

May 22, 2020

James Walker
JRW Family Limited Partnership, LLLP.
5975 E. Jamison Place
Centennial, CO 80172

**RE: ZR2020-010 - Pine Canyon Planned Development
Planning Services Initial Review Letter**

Dear Mr. Walker:

Thank you for submittal of the Pine Canyon Planned Development (PCPD), a proposal to rezone approximately 530 acres of land owned by JRW Family Limited Partnership, LLLP. to a Planned Development consisting of a maximum 1,800 dwelling units (mixed between single-family detached and attached, and multifamily units), 600,000 square feet of non-residential square footage with a transportation mobility hub, a resort hotel, a 12-acre school site, and approximately 190 acres of parks and open space.

Staff completed an initial review of the application and this letter is focused on the requirements of Section 15 – PD - Planned Development District of the *Douglas County Zoning Resolution (DCZR)*. The related Water Supply and Appeal will be processed as a separate concurrent project (MI2020-009) and comments are provided in a separate letter. Attached to this letter are redline comments on the applicant project summary, initial redline comments on the PCPD, and a preliminary comments letter from Douglas County Public Works Engineering. Please address redline comments as well as the items discussed below as part of your resubmittal.

Staff has concerns with the application demonstrating compliance with the *Douglas County 2040 Comprehensive Master Plan (CMP)* and addressing the Approval Criteria for the Planned Development District (DCZR Section 1503). The proposed Pine Canyon PD will impact existing Town of Castle Rock infrastructure, services, and facilities and will require considerable effort and coordination to address on the part of the applicant.

PROJECT SUMMARY:

1. Thank you for providing a project summary per *DCZR* Sections 1506.05 and 1507. The following items within your project summary should be enhanced or addressed with your resubmittal:
 - a. The Table of Contents should be expanded or rearranged to include the following categories and information:
 - i) The mineral rights owner should be added to page 1.

- ii) Replace or include within the Project Theme, a general intent statement that addresses the eight bullet points listed in Section 1501 of the *DCZR*. The submitted narrative includes details in various sections, including the *CMP* analysis, but a more concise description should be included to begin the narrative.
- iii) Include a General Project Concept. The submitted narrative includes details of this in various sections, but a more concise description should be included.
- iv) Proposed development time frame. Include further discussion and details on phasing of the development and commitments to and timing of infrastructure improvements. Will the increased traffic and Mobility Hub require planning for and constructing a new interchange at I-25?
- v) Relation to existing and adjacent land uses. In this section include a discussion of how the proposed development is compatible with adjoining land uses. Tie the discussion to pertinent sections of the PD that address compatibility. What are the specific buffers, setbacks, and/or lot sizes that will be used to achieve compatibility with not only existing uses but uses within the proposed PD? Will buffer and open areas be mitigated for wildfire hazards and potentially lessen their effectiveness? How do changes to the neighborhood character substantiate the rezoning?
- vi) Public Services (description of the availability and adequacy of public services and facilities).
 - (1) Water – elaborate on the availability of water and conservation techniques using information from the water supply documents.
 - (2) Sewer – provide details on the proposed wastewater system and treatment plant and location of the facility.
 - (3) Electric and Gas – provide information about the utility providers and ability or capacity to serve.
 - (4) Fire Protection – provide details on the implementation of defensible space, emergency access and services in this section. The narrative consistently promotes an alpine setting for the forested part of the property. How will the alpine setting and preservation of forested areas be achieved while providing for building sites, roads, and wildfire mitigation?
 - (5) Schools – include details for how ADUs may impact the commitments to the school district.
- vii) Site Characteristics – provide an analysis of the site characteristics related to the proposal, including any environmentally hazardous, sensitive or natural resource areas and how they will be preserved. Provide details on any natural or manmade hazards.
- viii) Impacts on existing flora and fauna – include details on methods for tree preservation and wildfire mitigation and point to specific requirements in the PD document.
- ix) Include a detailed discussion on proposed transportation facilities and improvements. Provide details on the Mobility Hub including the location, proposed uses, and timing of development. Will the Hub be a public/private partnership?

There may be impacts to wildlife within the forested area of the property. The narrative states that the balance of the property, outside of the East Plum Creek Corridor, does not include wildlife movement corridors based on the high traffic

roadways and existing development. Has or will a wildlife study be completed to verify impacts to wildlife? How much of the Walter J. Scott Riparian Park will be open for recreation given that much of the Park is in the floodplain?

- x) Include a discussion on the individual planning areas including proposed densities, lot sizes, and ADUs and relate this to the appropriate section(s) of the PD document. Have ADUs been factored into traffic impacts, school impacts, water and wastewater facilities?

The PA for the resort/spa is labeled as business and the narrative states that if the spa is not developed then the PA will allow for complementary uses including detached single-family cluster and attached single family. The planning area uses should be identified in the PD. Are uses other than residential and the resort/spa being considered for this planning area? Is it appropriate to have a hotel/spa within a residential planning area? The narrative speaks to using high quality, diverse design techniques. Will the design techniques be development standards or enforced through covenant-based design standards?

- xi) Compliance with the *CMP* – see items d-g below.
 - xii) Include a description of the recreational facilities, including details of existing and proposed park sites, open space and accessibility to parks and open space. Will proposed trails consist of local and regional connections? The development provides an opportunity for a major trail connection from the existing East Plum Creek Trail to Founders Parkway and existing developments to the east. The Walter J. Scott Riparian Park is mentioned several times in the narrative. Will the park be open to active or passive recreational opportunities? How will it connect to the existing East Plum Creek open space owned by the Town of Castle Rock?
- b. Provide certification that owner(s) of mineral rights have been notified of the proposed development at least 30 days prior to a public hearing.
 - c. Include a Comparison Analysis – See chart in Section 1507.12 of the *DCZR*.
 - d. As an urban development, the narrative should review and provide discussion of policies in Section 5 Community Resources, Section 6 Transportation, Section 7 Water Supply, Section 8 Environmental Quality, and Section 9 Wildlife of the *2040 CMP*. Under *CMP* Goal 2-2 address policies 2-2A.1 thru 2-2A.3, under Goal 2-5 address policy 2-5A.3, and policies 2-6B.3 and 2-6E.3 under Goal 2-6.
 - e. Include discussion on how impacts from noise will be addressed. In particular, how will residential uses be buffered from I-25, Front Street, and Founders Parkway? Policy 2-6A.1 of the *2040 CMP* states “locate residential development away from areas that exceed an outside noise level of 65 DNL.” The 65 DNL line should be shown on the PD to guide uses that are less noise sensitive.
 - f. The application will be subject to *DCZR* Planned Development Section 1503, Approval Criteria for Planned Development Rezoning. Further analysis within the narrative should be provided for evaluation of the proposal's consistency with the approval criteria, in particular: Sections 1503.01 (compliance with the *CMP*), 1503.03 (substantial change in the character of the neighborhood), 1503.04 (adequate public facilities and services), 1503.05 (adequate roadway capacity), 1503.06 (compatibility with surrounding land uses), 1503.07 (compatibility with the natural environment), and 1503.10 (conformance with Section 18A, Water Supply Overlay District).
 - g. *CMP* Policies 2-5A.1 through 2-5A.5 discuss natural features, visually sensitive lands, ridges and bluff lines in urban areas. Provide narrative on Pine Canyon's efforts to

minimize impact on natural areas. Policy 2-6E.3 looks to minimize conflicts of nonresidential with residential developments, and environmentally or visually sensitive areas. Provide narrative how the eastern business planning area will be consistent with this policy.

- h. We suggest removing many of the pictures that are probably not representative of the end product (see redlines).
- i. Will an HOA or Metro District own and maintain parks and open space? Will these be public or private?

PLANNED DEVELOPMENT EXHIBIT AND DEVELOPMENT PLAN:

- 2. Thank you for submittal of the PCPD exhibit required per *DCZR* Sections 1506.06, 1506.07, 1508, and 1509. See the attached redline of the PD exhibit, which should be utilized for preparation of the resubmittal.

WATER SUPPLY AND SANITATION DOCUMENTATION AND ANALYSIS:

- 3. Review *2040 CMP* Section 7 Water Supply for discussion of the County's efforts to promote renewable and dependable water supplies and reduce reliance on Denver Basin aquifers.
- 4. The water supply and water appeal will be referred to the Colorado Division of Water Resources and the County's water consultant for review of the submitted water supply information, and to verify compliance with *DCZR* Section 18A. The applicant will be assessed a consultant review fee prior to the Board of County Commissioners hearing.
- 5. Additional discussion of the location, timing, and permitting of the wastewater reclamation plant is needed.

CAPACITY OF PUBLIC FACILITIES AND SERVICES

- 6. Thank you for providing a traffic impact study (TIS) per *DCZR* Section 1506.11.1. County Public Works Engineering will provide a full review of the TIS and the overall proposal during the referral period and throughout the process. Please reference the attached May 20, 2020 Public Works Engineering preliminary comments letter and incorporate those comments within your resubmittal.
- 7. *DCZR* Section 1506.11.2 requires documentation from Castle Rock Fire and Rescue regarding its capacity to serve the project. Staff has additional comments within the PD exhibit redlines pertaining to fire protection that should be addressed with your resubmittal. Please provide any additional information you have received from the Fire District regarding service to the PD, as the submitted correspondence from Castle Rock Fire references previous documents that were not provided to Douglas County.
- 8. Thank you for submitting documentation from the Douglas County School District (DCSD) regarding the capacity needs of DCSD resulting from the proposal per *DCZR* Section 1506.11.3. Staff has additional comments within the PD redlines that should be addressed with your resubmittal.

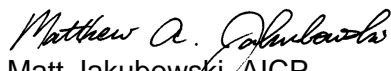
ADDITIONAL ISSUES FOR THE REFERRAL PERIOD AND GOING FORWARD:

- 9. The Colorado Department of Transportation (CDOT) will be provided a referral request during the process. The applicant is encouraged to communicate with CDOT in preparation of the resubmittal and during the review process in general. It will be particularly important to communicate with CDOT regarding potential dedications, commitments and on- or offsite improvements related to roadway and transportation infrastructure. With a proposed underpass of I-25 this will be a major infrastructure component related to the PD.

10. With the proposed planned development being in the center of Castle Rock the impacts should be mitigated. This will require discussion and coordination with the Town of Castle Rock before, during, and after the referral period. It is encouraged that you communicate with the Town in preparation of the resubmittal and during the review process in general. There will be impacts to Town services and facilities from the proposed development. There may be required dedications, commitments and on- or offsite improvements related to impacts to services and facilities.
11. Please address compatibility of the PCPD (in particular, road infrastructure and connectivity) with any plans for development of adjacent parcels owned by Adam B. Scott and Kyle A. Scott.
12. Courtesy notifications of an application in process will be mailed to all property owners abutting the boundaries of the proposed PCPD at the referral period. To date staff has received several inquiries on the proposal from interested members of the public. Douglas County strongly encourages that the applicant completes a robust community outreach with abutting property owners and the public during the review process. If any correspondence is generated, or if meetings are held, please provide such documentation to staff.

Once staff has received your resubmittal, we will review it against our redline comments and the issues described in our letter. Depending upon the thoroughness of the resubmittal in addressing deficiencies, additional revisions may be necessary, as initial review is intended to generate a clear and detailed PD for referral agency review. While staff will evaluate your resubmittal, we reserve the right to provide additional comments on the proposal prior to and following the referral period. Feel free to contact staff with any questions or concerns as they arise. We look forward to working with you on this application.

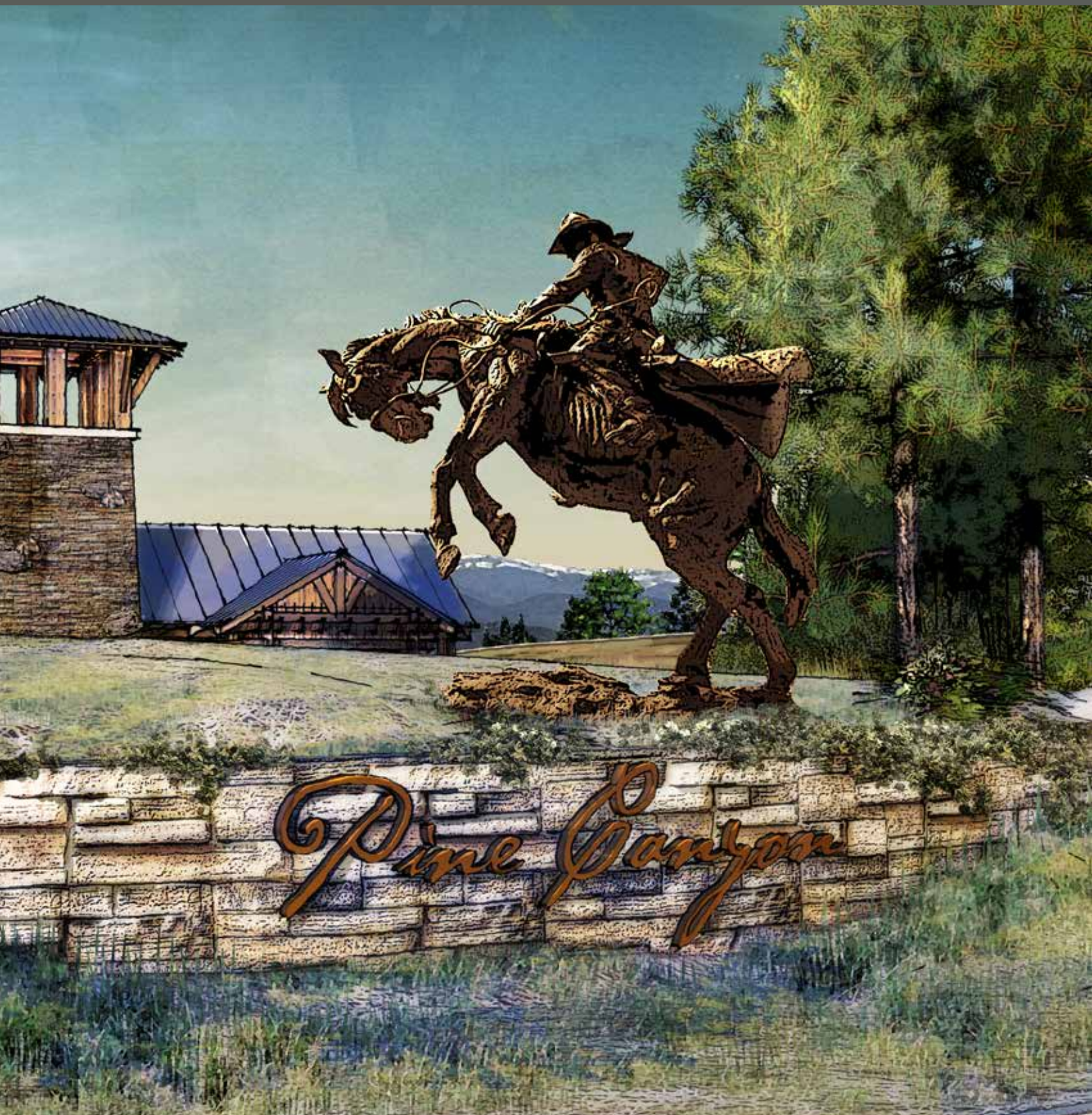
Sincerely,


Matt Jakubowski, AICP
Chief Planner
mjakubow@douglas.co.us


Mike Pesicka
Principal Planner
mpesicka@douglas.co.us

Attachments: *Pine Canyon Planned Development Project Summary – PLANNING SERVICES REDLINES*
Pine Canyon Planned Development Exhibit– PLANNING SERVICES REDLINES
Douglas County Public Works Engineering Preliminary Comments letter – May 20, 2020

PINE CANYON - PROJECT NARRATIVE



APRIL 2020



PROJECT TEAM:

Ownership:

JRW Family Limited Liability Limited Partnership



Real Estate Advisory:

Sinclair McLean



Planning and Landscape Architecture:

PCS Group, Inc.



Civil Engineering:

CORE Consultants



Traffic Engineering:

Kimley-Horn



Water and Wastewater Engineering:

Aqua Engineering



Water Resources Consulting:

Jehn Water Consulting



Irrigation Demand Analysis:

Hydro Systems





The following text, photographs and illustrations contained within this document are a compilation of the project team's work, as well as photographs produced by others for the sole purpose of communicating a vision and design concept for the community of Pine Canyon.



