28/42*

*Maximum Building Height is 28' in the easterly 100' of the site, and 42' elsewhere.

ISSUE DATE

4/17/18

SHEET TITLE

PLANNED DEVELOPMENT PLAN

SHEET NUMBER

2 OF 2