TABLE OF CONTENTS

PART ONE:

Introduction

Should have
additional chapters
or subsections.

PART TWO:

Character

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Comprehensive Plan





PART ONE:

Introduction



Introduction

PROJECT INTRODUCTION

Pine Canyon consists of approximately 530 acres, located in the heart in Douglas County. The plan includes a maximum of 1,800 units, are anticipated to be a mix of Single detached homes, attached homes, multi-homes as well as an allowance for a hotel/ anticipating 220 rooms. In addition to the special uses, we anticipate a 12-acre Elementary site, and almost 190 acres of Open Space - over 55% of the property- woven through the community.

Provide more details about the Mobility Hub including location, uses and phasing. Will this be a public/private partnership? Will the planning area be a mix of residential and commercial?

For the past few years, the Pine Canyon ownership has coordinated with CDOT's Division of Transit and Rail, and is extremely excited to have located a Mobility Hub on the western portion of the property, adjacent to I-25. This Mobility Hub will serve residents and businesses throughout the County as a regional transit location for CDOT's statewide Bustang program, as a first phase. The Mobility Hub is being designed so that when subsequent different modes of high-speed transit come online along the Front Range, the Hub will adapt so that it can best accommodate the needs of any new form of transportation. In order to optimize the functionality of the Mobility Hub, we anticipate a maximum of 600,000 square feet of non-residential uses in the areas designated as Business in the Planned Development (PD) application.

An innovative self-contained water and sanitation

system is planned for the Pine Canyon property, the details of which are included with this PD application. This system will allow Pine Canyon to conserve over 50% of its water, while implementing state-of-the-art treatment and irrigation technologies. Additionally, a full Traffic Impact Analysis has been prepared, as well as a full Drainage Report. The PD document includes maps depicting the adjacent/surrounding public facilities. Our team has had discussions with Douglas County School District, and has been told that we will need an Elementary School site, which is depicted in the PD Plan.

The property is already included in the Castle Rock Fire Protection District, and we anticipate police service being provided by the Douglas County Sheriff.

PROJECT THEME

Pine Canyon ownership has explored many different design alternatives over the last several decades. Design alternatives have ranged from creating a private, high-end golf course residential community, to some portions of the property as exclusively office/commercial, and several variations in between.

Over the past couple of decades, ownership has created both a very high density plan and a very low density plan for this property, and it is apparent from market testing that neither of



those plan options are viable. This PD application proposes a zoning for the property which creates an exceptionally designed Douglas County neighborhood of the highest quality, while maintaining feasibility based on current and foreseeable market conditions. This remarkable project will be achieved through the creation of a unique mixed-use community via a flexible zoning proposal that will allow the project to respond to market conditions in an appropriate and timely manner.

The overall theme and character for Pine Canyon has been established to ensure visual harmony throughout the community, an appropriate and consistent image within its alpine style setting, and a richness of visual character. The master plan is derived in many ways from studying national and state parks, where active use has been successfully introduced into exceptional natural places. For that reason, the project theme and character for Pine Canyon has been based on architectural and landscape concepts found most often in those parks, where the overriding objective was to build in harmony with nature. The parks' designers wanted to develop settings where people could spend part of their lives in -

“wild, scenic, beauty as a sanctuary from the turmoil and artificiality of the city.”

Pine Canyon upholds a parallel intent. The goal is “to create a wholistic community where our residents can live, work, and play, while

enjoying the pleasures of a spectacular Colorado environment, in a community and in homes that feel like a natural extension of the landscape.” In order to achieve this goal, Pine Canyon relies upon two integral guiding principles: Tradition and Innovation.

The Tradition - The Pine Canyon design concept extends a distinctive American architectural and landscape tradition. It has evolved from four primary sources:

- The rustic buildings of pioneers.
- The Adirondack style, where the desire to enhance the sense of living-in-the woods led to highly developed rustic architecture and managed landscapes.
- The Arts and Crafts movement, which drew on traditions of craftsmanship developed over centuries here and in other cultures.
- The naturalistic approach to landscape design.

At Pine Canyon, the intent is to take the next step in that tradition, to develop styles of architecture and landscape that capture the spirit of those historic sources, while meeting the needs of a new, different population in a contemporary community – The Innovation.

The roads and structures built in the community will incorporate the spirit and often the specific characteristics of traditional styles, because those earlier practices still make sense in the Pine Canyon setting. At the same time today's codes and



technology, combined with the individual lifestyles and visions of the new residents, will create a new generation of designs for Pine Canyon, and new ways of “building in harmony with nature”.

Pine Canyon is designed to respect and fulfill the following:

- To design a community with creative solutions to the age-old issues of mountain conditions. These solutions are often represented in traditional alpine buildings throughout Colorado. Buildings should not be designed as reproductions or literal translations of historic vernacular styles, but shall reflect the sound design principles of historical or regional precedent. Buildings shall not stand out as an identifiable “style” from a different time or place.
- To provide compatibility between buildings and their natural setting. The siting and massing of buildings shall create a comfortable fit between architecture and landscape thereby blending human-made improvements into the natural setting.
- To establish an overall image or “feel” to the architecture that meets the expectation of this Colorado landscape. As a contrast to more urban developments, Pine Canyon is intended to feel like a mountain retreat, a place to enjoy a balance between nature and human-built environments. Buildings shall use forms that convey a sense of protection from the weather, indigenous materials that visually link the architecture to

the surrounding environment, colors that blend buildings into the natural earth and vegetation, artistry in detail that portrays the cultural and natural history of Colorado.

- To respond to the opportunities and demands of the climate. Pine Canyon will make water conservation a priority from the beginning. The PD will incorporate everything from yard size and plant selection to the size and creation of neighborhood parks and community recreational spaces as well as traffic planning and placement of green spaces. The design of the community shall include functional and visual responses to climate considerations such as solar orientation with warm decks and view windows, protection from prevailing winds, sheltered entries and pedestrian areas, roof overhangs and thermal protections, and energy conservation techniques.
- To respect the community context. Both the overall community of Pine Canyon, and the individual areas have an existing identity. Design of buildings shall reinforce the existing images that are central to a consistent identity for the region, rather than emphasizing the anomaly of architectural style.





PART TWO:

character



Hillside Village

The Hillside Village area consists of a combination of larger lots and clustered homesites. This character is generally anticipated in the more heavily vegetated areas with steeper terrain. The terrain can be used to define logical areas for the Home sites. Typical buildings are custom homes, semi-custom homes. We anticipate creating Guidelines and Architectural Standards for the design of Residences at Pine Canyon, including massing, height, color, materials and overall appearance. The intent of the Architectural character is to encourage a diversity of design within the general project theme, and at the same time produce a unified and consistent look to the community, reflecting this distinctive property setting. All improvements are to be integrated into the overall setting.



The 'Ranch House' Concept

Homes that will be highly visible as determined in the more detailed planning stages, will have a low profile, with horizontal building massing. To maintain the low profile, single story look, houses may be designed with a main level and either a lower level 'walk out' or garden level basement, expressed as a part of the foundation, and may include an upper level with- 'rooms in the roof', which utilize dormer windows.







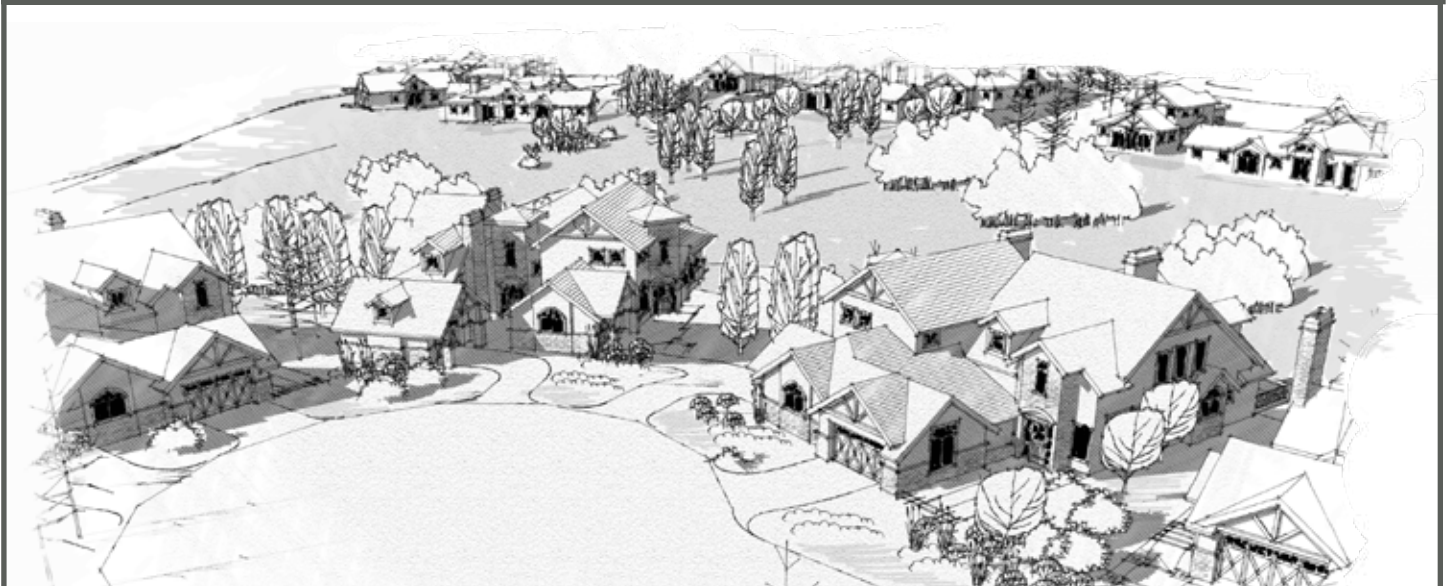
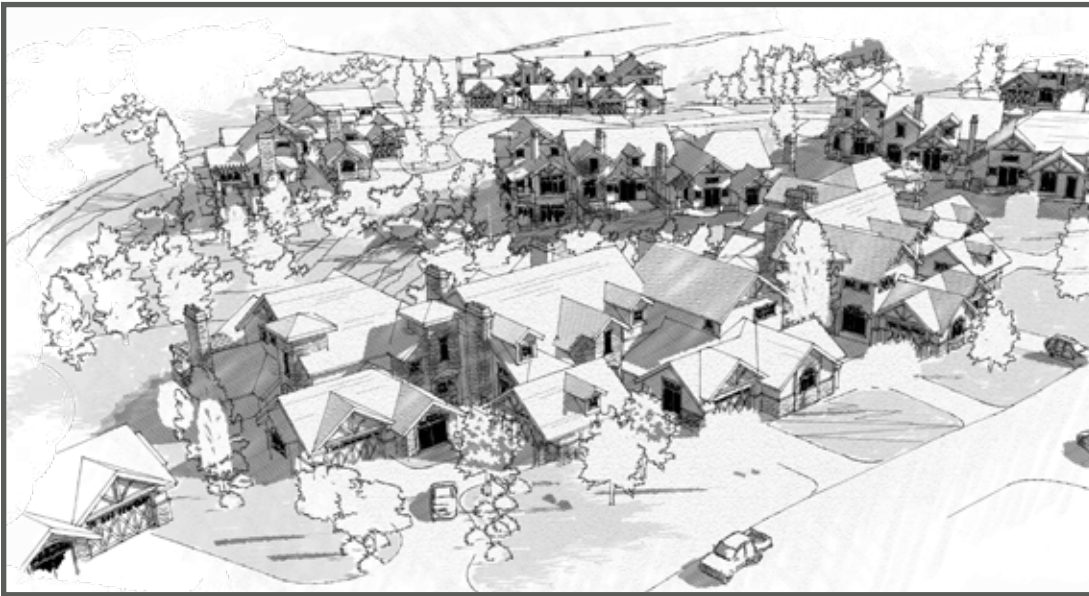
Village Area



The Village areas consist of a mix of residential uses, generally as a transition from the Hillside area, to the more intensive uses closer to the main roadways that surround the property. Planting is naturalistic, blocks may be large and the roads irregular to accommodate natural conditions.

The Village areas will contain a mix of Detached Single Family Houses, Cluster Single Family Houses, Townhouses, and Attached Single Family, with a balance between landscape and buildings; and a strong interaction of pedestrian and vehicular uses.





Village Resort Character

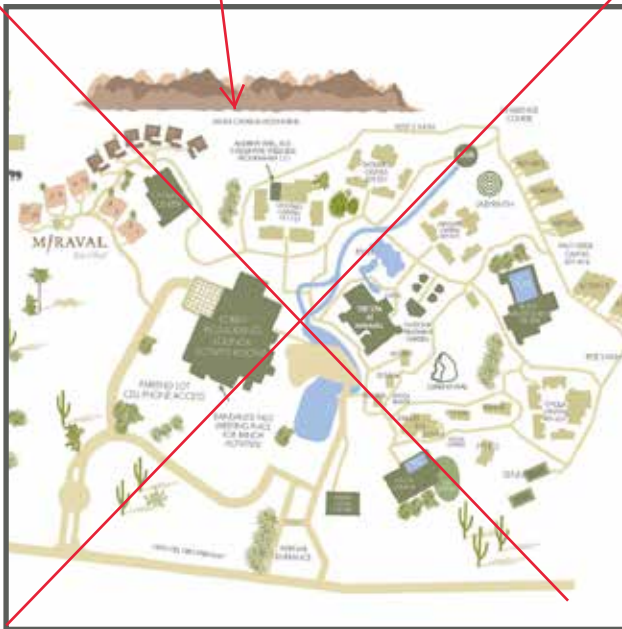
Refrain from stating what the desired uses are. Uses should be more broad in the narrative.

The Village Resort area is generally defined by the proposed business zoning on the east side of the Pine Canyon property, and is centrally located within Pine Canyon. The character of this area is to be informal, typical of a mountain style resort. The desired use is a Resort/Spa with potential lodging type uses in either a central building or smaller clustered buildings throughout the Resort area.

While the desired use is for a Resort/Spa this area will allow a mix of complimentary uses if a Resort/Spa developer is not willing to commit to the development of this area. The complimentary uses would allow for the potential of Detached Single Family Cluster and Attached Single Family with an interaction of pedestrian and vehicular uses.



Does this relate to the PD?



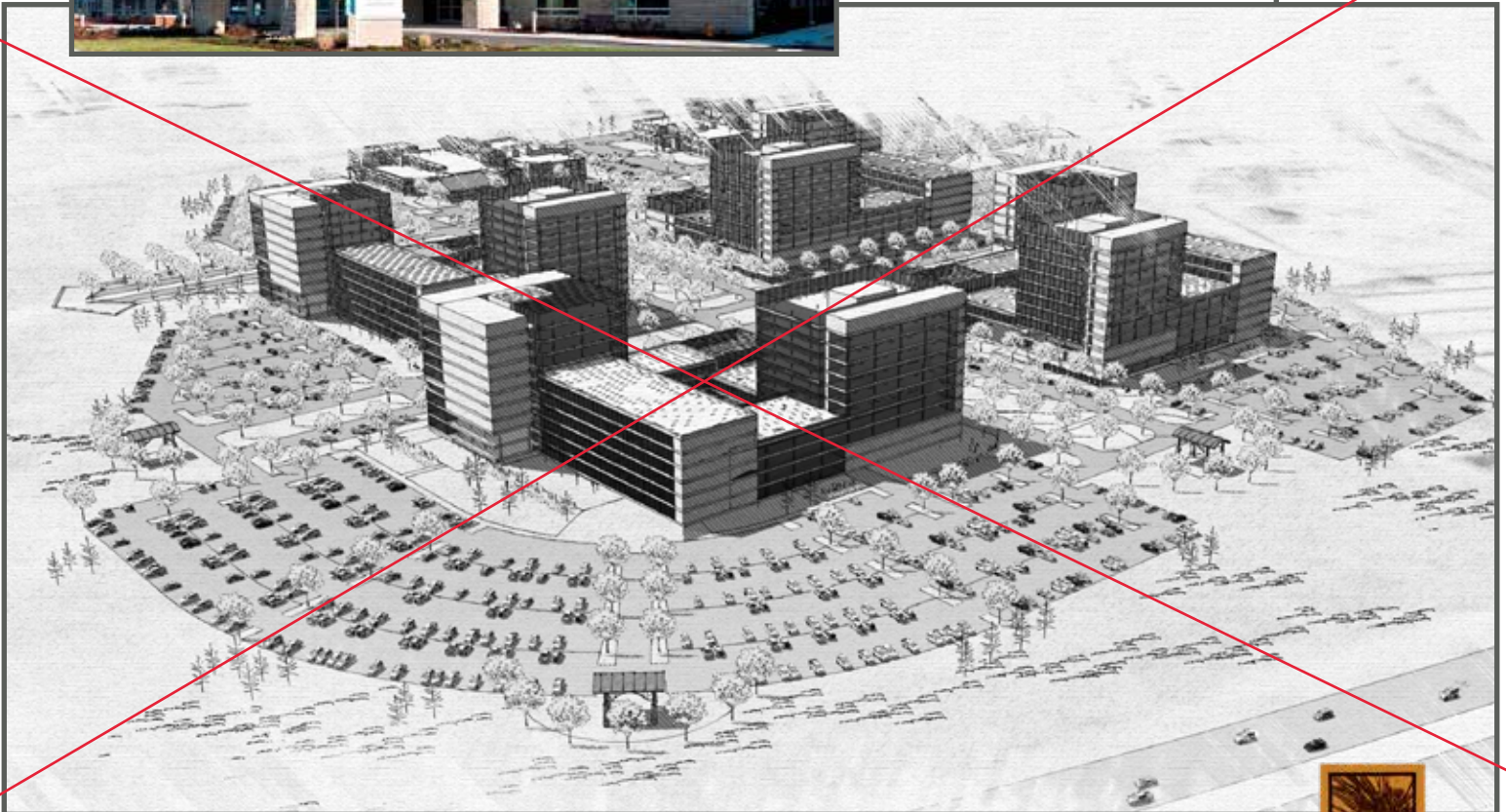
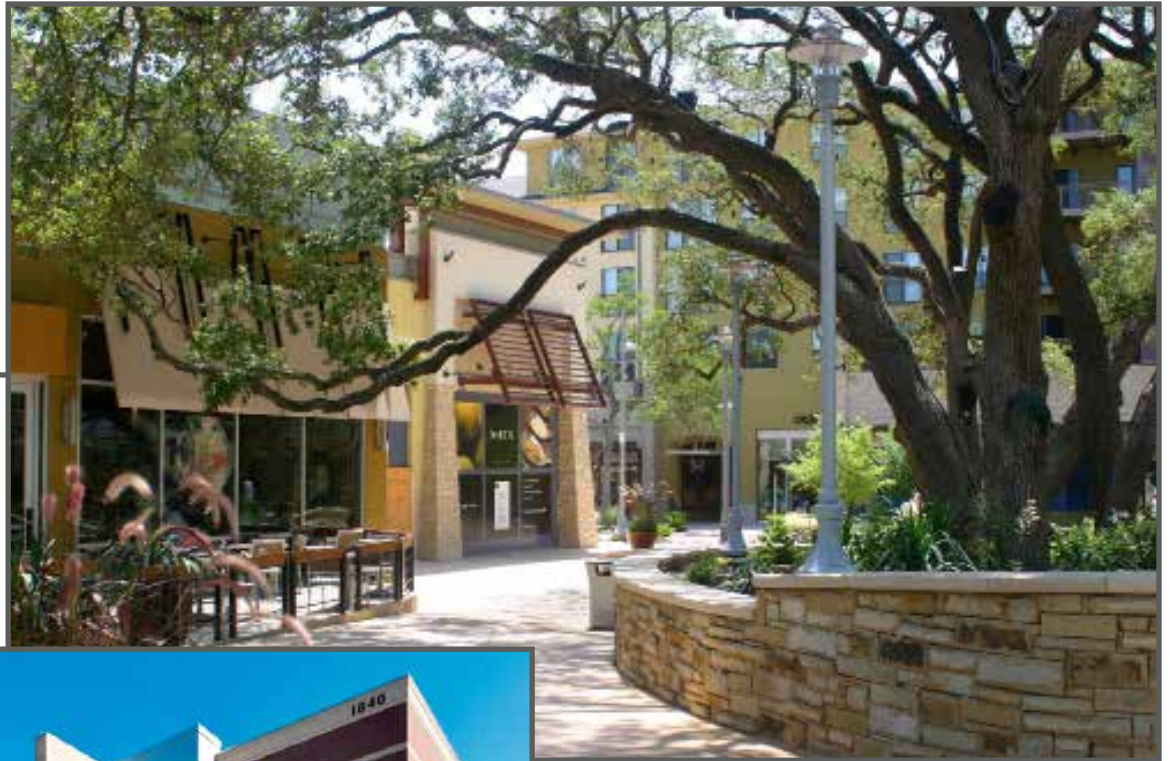
Village Core

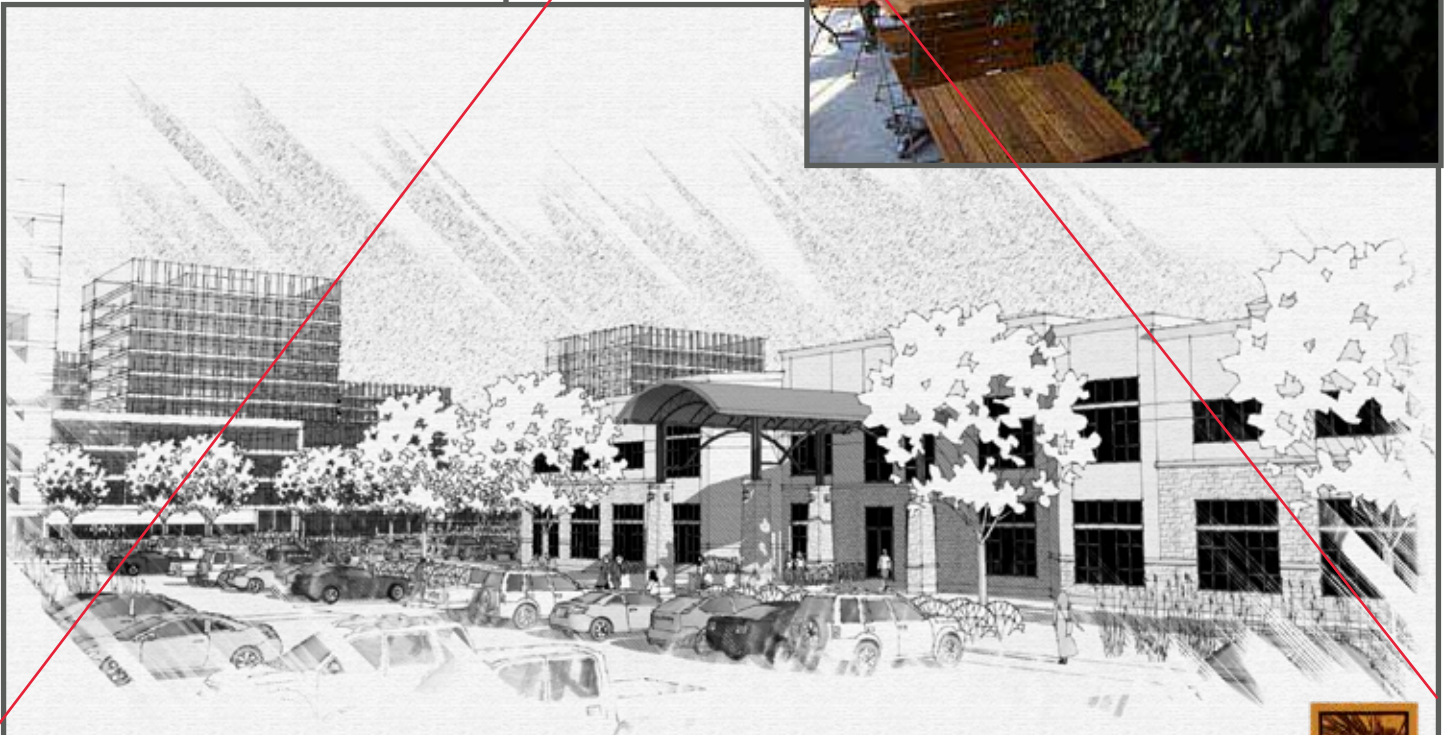
The Village Core area is generally identified as the Business area on the west side of I-25, and the Multi-Family areas. These areas consists of the greatest variety of uses, with an emphasis on Corporate or Educational uses. This area may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. The area consists of a higher density mix of uses that accommodate retail, offices, townhomes and apartments within the Business area, and specifically the Mobility Hub on the west side of I-25. It has a tighter network of streets, with wide sidewalks and plazas, steady street tree planting and buildings set close to the sidewalks.


Medium to high-Density Mixed Use buildings, entertainment, Civic and Cultural uses are desired surrounding the Mobility Hub. Attached buildings forming public spaces; high pedestrian and potential transit activity. Employment uses consisting of primarily office and light industrial/manufacturing type uses may also be in this area. This area is west of I-25 and is generally located between I-25 and the railroads to the west of I-25. The existing uses to the north of this area are similar light industrial/manufacturing type uses.











PART THREE:

comprehensive plan

Pine Canyon



COMPREHENSIVE PLAN CONSISTENCY

This section analyzes the Pine Canyon proposal for consistency with the Douglas County Comprehensive Plan. The blue text comes directly from the Douglas County Comprehensive Plan.

URBAN LAND USE

Urban development is generally characterized by residential uses at a gross density greater than one dwelling unit per 2.5 acres, although densities of a particular development within an urban area may be lower. Commercial, business, and industrial zoning, including uses within a planned development that are of a similar scale and character, are also considered to be urban.

Urban land uses are directed primarily to the northern portion of the County, including the Primary Urban Area, Chatfield Urban Area, and municipalities, as well as existing Separated Urban Areas as depicted on the Land Use Map.

The Plan includes information and ideas compiled from public input and planning staff analysis conducted in the preparation of this update. The urban land use section also draws from the Metro Vision 2040 Plan, adopted by the Denver Regional Council of Governments (DRCOG) in recognition and support of regional goals and objectives for open space, freestanding communities, a balanced transportation network, urban centers, environmental quality, and senior-friendly

development.

Urban development in Douglas County should consider environmental and visual resources that include wildlife, habitat, recreation, and sense of place. Balancing these values as the County grows will ensure a high quality of life for current and future citizens.

Pine Canyon is being planned as a high-quality, stand-alone community that includes over 35% of the property as open space. The distinct vegetation and natural terrain, as well as the strong character that has been developed for the design of the community will contribute to the creation of a unique sense of place, and ensure a high quality of life for current and future citizens.

GENERAL URBAN LAND USE

Goal 2-1

Improve and enhance existing infrastructure; support healthy living; reduce vehicle miles travelled; maintain air quality standards; and conserve open space.

The Pine Canyon property is well supported by existing surrounding infrastructure, and anticipates providing its fair share towards mitigating impacts from the development of this property. Further, this unique opportunity includes land for a Mobility Hub. The ownership group has coordinated with CDOT's Division of Transit and Rail, and is extremely excited to have located a Mobility Hub on the western portion of the property, adjacent to I-25. This Mobility Hub will serve residents and



businesses throughout the County as a regional transit location for CDOT's statewide Bustang program, as a first phase. A consistent transit service for Douglas County will not only provide residents with a dependable commuting option up and down the Front Range, it will also mitigate traffic, reduce single-occupancy vehicle miles, assist in maintaining air quality standards, and will help make travel times on I-25 more reliable. The Mobility Hub is being designed so that when subsequent different modes of high-speed transit come online along the Front Range, the Hub will adapt so that it can best accommodate the needs of any new form of transportation, which will reduce vehicle miles, and assist in maintaining air quality standards. The proposal also includes almost 190 acres of Open Space/Park uses, a portion of which will complete an important link of Open Space along the Plum Creek corridor.

Objective 2-1A

Direct urban-level development to designated urban areas.

The Pine Canyon property is located within a designated urban area.

POLICY 2-1A.1

Limit and direct urban development to the Primary Urban Area (PUA), Separated Urban Areas (SUAs), Chatfield Urban Area, and Municipal Planning Areas depicted on the CMP Land Use Map.

The Pine Canyon property is located within the Municipal Planning Area identified on the CMP Land Use Map.

POLICY 2-1A.2

Prioritize the build-out of existing urban areas over approval of new urban development.

The Pine Canyon property is surrounded by existing urban level of development.

Objective 2-1B

Encourage development that supports healthy communities.

The Pine Canyon proposal includes a significant amount of connected Park and Open Space areas with anticipated trail corridors, a mix of housing types, a transit Mobility Hub, and anticipated non-residential uses which, when taken in combination, all contribute to the creation of a healthy community.

POLICY 2-1B.1

Encourage health-promoting design through the development review process.

With over 190 acres of Open Space/Park areas woven through the community, many opportunities for healthy outdoor activities will be identified in the future more detailed design efforts.

POLICY 2-1B.2

Support community efforts that provide healthy lifestyle choices.

We anticipate having a robust HOA/District that will also encourage community efforts that provide healthy lifestyle choices through community events,



trail and park maintenance, etc.

Objective 2-1C

Ensure development in designated urban areas is consistent with the CMP.

This proposal includes a detailed analysis of consistency with the CMP.

POLICY 2-1C.1

Achieve consistency among land use and development regulations, the Capital Improvements Program, and this Plan through careful review and coordination during the development review process.

As part of the submittal of this application we have carefully reviewed this plan, we anticipate as the County agencies review and coordinate during the review process the proposal will achieve consistency with all regulations.

POLICY 2-1C.2

Determine the actual density or intensity of development at time of subdivision or site improvement plan by considering the potential environmental and visual impacts; availability of community facilities and services; and compatibility with existing, adjacent or planned uses.

We have provided the density of the adjacent properties where possible. The proposal is compatible both in terms of the type of use, residential on the east side of the property, and Mixed Use on the east side of the property, and density at our property boundaries.

POLICY 2-1C.3

Support the rezoning of urban zoned lands to be consistent with the Plan's goals, objectives, policies, and Land Use Map.

As part of the submittal of this application we have carefully reviewed this Plan's goal, objectives, policies, and Land Use Map. We are providing a point by point analysis as part of this proposal.

Goal 2-2

Support environmental systems comprised of water, wildlife, wildlife habitat, recreation and sense of place.

In addition to the extensive trail system, which was designed to limit impact on wildlife, Pine Canyon is proud to propose establishment of the Walter J. Scott Riparian Park. This 60+ acre section of the land will be dedicated via a conservation easement to maintain its riparian nature, its recreational essence, and its agricultural history.

Objective 2-2A

Balance development with preservation of environmental and visual resources.

Over 35% of the property is being proposed for Open Space/Park uses, an important link along Plum Creek is a part of this important Open Space network. The character and style as presented in this proposal is intentional, the intent is to compliment the environment and visual resources that exist on the property with the proposed development.

POLICY 2-2A.1



New development located in proximity to moderate to high value wildlife habitat should include a study and inventory of habitats, movement corridors, and habitat linkages.

The property is, to an extent, surrounded by existing urban level development. The west side of the property proposes the land along the Plum Creek corridor as Open Space. The East side of the property is bounded by I-25 on the west, State Hwy 86 (Founders Parkway) on the east, and existing urban level development along the entire southern boundary. The Plum Creek corridor, and all of the wildlife habitats and passages which run through it, is being preserved as the Walter J. Scott Riparian Park, the balance of the property does not include movement corridors based on the high traffic roadways and existing development.

POLICY 2-2A.2

New development should support, through the provision of significant open space, the conservation of habitats, movement corridors, and habitat linkages as indicated in the study.

The significant corridor is the Plum Creek corridor, which is proposed to be preserved as Open Space as the Walter J. Scott Riparian Park. This section represents the highest concentration of wildlife habitats and movement passageways. Additionally, the winding network of trails was designed to limit impacts upon wildlife.

POLICY 2-2A.3

Any new development should include a comprehensive trail study that considers wildlife, habitat, wetlands, and local and regional connections for all users. Studies should account for

off-site conditions and impacts.

The proposal does include a comprehensive trail network, additionally we anticipate connecting to the existing trail networks in the area providing a robust, regional connected trail network.

Goal 2-3

Provide connected parks, trails, and recreational facilities appropriate to the scale of the development.

The proposal includes a well-connected Park and Open Space network. The County requirement is for Local Parks to be provided for at a size requirement of 0.015 per unit, and Regional Park are to be provided for at a size requirement of 0.030 per unit (the Board may also consider alternative park land dedication formulas for multi-family development proposals). Not considering an alternative land dedication formula for the 800 proposed Multi-Family units, the requirements are 27 acres of neighborhood parks, and 54 acres of Regional Park. As currently proposed, Pine Canyon includes approximately 190 acres being of Park/Open Space uses, including the 60+ acrea Walter J. Scott Riparian Park, and we look forward to working with Douglas County Parks department to best identify the areas for their needs.

Objective 2-3A

Demonstrate the provision of neighborhood and community parks, trails, and recreational facilities.

The proposal for Pine Canyon includes a robust trail network, with connected Park and Open Space areas. As we move into the more detailed design stage of the entitlement process we look forward to



analyzing the park and recreation designs.

POLICY 2-3A.1

Ensure new development proposals provide parks and trails that are accessible to all, including young children, teenagers, the disabled, and older adults.

As we move beyond the zoning stage of the entitlement efforts, we look forward to working with the County to ensure that portions of the 190 acres that are being set aside for Park, Open Space and Trail corridors that are accessible to all.

POLICY 2-3A.2

Strongly encourage multi-use trails to connect urban residential development to parks, open spaces, schools, recreational facilities, neighborhood and community activity centers, to other neighborhoods, and to a network of public trails. Ensure that amenities such as benches, tables, restrooms, and drinking fountains are provided where appropriate.

Even at the Zoning stage of the design, we are providing Open Space corridors that we anticipate will include trails where practical. We will work with the County at the appropriate time to ensure that the appropriate amenities are included within the well-connected, multi-use trail network already anticipated for Pine Canyon.

POLICY 2-3A.3

Encourage the construction of recreation centers in new residential development or contributions toward the expansion of the existing facilities, to lessen the burden on existing public facilities.

At the next stage in the design efforts we will analyze the appropriate location and type of recreation uses within the Pine Canyon community.

POLICY 2-3A.4

Ensure that tot lots, pocket parks, and other recreational facilities are provided in urban developments.

Tot lots, pocket parks and other recreational facilities are an incredibly important part of creating a quality, healthy and marketable community. The details of the design and location of these elements will be defined in the more detailed phases of the design of the Pine Canyon community.

Goal 2-4

Establish public spaces or gathering places in new and existing neighborhoods.

Public spaces and gathering spaces will be provided within the Pine Canyon community.

Objective 2-4A

Locate gathering places and activity centers to serve as the heart of a community, to provide a sense of identity, and a place for services.

Even at the zoning stage of the entitlement efforts, we are depicting a connected Park and Open Space network that will include gathering places and activity areas that will provide the community with a unique identity, and provide places for residents to recreate and socialize.

POLICY 2-4A.1



Consider existing or planned, adjoining development when designing neighborhood centers.

We have been working on the design and buffering of the adjacent existing and planned adjoining development throughout the entire planning process. Pine Canyon will have several varied neighborhood centers, all of which will be connected to the trail network through a combination of off-street trails and sidewalks where appropriate. We anticipate that the area surrounding the Mobility Hub will act as the primary Neighborhood Center, and the proposal includes a connection from the more residential eastern portion of the property underneath I-25, providing a direct link for the Pine Canyon community.

SECTION 2 URBAN LAND USE

POLICY 2-4A.2

Plan neighborhood centers as a focal point and a gathering space for residents, including, but not limited to, the following uses:

- Elementary school
- Neighborhood park
- Small single- and mixed-use retail and residential development
- Recreation center or other public or neighborhood facility
- Open space
- Linked trails and pedestrian paths

The Pine Canyon proposal includes a centrally located Elementary School on the eastern portion of the property. Neighborhood Park areas are included throughout the property, we anticipate

small-scale Mixed Use Retail in close proximity to the Mobility Hub on the west side of the property. Within the Resort/Spa area, we anticipate services such as a restaurant and spa services being available to the community. The community includes connected Open Space that will include linked trails and pedestrian paths.

POLICY 2-4A.3

Link neighborhood centers to residential development through a system of trails and sidewalks.

The residential areas in Pine Canyon will be linked to the Neighborhood Center areas with a combination of trails and sidewalks.

POLICY 2-4A.4

Plan neighborhood centers that are easily accessible, centrally located, and visible to the community.

Neighborhood center type uses include the Elementary School, Neighborhood Parks, the Resort/Spa, and the area surrounding the Mobility Hub. All of these areas are easily accessible and visible to the community.

POLICY 2-4A.5

More specific design standards should discussed in the narrative and listed in the PD document.

Neighborhood centers to reflect and surrounding development by using high-quality design that considers compatible scale, materials, and other architectural details.

The proposal includes imagery and design intent statements that will be utilized in the creation of Architectural Guidelines that will ensure a cohesive



and unique high-quality design for the community.

POLICY 2-4A.6

Design neighborhood centers to be pedestrian oriented and supportive of a wide range of transportation choices.

Pine Canyon will have several varied neighborhood centers, all of which will be connected to the trail network through a combination of off-street trails and sidewalks where appropriate. The most significant neighborhood center is likely to be surrounding the Mobility Hub, which provides an alternate transportation choice.

Goal 2-5

Design development to complement both the natural and historic landscape.

The overall theme and character for Pine Canyon has been established to ensure visual harmony throughout the community, an appropriate and consistent image within its alpine style setting, and a richness of visual character. The master plan is derived in many ways from studying national and state parks, where active use has been successfully introduced into exceptional natural places. For that reason, the project theme and character for Pine Canyon has been based on architectural and landscape concepts found most often in those parks, where the overriding objective was to build in harmony with nature. Additionally, the riparian aesthetic and agricultural history of the region will both be honored and maintained via the Walter J. Scott Riparian Park.

Objective 2-5A

Minimize the impact of development on natural

and historic resources.

The Pine Canyon property will be planned to maintain significant areas of natural resources. The Walter J. Scott Riparian Park will maintain the vibrant natural habitats around Plum Creek, and to honor the historic agricultural uses that the ownership family has perpetually sustained for over 100 years.

POLICY 2-5A.1

Locate development away from environmentally and visually-sensitive lands, including, but not limited to, primary ridges, bluffs, and horizon lines.

Many of the primary ridges have been incorporated into the connected Open Space network.

POLICY 2-5A.2

Protect the integrity of urban areas by protecting, where appropriate, views to and from significant natural features.

The Pine Canyon property has been planned to incorporate significant natural features into the proposed Open Space network.

POLICY 2-5A.3

Design drainageways to reflect or complement the natural landscape, incorporate and enhance natural vegetation, minimize hard improvements, and provide wildlife habitat and recreational amenities.

The primary drainage way is Plum Creek, which is protected in a proposed Open Space area. Additionally the smaller natural drainage areas on the east side of the property are generally incorporated into the connected Open Space

Include more details of preservation of natural resources including wildlife.



network.

POLICY 2-5A.4

Use creative design and planning approaches to mitigate environmental and visual impacts on the natural terrain, such as bluff lines, open spaces, hogbacks, major drainageways, or other adjacent topographical features.

The Open Space network, including the large Plum Creek corridor area, has been planned to mitigate environmental and visual impacts to the natural terrain.

POLICY 2-5A.5

Encourage compact development patterns that conserve natural resources.

The proposal includes a mix of housing types that include compact development patterns surrounded by the coordinated Open Space network.

POLICY 2-5A.6

Encourage new development to incorporate, conserve, and re-use historic structures and cultural resources.

The primary cultural resources on the property include the Plum Creek corridor and the more heavily vegetated areas on the eastern side of the property. The Plum Creek corridor has been incorporated into an Open Space area, and many of the more heavily vegetated areas on the eastern side of the property are also included in Park/Open Space areas and will likely include trail corridors.

POLICY 2-5A.7

Minimize impacts of new development adjacent

to state parks through the establishment of appropriate land uses, provision of open space, visual buffering and screening, and other techniques.

The Pine Canyon property is not adjacent to a State Park.

Goal 2-6

Achieve compatibility between residential and nonresidential land uses, in terms of land use and design.

The Pine Canyon property includes buffer areas on the eastern and more residential portion of the property, we have planned the property to have the residential uses adjacent to our neighbors be compatible. The western portion of the property includes similar non-residential uses on the edges of the property.

Objective 2-6A

Locate new residential development adjacent to compatible land uses.

The primary residential uses are proposed on the eastern portion of the property, and are compatible with the existing residential along the southern boundary of the eastern portion of Pine Canyon.

POLICY 2-6A.1

Locate residential development away from areas that exceed an outside noise level of 65 DNL.

The primary residential uses are located on the eastern side of the property and there are no unacceptable noise levels.



POLICY 2-6A.2

Mitigate noise using setbacks, berms, and building materials. High sound walls located adjacent to the street pavement or sidewalks without landscaping or berming, that limits important views, is inconsistent with this Plan.

We are not planning on utilizing sound walls.

POLICY 2-6A.3

Locate residential development away from intensive industrial uses that emit noise, dust, fumes, odors, refuse, smoke, vapor, light, and vibration, including wastewater treatment plants, environmentally hazardous areas, or other land uses that pose a threat to public health and safety.

There are no planned residential areas planned in proximity to intensive industrial uses, or other land uses that would pose a threat to public health or safety.

Objective 2-6B

Use design techniques and land use elements to provide compatibility between residential and nonresidential uses and create a sense of community identity.

At the more detailed design stage we will be better able to identify design techniques that will provide compatibility between residential and non-residential uses.

POLICY 2-6B.1

Use natural landscape features to define development boundaries where appropriate.

The natural topography and vegetation have been used to aid in defining the areas of development, and the coordinated Open Space network.

POLICY 2-6B.2

Blend the existing character of adjoining developments with the design of new developments.

We anticipate a similar design pattern as the adjacent residential along the southern boundary of the eastern portion of Pine Canyon.

POLICY 2-6B.3

Support the establishment and enhancement of community separators by creating open space buffers, utilizing natural landforms and tree plantings to screen views and provide wildlife habitat.

We have incorporated a significant open space buffer along the southern portion of the east side of Pine Canyon as a separator to the adjacent residential uses.

Objective 2-6C

Design urban streets to provide an aesthetically-pleasing environment while maintaining conveyance, convenience, and public safety.

These details will be provided with the next stage of the entitlement/design efforts.

POLICY 2-6C.1

Establish a street hierarchy that provides a sense of order and scale with a pattern that allows for users to find their way.



A street hierarchy has been anticipated through the property and has been included with the Traffic Impact Study included with this proposal.

POLICY 2-6C.2

Encourage neighborhood connectivity. Connect local and collector streets, where appropriate, and minimize the use of cul-de-sacs.

Pine Canyon includes providing its portion of the ROW for the Woodlands Parkway extension which is an important regional link, additionally Pine Canyon anticipates an underpass connection providing access to the Mobility Hub on the west side of the property.

POLICY 2-6C.3

Provide landscaped medians within arterial streets, where possible, to break up street expanse and provide safety islands where pedestrians can pause when crossing the streets.

The details of the street designs will be provided with the future more detailed design efforts, we look forward to working with the County to ensure we are providing safe streets for the community.

POLICY 2-6C.4

Create interesting streetscapes along arterials and collectors using plantings, lighting, special paving, etc.

The details of the street designs, including planting, lighting and any special paving will be provided with the future more detailed design efforts.

Objective 2-6D

Integrate site and architectural variety, and provide

housing choices in neighborhood design.

A cohesive overall design character has been proposed for Pine Canyon, the planning provides for a variety of housing choices throughout the community.

POLICY 2-6D.1

Encourage diversity in residential design through variation in color, facade treatment, and lot size.

The overall theme and character for Pine Canyon has been established to ensure visual harmony throughout the community, an appropriate and consistent image within its alpine style setting, and a richness of visual character. The diversity of design will be ensured by the mix of housing types and sizes.

POLICY 2-6D.2

Design a varied and interesting streetscape that includes the use of street trees.

The ultimate design of the streetscape will include the use of street trees, as well as natural plantings consistent with the beautiful natural property.

POLICY 2-6D.3

Provide transition, through appropriate design techniques, from residential development to open space and adjacent nonurban areas.

Transitions have generally been planned for with the use of Open Space buffer areas, the details of these transition areas will be designed with the future more detailed planning efforts.

POLICY 2-6D.4



Encourage house design that places the garage behind the front entrance plane of the building.

This will be analyzed with the future planning efforts, and will be balanced with the importance of siting the homes within the natural terrain and vegetation.

POLICY 2-6D.5

Encourage mixed residential densities to create a diversity of housing types, sizes, and price ranges.

A mix of residential densities has been proposed which will provide a diversity of housing types, sizes, and price ranges.

Objective 2-6E

Ensure nonresidential development is compatible with surrounding land uses and the natural environment.

The proposed residential development has been planned to be compatible with the adjacent existing residential land uses both in terms of use and intensity. The natural environment has been incorporated into the creation of the proposed development areas.

POLICY 2-6E.1

Locate nonresidential development in the PUA, SUAs, Chatfield Urban Area, and the municipalities. Concentrate this development in nodes, clusters, or centers. Strip or isolated development is inconsistent with this Plan.

The non-residential portions of the plan are coordinated into the overall community design, and are not strip or isolated developments.

POLICY 2-6E.2

Encourage uses such as office, institutional, and open space as a transition area between residential and major commercial or industrial areas.

The area surrounding the Mobility Hub on the western portion of the property is anticipated to include Office type uses. This will provide a smooth transition between the residential and commercial areas. Open Spaces will be wound around the Resort area to provide a natural transition from the residential areas.

POLICY 2-6E.3

Locate and design intensive nonresidential land uses to minimize conflicts with residential developments, agricultural uses, wildlife areas, and environmentally or visually-sensitive areas.

The area surrounding the Mobility Hub is likely to include the most intensive non-residential uses. The Mobility Hub area is bounded by existing light industrial uses or zoned property on the north and south, I-25 on the east, and Liggett Road on the west. The compatible land uses on the north and south, and the major roadways to the east and west provide significant identifiable boundaries for this area.

Objective 2-6F

Ensure residential and nonresidential building design, scale, and orientation are compatible with the natural and built environment.

The overall character and theme that has been established for Pine Canyon is intended to facilitate compatibility with the natural and built



environment.

POLICY 2-6F.1

Design large structures to visually break up building mass.

These details will be analyzed with future designs.

POLICY 2-6F.2

Encourage the use of high-quality materials in the construction of buildings.

These details will be analyzed with future designs.

POLICY 2-6F.3

Design nonresidential development to emphasize human scale and create pedestrian and transit connections, where appropriate.

These details will be analyzed with future designs, the Mobility Hub will facilitate pedestrian and transit connections.

POLICY 2-6F.4

Use landscaping to complement and soften nonresidential development, and provide buffering, screening, and shade.

These details will be analyzed with future designs.

Objective 2-6G

Design lighting as an integral element of development.

These details will be analyzed with future designs.

POLICY 2-6G.1

Design lighting to minimize off-site illumination into residential and public-use areas, in conformance with the Douglas County Zoning Resolution.

These details will be analyzed with future designs, and conform with the Douglas County Zoning Resolution.

POLICY 2-6G.2

Encourage the use of light fixtures that adhere to dark-sky practices in residential and nonresidential development.

Light fixtures that adhere to dark-sky practices will be incorporated into the Pine Canyon community.

Goal 2-7

Foster a balanced community and robust economy.

business?

The proposal includes a balance of residential and non-residential uses. The planned commercial and areas will bolster Douglas County's economy. The Mobility Hub will be an attractive amenity for both prospective residents and businesses.

Objective 2-7A

Promote development patterns and community design that meet the needs of residents.

The proposed development patterns and community design are intended to provide a balance of residential and non-residential uses, including a School site, Park areas, and Open Space trail networks that will meet the needs of residents.

POLICY 2-7A.1



Encourage a variety of housing that fits different lifestyles and needs.

A variety of housing is being proposed that will fit a variety of lifestyles and needs throughout the community.

POLICY 2-7A.2

Incorporate mixed-use development in new and existing communities.

The Mobility Hub area is anticipated to incorporate a mix of uses.

POLICY 2-7A.3

Encourage redevelopment in appropriate areas of the PUA.

This is not applicable to this proposal.

POLICY 2-7A.4

Encourage building and site design that provides safety and security.

The mix of uses, variety of residential types, Open Space and Park areas all contribute to the creation of a community that will provide safety and security through the diversity of the community.

POLICY 2-7A.5

Promote community gardens, farmers markets and produce stands, where appropriate, within urban areas.

These details will be analyzed with future designs.

Objective 2-7B

Promote the availability of community services.

These details will be analyzed with future designs.

POLICY 2-7B.1

Encourage the use of private activity bonds (PABs), in partnership with municipalities, to create opportunity for diverse housing development.

These details will be analyzed with future designs.

POLICY 2-7B.2

Support the Douglas County Housing Partnership's efforts to provide attainable housing.

These details will be analyzed with future designs.

POLICY 2-7B.3

Create opportunities for residents to access transportation and community services.

The Mobility Hub and connection from the east portion of the property all contribute to providing residents access to transportation.

POLICY 2-7B.4

Establish partnerships to provide enhanced access to community services.

These details will be analyzed with future designs.

Objective 2-7C

Promote economic development and employment opportunities.

The Mobility Hub and Resort Spa areas will contribute to economic development and employment opportunities, as will the design and construction efforts for the entire project.



POLICY 2-7C.1

Establish economic development partnerships that enable residents and businesses the opportunity to prosper.

These details will be analyzed with future designs.

POLICY 2-7C.2

Foster relationships with businesses to encourage their retention and expansion.

These details will be analyzed with future designs.

POLICY 2-7C.3

Provide incentives to foster a vibrant business environment.

These details will be analyzed with future designs.

POLICY 2-7B.4

Support workforce development efforts to meet the needs of area residents and businesses.

Water conservation measures should be included here.

These details will be analyzed with future designs.

Goal 2-8

Conserve resources.

These details will be analyzed with future designs.

Objective 2-8A

Minimize energy use in residential and nonresidential development.

These details will be analyzed with future designs.

POLICY 2-8A.1

Encourage energy- and resource-efficient design in development and building construction.

These details will be analyzed with future designs.

POLICY 2-8A.2

Provide opportunities for solar energy utilization through subdivision and building design.

These details will be analyzed with future designs.

POLICY 2-8A.3

Support the development and use of renewable energy resources.

These details will be analyzed with future designs.

POLICY 2-8A.4

Encourage development patterns that conserve energy resources.

The variety of land uses and housing types have been planned to conserve energy through access to transit and non-residential uses in proximity to the residential portions of the community.

POLICY 2-8A.5

Encourage on-site recycling centers and the recycling of building materials.

These details will be analyzed with future designs.

Goal 2-9

Ensure development occurs concurrently with essential services and infrastructure.

The Pine Canyon property is well located in close



proximity to existing infrastructure. An innovative self-contained water and sanitation system is planned for the Pine Canyon property, the details of which are included with this PD application. This system will allow Pine Canyon to conserve over 50% of its water, while implementing state-of-the-art treatment and irrigation technologies.

Objective 2-9A

Encourage urban development in areas with existing and planned capacity in services and infrastructure.

The Pine Canyon property is well located in close proximity to existing infrastructure, and reports have been provided with this proposal that analyze off-site Traffic Impacts that will be mitigated.

POLICY 2-9A.1

Evaluate the capacity of existing services and facilities to support development.

The Pine Canyon proposal includes reports evaluating the services and facilities that will be required for the creation of this community. As part of the review process the capacity of services and facilities will be confirmed.

POLICY 2-9A.2

Ensure that new development mitigates impacts to existing services and infrastructure.

The review process and reports that have been developed with this proposal will identify any impacts that will be mitigated.

MUNICIPAL PLANNING AREAS

Municipal development plays a key role in the evolving landscape of Douglas County. The impact of municipalities on the natural and built environment, on adjoining communities, and on the provision of services can have far-reaching consequences. Similarly, development in the unincorporated County can have the same impacts. Municipal influence areas are planning areas established by the municipality's master plans. Municipal influence areas often surround, or are adjacent to, a municipality's municipal planning area. While municipal development is not planned for these areas, they are considered important to jurisdictions because of the potential impact development could have from an economic, visual, environmental, urban service, or water quality perspective.

The following goal, objectives, and policies are intended to guide development decisions by the County for proposed land uses within the unincorporated lands located in designated municipal planning and influence areas. Policies affecting unincorporated residents are also established to provide direction to municipalities. These policies serve as a framework for a cooperative relationship between jurisdictions.

The Pine Canyon property is located within a Municipal planning area, and the ownership group have been County residents for over 150 years, and is now in its 6th generation. The ownership group are descendants of the Scott family, who originally settled in the County by way of the Homestead Act. The property in this application



was formed out of the center portion of the historic Scott ranch, and is still used for active agricultural operations today. A large additional portion of the Scott ranch is located on Pine Canyon's Northern border. Land developed in the Town of Castle Rock is located on the southern border. The proposed land plan reflects compatible Town approved urban uses. The proposed uses match densities and housing options which mirror the Woodlands and Escavara residential communities, both of which were built upon land which was also part of the original Scott ranch. With generous trails, open space, and a special riparian preservation concept, the proposal would enhance important economic, environmental, and aesthetic values which are held highly by both the County and the Town.

Goal 2-16

Encourage coordinated Comprehensive Master Plans between the County and municipalities.

The proposal is compatible with the Town's Future Land Use Map and the County's Comprehensive Master Plan. The Pine Canyon team has worked with the Town in the past. However, given the long standing the family has within the County, the ownership team ultimately decided to create this exciting wholistic community where our residents can live, work, and play, while enjoying the pleasures of a spectacular Colorado environment, in a community and in homes that feel like a natural extension of the landscape, within the County. By doing so, Pine Canyon can more completely embody its two defining principles of upholding tradition and championing innovation. This plan will maintain the property's distinct natural beauty and agricultural heritage by way of the extensive, winding Open Space/trail network which runs

throughout the property, and the dedicated Walter J. Scott Riparian Park. Additionally, the plan embraces cutting-edge innovation via its state-of-the-art water and sanitation plans, which will allow Pine Canyon to preserve over 50% of its water, and by bringing a transit Mobility Hub to the heart of Douglas County.

Objective 2-16A

Mutually agree upon major land use planning concepts.

We understand that the Town of Castle Rock will be a referral agency for this proposal and we understand that through the review process we will need to work together on the major land use planning concepts.

POLICY 2-16A.1

Coordinate with municipalities to address major land use issues such as annexation and adjacent development.

We understand that this application will be reviewed in the context of coordination with the municipality to address major land use issues. Through a previous extensive multiyear review, Town staff is familiar with the property and the major land use issues, including transportation. With regard to transportation, the ownership team understands that State, County, and Town staff are actively addressing the unique transit opportunities associated with the property. The Ownership has participated in some multi-jurisdictional discussions and is keen to bring transportation options which benefit all municipalities and citizens to the property.



POLICY 2-16A.2

Maintain open communication, build relationships, and address areas of mutual concern between the County and municipalities.

We understand that as part of this proposal we will work with the County to address any potential areas of mutual concern between the County and other municipalities.

Objective 2-16B

Ensure development inside Municipal Planning Areas (MPAs) is consistent with the Douglas County Comprehensive Master Plan.

The application includes this analysis of how the Pine Canyon proposal is consistent with the Douglas County Comprehensive Master Plan.

POLICY 2-16B.1

Support the annexation of existing, unincorporated planned developments within MPAs.

The Pine Canyon ownership group actively pursued possible annexation for many years. Lengthy, exhaustive annexation negotiations with the Town of Castle Rock were unsuccessful. Discussions with other possible municipalities have been considered and discussed.

POLICY 2-16B.2

Protect the municipal sales-tax base by encouraging owners of undeveloped, unincorporated lands within MPAs to petition municipalities for annexation and development.

Castle Rock has recently approved projects that

provide significant municipal sales-tax. While the Pine Canyon proposal is not requesting annexation, the proposed residential and commercial projects would enhance local municipal sales tax revenue by adding new residents and office workers who would take part in the surrounding local economic opportunities.

POLICY 2-16B.3

Municipal annexations by non-Douglas County-based municipalities that may adversely impact the fiscal viability of special districts, municipalities, or planned communities, or that do not conform to Non-urban designations and uses, are inconsistent with this Plan.

The Pine Canyon proposal is not requesting annexation.

POLICY 2-16B.4

Support annexation of a total community into a municipality to give residents a greater say in land use issues affecting their community.

Annexations of only commercial development, leaving the residential component under County jurisdiction, are inconsistent with this Plan.

The Pine Canyon proposal is not requesting annexation. The proposed land plan offers a remarkable blend of both residential and commercial uses. Both uses will be enhanced by the unique transit opportunities presented by the property's strategic location.

POLICY 2-16B.5

Mitigate potential land use impacts of new unincorporated development adjacent to



municipalities. Encourage municipalities to mitigate land use impacts on adjacent unincorporated Douglas County development.

The Pine Canyon proposal will mitigate potential impacts, and has provided reports identifying the impacts and mitigation.

POLICY 2-16B.6

Land use applications for development on unincorporated lands within the MPAs shall be consistent with the goals, objectives, and policies of this Section 2, Urban Land Use.

The application includes this analysis of how the Pine Canyon proposal is consistent with the Douglas County Comprehensive Master Plan.



PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES 1,800 residential units 600,000 nonresidential square feet ZR2020-010

OWNER CERTIFICATION:

Name of Landowner:

(Landowner's Signature - notarized)

I/we _____, (one of the following: qualified title insurance company, title company, title attorney, or attorney at law), 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)
Name of Authorized Official
Name of Company:

(Date)

OR

(Signature) (Registration No.)
Name of Attorney

(Date)

COUNTY CERTIFICATION:

This rezoning request to Planned Development has been reviewed and found to be complete and in accordance with the (Board Resolution or Motion Number and Date) approving the Planned Development and all applicable Douglas County Regulations.

(Signature)
Chairman, Board of County Commissioners

(Date)

(Signature)
~~By Community Development Director~~

(Date)

CLERK & RECORDER CERTIFICATION:

I hereby certify that this 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.

Douglas County Clerk & Recorder

SHEET INDEX

SHEET 1: OWNERSHIP, CERTIFICATION & LEGAL DESCRIPTION
SHEET 2: VICINITY MAP
SHEET 3: ADJACENT ZONING & LAND USE MAP
SHEET 4: Existing Conditions Map
SHEET 5: General Provisions & Statement of Commitments
SHEET 6: Statement of Commitments
SHEET 7: Statement of Commitments
SHEET 8: Dedication/Commitments Matrix and Map
SHEET 9: Land Use Plan Overview
SHEET 10: Parks, Open Space & Trail Plan Overview
SHEET 11: Development Standards
SHEET 12: Development Standards
SHEET 13: Definitions
SHEET 14:

Revise the order of sheets. Sheets 1 - 3 are OK. Additional sheets not listed here may be necessary per redline comments. Staff is available to discuss.

LEGAL DESCRIPTION:

East Side of I-25, Castle Rock, CO

Parcel A

The North 1/2 of the Northeast 1/4 of Section 1, Township 8 South, Range 67 West of the 6th P.M., EXCEPT the Easterly 55 feet thereof deeded to the Town of Castle Rock by instrument recorded March 27, 1985 in Book 567 at Page 182, County of Douglas, State of Colorado.

Parcel B

The North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 7 South, Range 67 West of the 6th P.M., lying East of Interstate Highway 25, County of Douglas, State of Colorado.

Parcel C

The North 1/2 of the Southwest of the Southeast 1/4 of Section 35, Township 7 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado.

Parcel D

The Southeast 1/4 of the Southeast 1/4 of Section 35, Township 7 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado.

Parcel E

The Southeast 1/4 of the East 1/2 of the Southwest 1/4, and the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 7 South, Range 67 West of the 6th P.M., EXCEPT the Easterly 55 feet thereof deeded to the Town of Castle Rock by instrument recorded March 27, 1985 in Book 567 at Page 182, AND EXCEPT that fee parcel acquired by Department of Transportation, State of Colorado by Rule and Order, Order for Disbursement of Funds, and Order for Release of Lis Pendens in Civil Action 2009CV883, District Court, Douglas County, recorded November 4, 2010 at Reception No. 2010076348, County of Douglas, State of Colorado.

West Side of I-25, Castle Rock, CO

Parcel A

All that part of the North 1/2 of the Southwest 1/4 of Section 35 and all that part of the Northeast 1/4 of the Southeast of Section 34, Township 7 South, Range 67 West of the 6th P.M., lying West of the West right of way line of Interstate 25 and lying East of the East right of way line of the Atchison, Topeka and Santa Fe Railroad, EXCEPT Denver and Rio Grande right of way, AND EXCEPT right of way for Liggett Road, AND EXCEPT Lot 1, Douglas County Lions Club, AND EXCEPT property described in Exhibit A to Rule and Order in Civil Action 2005CV1763, District Court, Douglas County, State of Colorado, recorded June 20, 2008 at Reception No. 2008043978, County of Douglas, State of Colorado.

Parcel B

Lot 1,
DOUGLAS COUNTY LIONS CLUB,
County of Douglas, State of Colorado.

Parcel C

That portion of the Northeast 1/4 of Section 34, Township 7 South, Range 67 West of the 6th P.M., more particularly described as follows:
BEGINNING at a point on the South line of the Northeast 1/4 of Section 34 from whence the East 1/4 corner bears South 89° 32' 53" East, a distance of 512.11 feet and considering said South line to bear South 89° 32' 53" East, as determined by solar observation, with all bearings contained herein relative thereto;
thence, the following courses along The Denver and Rio Grande Western Railroad Westerly right of way:
North 25° 25' 05" West, a distance of 744.26 feet;
North 64° 34' 55" East, a distance of 100.00 feet;
North 25° 25' 05" West, a distance of 455.31 feet to a point of curvature;
along a curve to the right, having a central angle of 02° 32' 56," a radius of 5620.00 feet, an arc length of 250.00 feet and a chord that bears North 24° 08' 34" West, a distance of 250.00 feet;
thence, departing said Westerly right of way, South 70° 36' 31" West, a distance of 911.40 feet;
thence, South 27° 58' 52" East, a distance of 1183.73 feet to a point on the South line of the Northeast 1/4 of Section 34;
thence, along said South line, South 89° 32' 53" East, a distance of 831.16 feet to the POINT OF BEGINNING,
County of Douglas, State of Colorado.

PREPARED FOR:



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Liability Partnership
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Denver, CO - 80202
303.587.0102

ENGINEERING:



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303.703.4444

LAND PLANNING:



PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
OWNERSHIP, CERTIFICATION
& LEGAL DESCRIPTION

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

1
OF 13

PINE CANYON PLANNED DEVELOPMENT

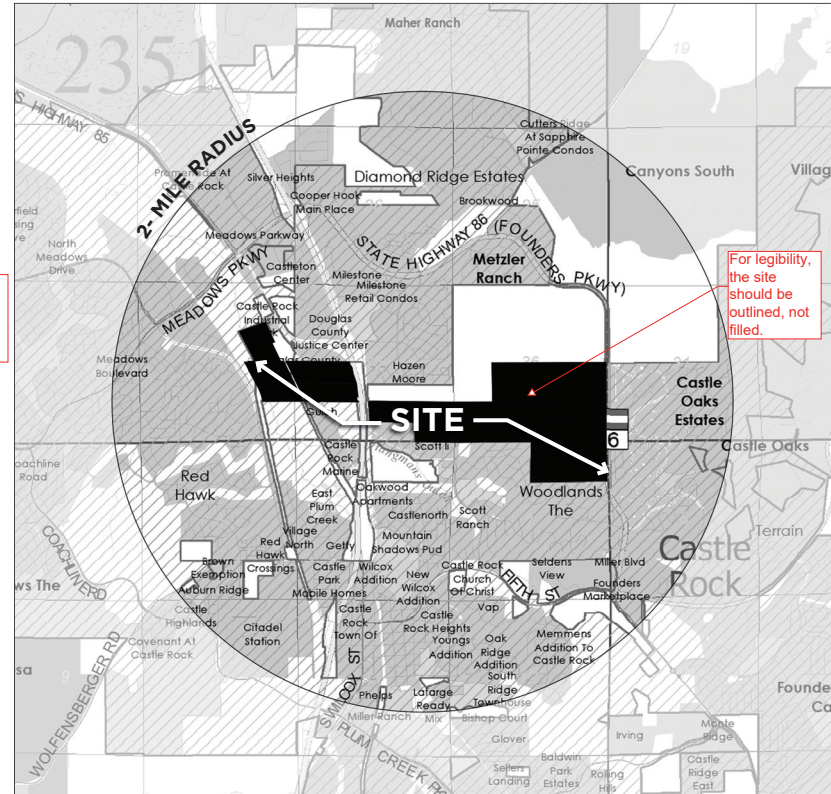
LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES **1,800 residential units** **600,000 nonresidential square feet** **ZR2020-010**

DOUGLAS COUNTY ZONING VICINITY MAP



DOUGLAS COUNTY SUBDIVISION VICINITY MAP



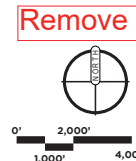
LEGEND

- | | |
|--------------------------------|---------------------------------------|
| A1 - Agricultural One | C - Commercial |
| LRR - Large Rural Residential | LI - Light Industrial |
| RR - Rural Residential | GI - General Industrial |
| ER - Estate Residential | CMTY - Sedalia Community |
| SR - Suburban Residential | D - Sedalia Downtown |
| MF - Multifamily | HC - Sedalia Highway Commercial |
| LSB - Limited Service Business | MI - Sedalia Mixed Industrial |
| B - Business | PD - Planned Development |
| | OSC - Open Space Conservation (Zoned) |

Simplify legends, some items not shown on map or difficult to distinguish categories in grayscale.

LEGEND

- | | |
|--|--------------------|
| Platted Subdivisions | Intermittent Lakes |
| 35 Acre Developments (May Include Unrecorded Subdivisions) | Streams |
| County Boundary | Roads |
| Townships | Interstate |
| Sections | US Highway |
| Municipalities | State Highway |
| Parks | Toll Highway |
| Pike National Forest | Major Road |
| Lakes | |



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REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
VICINITY MAP

DRAWN BY: JN/CG
CHECKED BY: JP
SUBMITTED ON: 2020-4-27

2
OF 13

534.61 ACRES	1,800 residential units	600,000 nonresidential square feet	ZR2020-010
--------------	-------------------------	------------------------------------	------------

A horizontal line representing a 1,000-foot linear feature. The line is divided into three segments by two vertical tick marks. The first segment is labeled '0'' at the left end and '250'' at the first tick mark. The second segment is labeled '250'' at the first tick mark and '500'' at the second tick mark. The third segment is labeled '500'' at the second tick mark and '1,000'' at the right end.

3
OF 13

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES

1,800 residential units 600,000 nonresidential square feet ZR2020-010

GENERAL PROVISIONS:

G-1 Authority:

This Development Plan is authorized by Section 15 - Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

G-2 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 Community Development Director or Board of County Commissioners.

G-3 Adoption:

The adoption of this Development Plan shall evidence the findings and decision of the Douglas County Board of Commissioners that this Development Plan for the Pine Canyon Planned Development is in general conformity with the Douglas County Comprehensive Master Plan; is authorized by the provision of Section 15 of the Douglas County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

G-4 Relationship to County Regulations:

The provisions of this Development Plan shall prevail and govern the development of the Pine Canyon Planned Development, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Douglas County Zoning Resolution, as amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

G-5 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 this Plan relating to the use of land and the location of common open space shall run in favor of Douglas County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law. Accessory units increase unit density by 2 times in the PD, and have potential impacts on water, schools, and parks. Are accessory units part of the 1,800 unit total?

G-6 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 Director of Community Development.

G-7 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 the Board of County Commissioners.

G-8 Project Tracking:

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to the Planning Division, in order to assure maximum development limits are not exceeded.

G-9 Interpretation:

When used in this Development Plan, the term "shall" indicates a mandatory provision and each of the terms "should" and "may" indicates a permissive provision that is not mandatory.

Move Statement of Commitments here so it is after General Provisions.

DEFINITIONS:

Move definitions to end of PD

All capitalized terms used but not defined in this Development Plan but defined in the Douglas County Zoning Resolution, as amended, shall have the meanings ascribed to them in the Douglas County Zoning Resolution, as amended; provided, however, if capitalized terms used in this Development Plan are defined in both this Development Plan and the Douglas County Zoning Resolution, as amended, the definitions contained in this Development Plan shall control. For purposes of this Development Plan, the terms set forth below shall have the meaning ascribed to them below:

"Accessory Building", with respect to any lot means a building: (1) located on the same lot as the Principal Building for such lot (2) that is accessory to such Principal Building, and (3) that may be connected to such Principal Buildings by breezeway or other external improvements.

"Accessory Unit" means a one-bedroom Dwelling Unit that: (1) contains no more than 1,500 square feet of interior floor area, (2) is located on the same lot as a principal Dwelling Unit that is a single-family detached dwelling, (3) contains both kitchen and bathroom facilities as part of such one-bedroom Dwelling Unit that are separate and distinct from the kitchen and bathroom facilities intended to serve the principal Dwelling Unit to which such one-bedroom Dwelling Unit is accessory, and (4) is located on a lot the Final Plat of which expressly states that an Accessory Unit may be located on such lot. An Accessory Unit may be leased or rented, but may not be conveyed separately from the principal dwelling to which it is accessory. For purposes of this definition of Accessory Units, the term "interior floor area" means the interior finished floor area on any story

If it is your intention that garages can be converted to accessory dwellings, this should be stated in the definition.

contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, but does not include upper level openings for stairs or other features, balconies or garages.

"Ag/Livestock Structure" means a barn, corral, paddock, run pen, round pen or similar buildings or structures intended to contain livestock or agricultural uses.

"Board" means the Board of County Commissioners for Douglas County, Colorado. Add definition of "Property" as being the Pine Canyon Planned Development.

"CC&Rs" means the covenants, conditions and restrictions that Owner records against the Property as amended.

"CDOT" means the State of Colorado Department of Transportation. Revise definition so it refers to all commitments (e.g. there will be road and transportation commitments too).

"Commitments Matrix" means the Parks/Trails/Open Space Commitments Matrix set forth in this Development Plan.

"Community Development Department" means the ~~County Department of Community Development~~ ~~Department~~ for Douglas County, Colorado.

"Community Development Director" means the Director.

"County" means Douglas County, Colorado.

"Development Application" means each application requesting County approval of a preliminary plan, minor development plat, site improvement plan on unplatted property, use by special review, or location and extent permit.

"Development Plan" means this development plan (consisting of a total of 13 Sheets, labeled Sheets 1 through 13) for the Pine Canyon Planned Development. Revise as number of sheets may change

"Development Standards" means the development standards on Sheet 13 of this Development Plan.

"Director" means the County's Planning Services Director.

"Director of Community Development" means the Director.

Use exclusively instead? Predominantly can imply a %. What's your intent?
"Dwelling Unit" means a building or portion thereof within the Property intended to be used predominantly for residential occupancy, including single-family, two-family, multi-family dwelling units and Accessory Units intended to be used predominantly for residential occupancy.

"Effective Date" means the date this Development Plan is first recorded.

"Existing Development Approval" means a Future Development Approval that has been approved by the

County to the extent such approval has not expired or been vacated.

"Final Plat" means a final plat including all amendments thereto, approved by the County and Recorded.

"Fire District" means the Castle Rock Fire and Rescue or a successor district providing fire protection services for the Property.

"Future Development Approval" means a development approval for subdivision, site improvements plan, use by special review or location and extent permit.

"Gross Floor Area" or "GFA" with respect to any Non-residential Building, means the total floor area, including the exterior building walls, on all floors of such Non-residential Building. "Gross Floor Area" does not include parking areas and floor area within such Non-residential Building occupied by HVAC, mechanical, electrical, communications, or security equipment and other similar facilities and areas.

"Gross Site Area" with respect to any Non-residential Building, means the total land area included within the site improvement plan for such Non-residential Building.

"Land Use Plan" means the Land Use Plan Overview on Sheet 7 of this Development Plan.

"MFDU" (Multi-family Dwelling Unit) means a Dwelling Unit located within a building, containing one or more Dwelling Units other than Accessory Units arranged, designed or intended for occupancy by two or more families living independently of each other, including condominiums or duplexes.

"Mixed-use Building" means a building containing: (1) more than one Dwelling Unit and (2) commercial, industrial or other non-residential spaces that is constructed within the Property. Should this be net floor area instead of net space?

"Net Space", with respect to any Office or Retail use, means the interior finished floor area on any story contained within the perimeter walls, windows and doors, as measured to the interior surface of such walls, windows and doors, and measured to the midpoint of walls and doors separating such areas from interior common or other areas. "Net Space" does not include areas within a building's public corridors, stairways, elevator rooms, janitors closets, restrooms, and other similar facilities and areas.

"Non-residential Building" means a commercial, industrial or other similar non-residential building constructed within the Property and that does not contain any Dwelling Unit other than one Caretaker Unit.

"Parks Requirement" means the requirement to provide park land (or cash or improvements in lieu thereof) in the

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REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
GENERAL PROVISIONS &
DEFINITIONS

Define caretaker unit and specify intent. This doesn't appear to be an "accessory unit" since it is within a nonresidential building approved by Site Improvement Plan, not plat. Is this intended to be an accessory "use" for multifamily? If so, it needs to be stated as such here and in the development standards.

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES 1,800 residential units 600,000 nonresidential square feet ZR2020-010

amount equal to the sum of (1) the total number of SFDUs that are not Accessory Units multiplied by 0.015 acres/SFDU for Neighborhood Parks, and by 0.030 for Regional Parks, plus (2) the total number of MFDUs, Accessory Units for which the County has issued a building permit multiplied by 0.03285 acres/(MFDU, Accessory Unit for which the County has issued a building permit), plus. (3) 3% of Gross Site Area of Non-residential Buildings for which the County has issued a building permit. Notwithstanding the foregoing, commercial, industrial, and other non-residential uses and spaces within Mixed-use Buildings shall not be included when calculating the Parks Requirement however all MFDUs in Mixed-use Buildings (for which the County has issued a building permit) within Non-residential Buildings shall be included when calculating the Parks Requirement. The amount of the Parks Requirement at any given time will be determined by the number of SFDUs created by Final Plats Recorded as of such time, the number of MFDUs, and Accessory Units for which the County has issued building permits as of such time, and the Gross Site Area of Non-residential Buildings for which the County has issued building permits as of such time.

This is a very complicated definition. It seems better to revise and simplify the definition, referring to the parks requirement section of the dedications and commitments.

"Planning Division" means the ~~Community Planning~~ Department of Community Development for Douglas County, Colorado.

"Primary Frontage" means, with respect to a building on a corner lot, the side of such building designated to bear the primary pedestrian entrance to such building.

"Primary Street" means a Street within the Property that is identified as a "Primary Street" on the Land Use Plan.

"School District" means the Douglas County School District.

"Secondary Frontage" means, with respect to a building on a corner lot, the side of such building facing a Street that is not designated to bear the primary pedestrian entrance to such building.

"SFDU" (Single-family Dwelling Unit) means a legal lot within the Property established by a Final Plat and intended for one single-family detached Dwelling Unit.

"Subdivision Resolution" means the Douglas County Subdivision Resolution, as the same may be amended from time to time.

"Zoning Resolution" means the Douglas County Zoning Resolution, as the same may be amended from time to time.

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REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
GENERAL PROVISIONS &
DEFINITIONS

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

5
OF 13

Change order of this map. See comments on Index within Sheet 1.

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
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534.61 ACRES 1,800 residential units 600,000 nonresidential square feet ZR2020-010

While we have asked for vegetation to be placed on top of the existing conditions and natural features map, a separate tree preservation plan will also be required as a commitment. Staff is available to discuss.

EXISTING CONDITIONS MAP / NATURAL FEATURES & SLOPE OVERVIEW



LEGEND

- SLOPES > 15%
- SLOPES < 15%
- PLUM CREEK FLOODPLAIN

PLANNED DEVELOPMENT BOUNDARY

- Complete slope analysis to include sloped areas of 20% or less, 20% to 25%, and areas of 25% and greater. Differentiate shading of the 3 slope categories on the map, with the darkest shade for areas 25% and greater. The current map does not effectively show sloped areas on the site.

- Label contour lines at 10-foot intervals.

- Overlay proposed planning areas on the map (with unit totals and density) so we can understand which planning areas are proposed in what areas of the PD, and how proposed density in Planning Areas can be understood in the context of sloped areas. Staff has concerns regarding the potential for extensive overlot grading, particularly within the eastern half of the PD where the majority of development is proposed. Analysis is necessary to understand the potential implications of development. Overlot grading limits will need to be evaluated by staff upon review of the slope analysis. Have you considered identifying particular areas of the PD in which no disturbance or no overlot grading (slope preservation areas) will occur? Staff will be looking for the applicant to develop standards so the site can be designed sensitively with topographic conditions and treed areas in mind. Comprehensive Plan Goals 8-1 (and Objective 8-1A/Policy 8-1A.1) discuss development on sloped areas.

Provide major features not shown, including but not limited to:

- Footprint of existing structures (indicate whether structures are to remain or be demolished)
- Location of major existing man made site features
- Location of existing wells or septic facilities
- Existing vegetation
- Existing streams or other bodies of water
- Existing easements and rights-of-way

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REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
EXISTING CONDITIONS MAP

Change order of this map. See comments on Index within Sheet 1.

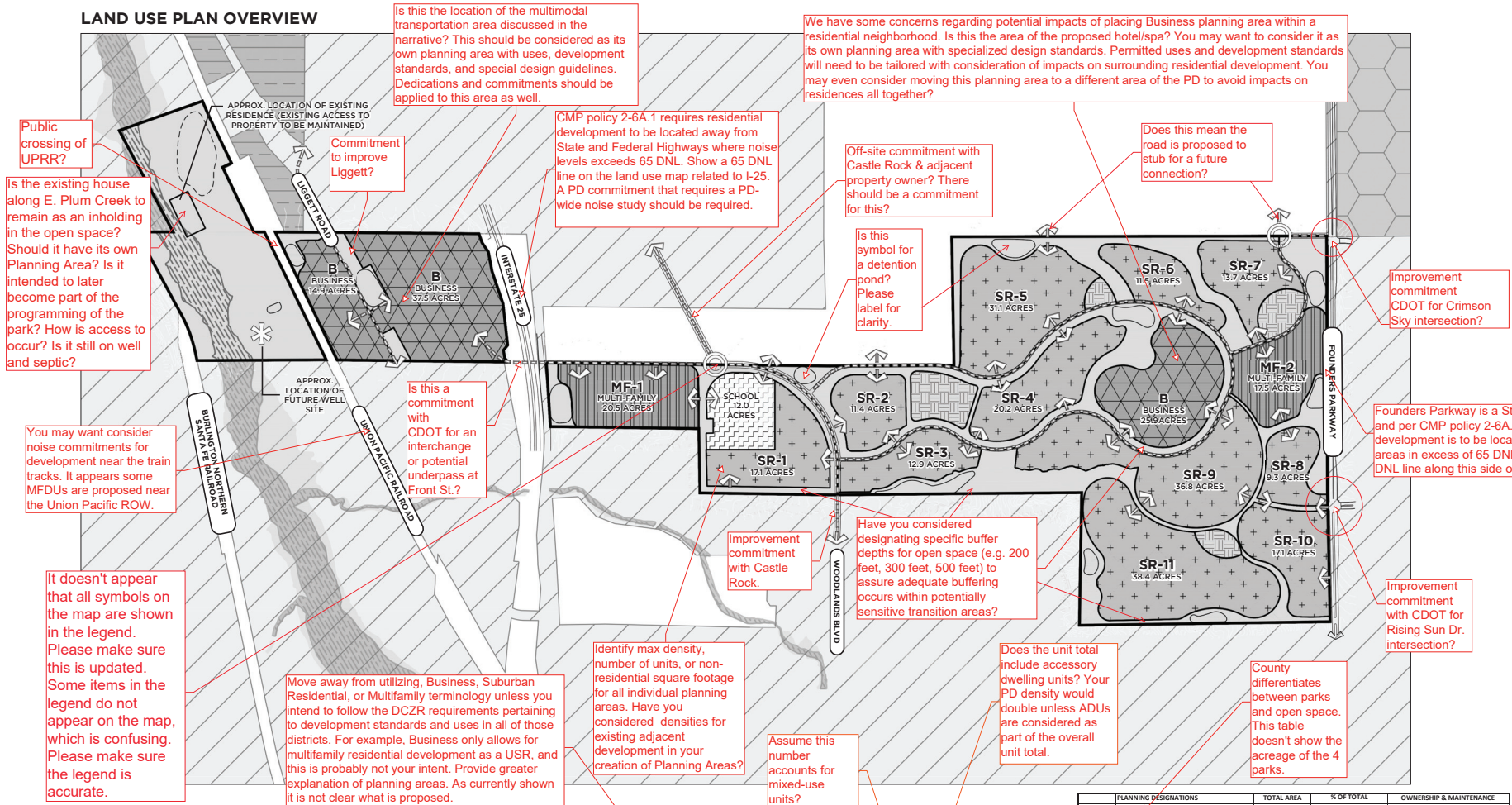
Transportation and Roadway Map - All transportation infrastructure connections, dedications, and improvements should be located on a map, including but not limited to roadways, intersection improvements, traffic signals, and roadway connections. You can show detail on this map if it doesn't make the map too busy. Engineering Services may require that you identify and label PD roadway hierarchy at a later time.

PINE CANYON PLANNED DEVELOPMENT

TS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
RT OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO
534.61 ACRES

1,800 residential units 600,000 nonresidential square feet ZR2020-010

LAND USE PLAN OVERVIEW



LEGEND

	SUBURBAN RESIDENTIAL		SCHOOL		OFF-SITE TRAIL CORRIDOR
	MULTI-FAMILY		OPEN SPACE		ON-SITE TRAIL CORRIDOR
	BUSINESS		PARKS		ROADWAY
	PLANNED DEVELOPMENT BOUNDARY		PROPOSED POND		

Provide north arrow, write and graphic scale

PLANNING DESIGNATIONS	GROSS AREA	DWELLING UNITS MAXIMUM	MAX NON-RESIDENTIAL SQUARE FOOTAGE
SR - SUBURBAN RESIDENTIAL	219.5 ACRES	800	N/A
MF - MULTI-FAMILY	38.0 ACRES	400	N/A
B - BUSINESS	78.3 ACRES	500	600,000 SF
S - SCHOOL	12.0 ACRES	N/A	N/A
OSP - OPEN SPACE	192.6 ACRES	N/A	N/A
GROSS SITE AREA	540.4 ACRES		
MAX RESIDENTIAL UNITS		1,800	

Zoning designations include the full gross area, including lands depicted as open space areas.

PLANNING DESIGNATIONS	TOTAL AREA	% OF TOTAL	OWNERSHIP & MAINTENANCE
OSP			
OSP-1	64.1 ACRES	12.0%	Pine Canyon HOA (public access)
OSP-2	2.1 ACRES	0.4%	Pine Canyon HOA (public access)
OSP-3	4.0 ACRES	0.7%	Pine Canyon HOA (public access)
OSP-4	1.2 ACRES	0.2%	Pine Canyon HOA (public access)
OSP-5	3.0 ACRES	0.6%	Pine Canyon HOA (public access)
OSP-6	9.2 ACRES	1.7%	Pine Canyon HOA (public access)
OSP-7	40.5 ACRES	7.5%	Pine Canyon HOA (public access)
OSP-8	37.3 ACRES	6.9%	Pine Canyon HOA (public access)
OSP-9	20.9 ACRES	3.9%	Pine Canyon HOA (public access)
OSP-10	19.3 ACRES	3.6%	Pine Canyon HOA (public access)
OSP-11	17.1 ACRES	3.2%	Pine Canyon HOA (public access)
OSP TOTAL:	192.6 ACRES	35.6%	Pine Canyon HOA (public access)
* R.O.W. ACREAGE IS NOT INCLUDED IN ANY OSP AREA CALCULATED ABOVE			
R.O.W.	10.5 ACRES	1.9%	
GROSS SITE AREA	540.4 ACRES	100.0%	

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REVISIONS:

DATE	BY	DESCRIPTION

SHEET INFO:

PINE CANYON
LAND USE PLAN OVERVIEW

DRAWN BY:
JN/CG
DESIGNED BY:
JP

SUBMITTED ON:
2020-4-27

7
OF 13

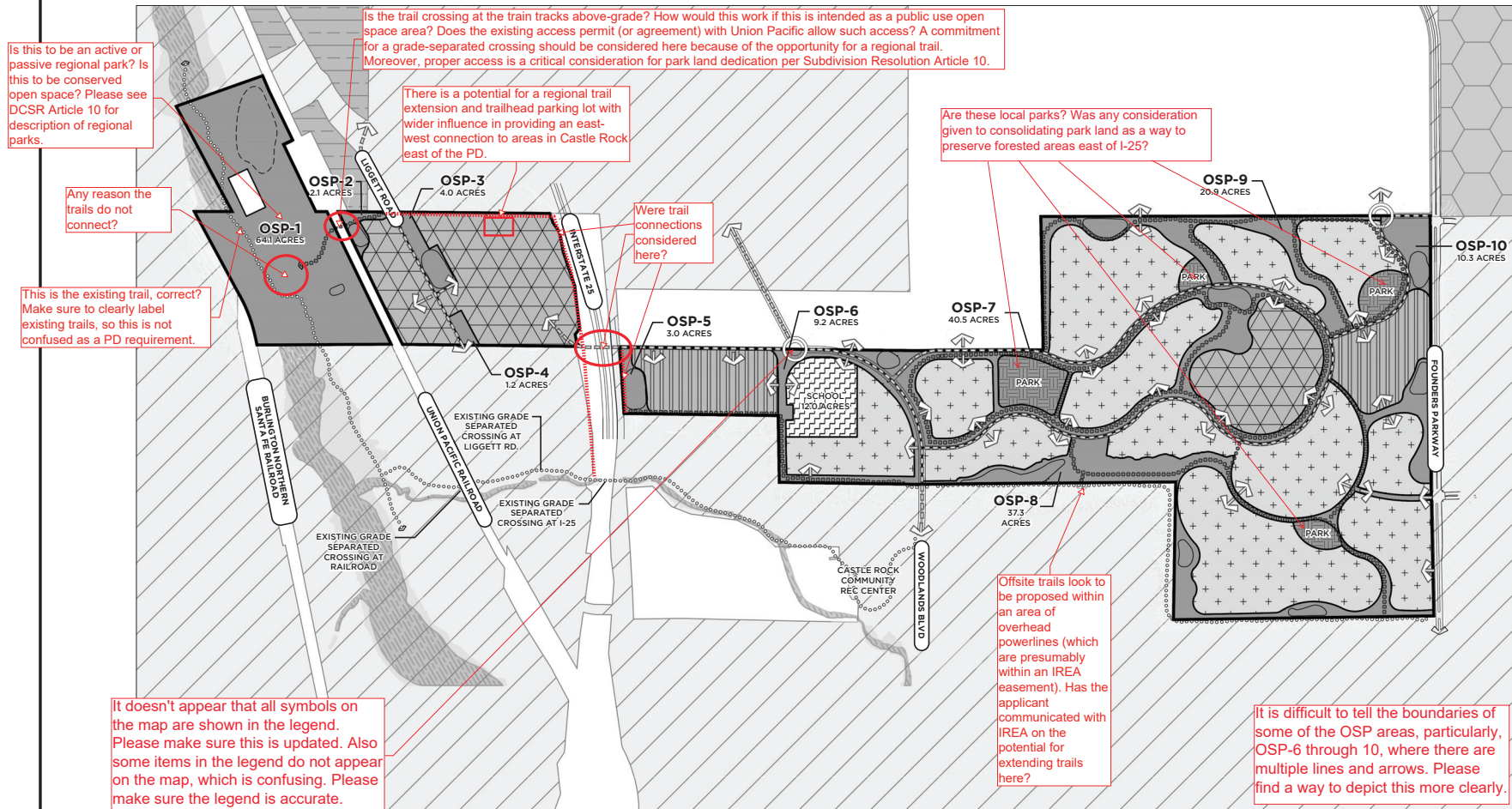
Change order of this map. See comments on Index within Sheet 1.

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AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
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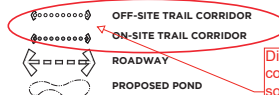
534.61 ACRES 1,800 residential units 600,000 nonresidential square feet ZR2020-010

PARKS, OPEN SPACE & TRAILS PLAN OVERVIEW



LEGEND

	SUBURBAN RESIDENTIAL		SCHOOL
	MULTI-FAMILY		OPEN SPACE
	BUSINESS		PARKS
	PLANNED DEVELOPMENT BOUNDARY		



Provide north arrow, written and graphic scale

Distinguish trails as local or regional. Trails can be considered as credit against the park land dedication, so you should be specific. Any regional trail must be 8 feet wide and constructed of a hard surface.

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PCS Group, Inc.
Street,
80233
46

In planning for trail connections within the PD, was consideration given to external connections and existing trails in the area? There is an opportunity to enhance east-west connections and provide connectivity between the proposed development and existing neighborhoods. Has a determination been made as to whether access to trails will be available to the greater public, or whether trails will be restricted to Pine Canyon residents?

Similarly, has a determination been made whether parks and open space areas will be restricted to Pine Canyon residents only? This will need to be specified going forward.

PINE
PARKS, OPEN SPACE & TRAILS PLAN
OVERVIEW

DRAWN BY:
JN/CG
DESIGNED BY:
JP

SUBMITTED ON:
2020-4-27

8
OF 13

Move Statement of Commitments after General Provisions.

You may retain water rights initially, but eventually water rights will be given to the applicable water district via a Declaration of Restrictive Covenants at no charge to the District.

Consider Roman Numerals, numbers, or letters rather than the "S" prefix. The system used seems more confusing (especially when text refers back to a previous paragraph or section). Use a uniform system of bolds, paragraph indents, italics, or highlighted sections to differentiate between sections.

STATEMENT OF COMMITMENTS:

For so long as this Development Plan remains in effect with respect to the Property, pursuant to and subject to the terms of this Development Plan, the following conditions shall be satisfied in connection with development of the Property.

Develop a vision or intent statement before the statement of commitments to demonstrate consistency with DCZT Sec. 1501 - Intent.

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M., AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M., OF DOUGLAS COUNTY, COLORADO
534.61 ACRES

1,800 residential units 600,000 nonresidential square feet ZR2020-010

In general, the Statement of Commitments/Dedications/On-Site or Off-Site Improvements sections could be reorganized so that instead of separating Dedications and On-Site or Off-Site Improvements into 2 sections, they are merged together by topic area (e.g. roads and transportation infrastructure; water and sewer; parks, open space and trails, environmental etc.). In reading through the PD, it might be less confusing if issues were addressed by topic.

I., 1., A.

S-1 DEDICATIONS

Subject to the conditions set forth in this Development Plan, the following dedications and offers of dedications of land shall be made (with all water rights retained by the Owners) to fulfill concurrency and subdivision requirements in connection with the development of the Property:

Specify if parks, trails & open space will be private, or accessible to the general public.

Discuss the 4 parks on the LU map w/in text, and in the open space dedication table. The table needs to show ownership, maintenance, and construction responsibility.

S-1.1 Parks, Open Space and Trails.

All Parks, Open Space and trails dedicated and accepted pursuant to this Section S-1.1 shall remain open to public use, subject to the provisions of this Section S-1.1 and subject to seasonal closures and other rules and regulations acceptable to the entity to which such dedication is made and accepted, except where natural habitat is protected through the restrictions set forth in a conservation easement.

(A) Parks.

(i) General. Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases as required to satisfy the Parks portions of the land depicted generally on the Parks, Open Space and Trails Plan. Each such dedication shall be made to a special district, accredited land trust, or another government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding the foregoing, each portion of the Parks dedicated in accordance with this Section S-1.1 (A) shall provide a functional addition to the Park and shall be dedicated in a manner and in amounts that allow for functional and cohesive Parks. Contemporaneously with the first dedication of any portion of any Park, Owner shall provide the County with a plan depicting planned improvements for such Park and improvements that may be constructed. After such dedication of any land for a Park, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted.

Be specific about the parks you are dedicating. There are at least 4 parks shown on your parks map.

Please indicate where this park is located and it's function. Is it within the Plum Creek floodplain? To be considered for park land dedication, the park must be accessible, and must meet the County's dedication standards for parks (Article 10 of the Subdivision Resolution). Please also label this on the LU and open space map.

(ii) The **Walter J. Scott Riparian Park** shall be established by Owner through the donation of a conservation easement to an accredited land trust such as the Colorado Cattlemen Agricultural Land Trust. The purpose of such easement shall include the protection of East Plum Creek's natural riparian habitat in the area adjacent to the East Plum Creek Regional Trail.

(B) Open Space (OSP).

Subject to the conditions set forth in this Development Plan, Owner shall dedicate, in phases, the land depicted generally on the Parks, Open Space and Trails Plan as "OSP". Each such dedication

shall be made to an accredited land trust, homeowners association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After such dedication of any portion of OSP land, such land shall be owned and maintained by the entity to which the dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in the Development Standards.

(C) Other Parks.

Subject to the conditions set forth in this Development Plan. Owner shall dedicate, Other Parks (if needed, and within planning areas). Each such dedication shall be made to an accredited land trust, homeowners' association, special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. After dedication of any land pursuant to this Section S-1.1 (C) such land shall be owned and maintained by the entity to which such dedication was made and by which such dedication was accepted. Uses on such dedicated land shall be restricted as set forth in the Development Standards. Other Parks shall be distributed roughly evenly throughout the developed portions of the Property, based on need.

(D) Form of Dedication.

Notwithstanding any other provision of this Development Plan, dedications of any portion of the Parks, Open Space (OSP), and Other Parks, may be by deed, by conservation easement, by plat or by other mechanism acceptable to the Owner making such dedication, and the entity to which such dedication is made.

(E) Trails

(i) Within the Property, Trails are depicted generally on the Parks, Open Space and Trails Plan. Final alignments for each segment of such Trails shall be established at the time of Final Plat therefore, to the extent public access is not already provided, and may vary from the depiction thereof shown on the Parks, Open Space and Trails Plan on the condition that (a) all such Final Plats and the Trail alignments thereon comply with the requirements of the Subdivision Resolution, (b) Trail connectivity within the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan, (c) connectivity between the Trails (on the Property) and trails outside the Property is not materially decreased from that depicted generally on the Parks, Open Space and Trails Plan, and (d) Trails depicted generally on the Parks, Open Space and Trails Plan shall be located so as to cross roadways at intersections.

(ii) Outside the Property. Segments of Trails may be located outside the Property, on the condition that to the extent public access is not already provided, the relevant owner of such adjacent parcel consents thereto and grants easements or other rights for such trail segments to a special district or other governmental entity designated by the Owner in accordance with the requirements of Section-1.1 (E)(iii), provided, however, that Owner may not so designate the County unless the

County agrees.

This should also be stated in a dedications and commitments matrix

(iii) Dedication. To the extent public access is not already provided, Owner shall dedicate easements for those Trails within the Property shown generally on the Parks, Open Space and Trails Plan. Owner may dedicate easements for Trails other than those shown generally on the Parks, Open Space and Trails Plan. Each such dedication shall be made to a special district or other government entity as designated by the Owner; provided, however, that Owner may not so designate the County unless the County agrees. Notwithstanding any provision herein. Owner shall not be required to obtain dedicated easements for any segment of Trails located outside of the Property.

(iv) Ownership and Maintenance. After dedication of any easement for Regional Trails pursuant to Section S-1.1 (E)

Fix spacing

(iii), all Trails within such easement shall be owned and maintained by the entity to which such dedication is made, and by which such dedication is accepted.

This section should add specifics about the 12-acre school site. Also, DCSD indicated that a minimum 20 acre land dedication would be required, so additional dedications would appear necessary.

S-1.2 Schools.

(A) Dedication. Unless otherwise agreed by the School District the Owner shall offer a School Site for dedication to the County as needed based on the number of students generated by residential development to the extent such residential development actually occurs within the Property. The number of students generated by residential development shall be determined pursuant to the generation rates provided by Douglas County School District.

Simplify paragraph to state how 8 ac. land dedication shortfall will be met. DCSD will comment on this during referral & will be looking for discussion on alternatives to land dedication. DCSD typically requests capital mitigation fees per unit as well.

(B) Cash-in-lieu. A School Site will be offered for dedication in connection with the development of the Property and generation of students by residential development within the Property. However, to address the situation that the amount of additional students to be generated by the projected residential development within the Property may not be large enough to require an additional School Site be offered for dedication, instead of offering a site for dedication the Owners may provide at the time of final plat of such residential development in accordance with Section 1004 of the Subdivision Resolution: (i) cash-in-lieu, or (ii) other interests in real or personal property in lieu thereof if such property interests are acceptable to the School District for use by the School District for administrative and other school support purposes. All cash-in-lieu and property interests provided to the School District pursuant to the Section S-1.2(B) may be used by the School District only for schools and school support facilities located within the Property, which may provide service to students residing within and outside the Property.

§-1.3 Streets.

(A) Alignments. Alignments for the Primary Streets are depicted generally on the Land Use Plan. The exact alignments of Primary Streets shall be determined at the time of Final Plat and may vary from the depictions set forth on the Land Use Plan without the need to amend this Planned Development Plan, on the condition that: (1) all plats of such Primary Streets are approved by the

County in accordance with the Subdivision Resolution, (2) such alignments conform to, and are provided at such times as are required by, all other applicable County standards, including without limitation the County's street concurrency requirements set forth in Appendix A of the Zoning Resolution and the Douglas County Roadway Design and Construction Standards, as the same may be modified by any alternate roadway design standards approved by the County, and (3) the overall connectivity and functionality of such Primary Streets as depicted on the Land Use Plan are maintained.

S-1.4 Fire.

(A) Fire Station. If required by the Fire District, Owner shall offer for dedication to the Fire District a fire station site, with the specific size and location thereof to be determined by Owner, the County and the Fire District. The dedication of such site shall be subject to: (i) a covenant containing the right of first refusal provided in this Section S-1.4(A), and (ii) such other terms and conditions acceptable to both Owner and the Fire District. The dedication of such site shall occur at a time acceptable to the Fire District. Before the Fire District may sell, transfer or convey any land dedicated to the Fire District pursuant to this Section S-1.4(A), the Fire District shall deliver written notice to Owner of its intention to sell, transfer or convey such land. Owner shall then have 60 days to provide written notice to the Fire District of Owner's interest in purchasing all or any portion of such land. If Owner timely delivers to the Fire District a written notice of Owner's interest in purchasing all or any portion of such land, then the Fire District shall not be permitted to sell any portion of such land for the period ending 60 days after the Fire District's receipt of such notice. The purchase of such land by Owner shall be upon such terms and conditions and for such consideration as Owner and the Fire District may mutually agree; however, in no event shall the purchase price exceed the fair market value of such land at the time it was dedicated to the Fire District. With respect to any land dedicated to the Fire District pursuant to this Section S-1.4(A), the right of first refusal negotiation provided in this Section S-1.4(A) shall expire 20 years after the date such land was dedicated to the Fire District.

(B) Fire Protection Systems.

All fire protection systems serving the Property shall be designed to meet the requirements of the Fire District and the County, including without limitation: fire codes adopted by the County, and those requirements set forth in Section 3(b)(1)(a)-(f) of Appendix A of Section 15 of the Zoning Resolution.

(C) Fire Protection Submittals to the Fire District.

All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design unless the Fire District indicates it does not require the same.

(D) Fire Protection Improvements Installed.

Water distribution and site access components

ENGINEERING

The County no longer uses the term concurrency, and these standards have been removed from the DCZR. Coordinate with Engineering Services for the proper language regarding roadway capacity and maintenance of level of service at a later time.

PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233

This language is more detailed than the Fire District communications submitted with the application. Has the District weighed in on a fire station site? Did the District consider other factors such as potential requirements for fire cisterns (and their locations), as well as questions of water pressure for purposes fire flow (knowing the PD is not being served by municipal water)? Will there need to be a commitment to provide additional funds for service to the development since the parcel is out of the Town's boundary, and subject to a different tax district for fire protection.

The highlighted text is not a typical commitment in PDs and can be removed. Staff is available to discuss.

SUBMITTED ON:
2020-4-27

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This section requires detail regarding roadway or transportation-related dedications within the PD. Recommendations of the Traffic Impact Study are a starting point. For example, if dedication of land to CDOT for a future I-25 interchange or underpass at Front Street/I-25, or if land for a transit mobility center is to be dedicated to CDOT, this needs to be stated in the PD. Dedications may be required for transportation, intersection, or other development-related impacts. Communication will be required with County Engineering and the Town of Castle Rock regarding these details. Dedications must be included within a matrix indicating construction responsibility, ownership and maintenance, and the timing of dedications.

See comments in upper right corner of previous page regarding the order of information for Statement of Commitments.

The highlighted text is not a typical commitment in PDs and can be removed. Staff is available to discuss.

necessary for fire protection of any structure under construction (in accordance with Fire District standards) shall be installed and in service prior to the construction of such structure, except by special permit issued by the Fire District.

S-1.5 Electric and Gas Sites and Facilities.
In connection with platting any portion of the Property, Owner shall provide sites for electric substations, gas and electric transmission line easements, and gas regulator/meter station sites as needed to serve the development proposed by such plat.

S-1.6 Owners' Reserved Rights.
In addition to the specific right listed below in the Section S-1.6, Owner reserves all rights and entitlements regarding the ownership and the use of the property.

(A) General.
With respect to all offers of dedications and dedications provided in this Development Plan or otherwise, but excluding dedications and offers of dedications for public rights-of-way, the Owners shall be deemed to have reserved for themselves, their successors and assigns, and for the benefit of any special districts, utility providers or other persons or entities as may be designated by the dedicating Owner(s), easements and rights to construct install, use, operate, maintain, repair and replace (on such dedicated lands) Utility-Minor Facilities, Utility Service Facilities, Streets, trails, other infrastructure and improvements related thereto. Such reserved rights shall be set forth on Final Plats pursuant to which such dedications are made, otherwise such rights shall be deemed to expire with respect to land dedicated on such Final Plat.

(B) Agricultural Activities.
Until development activities take place, agricultural activities will be permitted on the property. Agricultural activities will be permitted on any portion of the property that has not been developed.

(C) Minerals.
Owners shall be deemed to have reserved for themselves, their successors and assigns, all mineral, oil and gas rights and interests with respect thereto.

(D) Other.
With respect to all offers of dedications and dedications provided in this Development Plan, the Owner making such offer of dedication and the County may permit such Owner to reserve easements and/or other rights in addition to those otherwise provided in this Development Plan, including without limitation easements and other rights for agricultural purposes. Owners may assign or otherwise transfer all or any of its easements and rights deemed reserved by this Development Plan to one or more special districts, utility providers or other persons or entities.

Where are proposed water/wastewater facilities to be located? They should be shown on the map and described in the text. Provide detail in the text regarding the Water Appeal and the demand limits you will be placing on development in the PD.

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES 1,800 residential units 600,000 nonresidential square feet ZR2020-010

Greater detail should be provided on the special district(s) being created to serve the PD

S-1.7 Adjustments to Boundaries and Alignments.
Notwithstanding any other provision in this Development Plan:

Include in the parks section

(A) the boundaries of Parks as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(B).

(B) the boundaries of the OSP Planning Areas as set forth generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(A),

(C) the boundaries of the portions of the Property depicted on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section D-2.2(C), (D) the alignments of Trails depicted generally on the Parks, Open Space and Trails Plan are subject to adjustment as provided in Section S-1.1(G), and

(E) the alignments of the Streets depicted generally on the Land Use Plan are subject to adjustment as provided in Section S-1.3.

Include in Streets section

S-1.8 Title Insurance.

An Owner making a dedication of land to the County shall provide title insurance for such County dedicated land as required by the Subdivision Resolution.

S-2. ON-SITE OR OFF-SITE IMPROVEMENTS

S-2.1 Provision of Major Infrastructure.

It is anticipated that one or more special districts will be formed to facilitate the design, construction and financing of on-site and off-site infrastructure necessary for the development of the Property. These facilities may be constructed directly by the special districts or, at Owner's option, may be constructed by Owner and acquired by the special districts. Infrastructure elements that may be facilitated by such special districts include, without limitation, road improvements, water and sewer facilities, fire protection, drainage facilities (including without limitation, detention and retention facilities), mosquito control, landscaping, park improvements and trails. Notwithstanding any provision in this Development Plan, each obligation of Owner to design, construct or install improvements as set forth in this Development Plan, may be performed by, and/or financed (in whole or in part) by one or more special districts.

This should be included within the dedications section for parks.

S-2.2 Park Improvements.

In connection with the dedication of any Park, Owner (or one or more special districts formed for the Property) may provide Recreational Improvements within such Park.

S-2.3 Water and Sewer Facilities.

All lots within this Property will be served by central water and wastewater systems. Central water and wastewater facilities shall be provided in a manner consistent with the Water Appeal. If, in respect of any sketch plan, minor development final plat or site improvement plan, the water

preliminary

service for improvements proposed therein is proposed to be provided by a New Special District (as defined in Section 18A of the Zoning Resolution) to be created, then evidence pertaining to the creation of such New Special District and execution of all intergovernmental agreements, if any, necessary to provide such service shall be provided to the County contemporaneously with or prior to submittal of such sketch plan, minor development final plat or site improvement plan. The provisions of this Section S-2.3 shall not be deemed to modify, and shall be subject to the provisions of the Subdivision Resolution.

S-2.4 Roadway Improvements.

preliminary

(A) Within the Property.

(i) General.
Thoroughfares within the Property shall be provided by Owner or one of more special districts formed for the Property (unless such Thoroughfares already exist and conform to County standards as the same may be modified by any alternate roadway design standards approved by the County) as needed to serve development of the Property at such times as requested by the County in accordance with County requirement, as modified by any alternate roadway design standards approved by the County.

S

(B) Traffic Impact Studies

To the extent requested by the County, each Traffic-generating Application shall include a traffic impact analysis developed in accordance with the Douglas County Roadway Design and Construction Standards.

S-2.5 Trails.

You will need to list trails commitments in the text. Include same within the dedication table & matrix. Show ownership maintenance, construction responsibility, and timing.

The Trails shown generally on the Parks, Open Space and Trails Plan shall be designed and constructed by Owner, or one or more special districts formed for the Property, in accordance with the standards set forth in Section S-7.1. Notwithstanding any provision herein, Owner shall not be required to construct any segment of Trails located outside of the Property.

This should be included within the dedications section for parks.

S-3. OVERALL PARKS COMMITMENT

S-3.1 Parks Requirement.

Add text "New park dedication will be calculated in accordance with the dedication standards of Article 10 of the County Subdivision Resolution."

As development of the Property progresses, as required by this Section S-3.1, Owner shall provide land, conservation easement, cash- in-lieu of land, or improvements-in-lieu of land, or any combination thereof, for active and specialized recreation in satisfaction of the Parks Requirement. In furtherance of the intent to provide parks, trails and other facilities for active and specialized recreation for all segments of the population, Owner shall receive credit towards its requirement to satisfy the Parks Requirement for land that is dedicated in a Final Plat and provides active recreation uses.

S-4. Other Commitments and Provisions.

S-4.1 Architectural Control Committee.
All development within the Property (including,

This section requires detail of improvements within or outside the PD (local and regional). Proposed improvements should be listed out in the PD text. Refer to the Traffic Impact Study. Improvements, including but not limited to street connections, grade-separated crossings, intersection improvements, right-of-way crossings, potential traffic signals, or other local or regional improvements may require a full or partial commitment to CDOT, Douglas County, or Castle Rock. This should be detailed in a matrix indicating construction responsibility, ownership and maintenance, and timing of improvements, and can be combined with the matrix of proposed dedications.

without limitation, publicly-owned buildings and improvements) shall be subject to CC&Rs, which will establish one or more architectural control committees that will utilize Design Guidelines in the review of development within the Property. The Design Guidelines will define specific site and building requirements such as colors, materials, landscaping and other items that will enable such architectural control committees to assure design integrity and intent. The Design Guidelines are intended to achieve a consistent quality image for the development of the Property.

S-4.2 Lighting and Dark Skies.

Development within the Property shall be subject to Section 30 of the zoning Resolution, and Pine Canyon Lighting and Dark Skies Standards, which shall be incorporated into the Design Guidelines.

S-4.3 Overlot Grading.

Overlot grading plans shall be designed, submitted and accepted per the Douglas County Grading, Erosion and Sediment Control (GESC) Manual, and a GESC permit shall be obtained prior to the commencement of any grading operation.

S-4.4 Weed Management.

Weed management on all portions of the Property, including parks and open space areas, shall be the responsibility of the respective owner(s) thereof.

S-4.5 Storm Water Facilities.

(A) Construction. Owner shall be required to design and construct all storm water facilities, in accordance with applicable regulations, as and when such facilities are needed to serve development on the Property.

(B) Maintenance. Owner, or one or more homeowners associations the County deems able to fulfill such obligations, or special districts designated by Owner that accept such obligations, shall be required to maintain all storm water facilities serving the Property except to the extent such facilities are deemed by the County to be public, in which case the County shall be responsible for such maintenance. Easements shall be granted to the County, at no cost to the County, to permit the County to enter and maintain storm water facilities that the County is responsible to maintain (to the extent such facilities are not located within a publicly dedicated and accepted right-of-way). At the County's request, easements shall be granted to the County, at no cost to the County, for all private storm water facilities for the purpose of maintaining the storm water facilities in the event the Owner or such other entity fails to satisfactorily maintain or repair such facilities.

(C) Scope. For purposes of this Section S-4.5, storm water facilities shall include, without limitation, regional detention/water quality ponds, drainageway



Staff would like to see detail on overlot grading limits. We are available to discuss. We think this would be beneficial in preserving the character of the land as articulated in the narrative. Other potential tools to address this are no build areas, slope preservation areas, use of building envelopes within planning areas with custom lots, or dedicated park land.

Provide specificity regarding stormwater and drainage facilities. List improvements within the commitments matrix, indicating ownership and maintenance, construction responsibility and construction timing.

PIN
STATEMENT

DRAWN BY: JN/CG
DESIGNED BY: JP
SUBMITTED ON: 2020-4-27

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PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
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1,800 residential units 600,000 nonresidential square feet ZR2020-010

stabilization, inlets, pipes, culverts, riprap, ditches, reinforced concrete pipe, manholes and hydraulic structures used for storm water detention or conveyance.

(D) Recreational Facilities. All recreational activities planned for use within storm water facilities shall be in accordance with County Urban Drainage and Flood Control District regulations.

S-4.6 Floodplain.

The Owner shall be required to obtain all appropriate approvals from the County and the Federal Emergency Management Agency (FEMA) for any proposed modifications to the FEMA designated floodplains. All platted residential lots must be located outside of the FEMA designated floodplain, as the same may be modified by a FEMA letter of map revision, letter of map amendment or letter of map revision based on fill.

OTHER DEDICATIONS/COMMITMENTS AND PROVISIONS

Additional Comments Regarding Dedications & Commitments:

- **Private Recreational Amenities** - What are your plans for recreational amenities, such as a community Rec. Center or pool? if these or other amenities are possible, they should be included in the commitments and text. A description should be provided as to how this factors into the parks commitment. Indicate construction responsibility, ownership and maintenance, and construction timing.
- **Multimodal Transportation Center** - This is referenced in the narrative, but the PD provides no specific detail. We anticipated detailed references to this in dedications and commitments. Is this a private project, or a public-private partnership? Is it to be dedicated to CDOT?
- **Density Transfer of Units** - Are you proposing to allow transfer of units within PD planning areas? If so, this needs to be described in commitments, if different than County requirements.
- **Noise Mitigation** - Noise studies will be required for residential units (including MFDUs) adjacent to I-25 or Founders Parkway as the Douglas County CMP indicates that residential development should be located outside of areas measuring 65 DNL or greater. Commitments should require a noise study and other noise mitigation measures (exterior and interior). A 65 DNL line should be shown on the Land Use Map to identify areas where development should be excluded. The 65 DNL line can be based on the noise study referenced in the commitments.
- **Off-site Roadway Improvement Commitments** - One road is proposed across the Scott property. How is this being handled, and what is being committed to? As stated, you will need to describe and address all proposed dedications and improvements (local or regional) within the PD and show detail in a commitments table.

Environmental Commitments:

- **Tree Removal and Tree Preservation** seems to be missing in this plan, especially important for a development called Pine Canyon. Provide vegetation coverage on the existing conditions exhibit. A requirement to complete a Tree Preservation plan should be referenced in commitments.
- **Overlot Grading** - Staff has concerns regarding the potential impacts of overlot grading (particularly the east side of the property). Overlot grading limits will need to be evaluated by staff upon review of the slope analysis. Have you considered particular areas of the PD where no disturbance or no overlot grading will occur. Similarly, use of building envelopes within planning areas with custom lots or dedicated park land could reduce disturbance?
- **Wildfire Mitigation** - The County typically requires a wildfire mitigation plan at subdivision, but you could add a commitment requiring a PD-wide wildfire mitigation plan that incorporates the details stated on Sheet 13. There should be consideration for providing consistency between the tree preservation plan and future wildfire mitigation measures.
- **Naturalized Drainage or Widened Drainage Corridors** - As related to the preservation of slopes, trees, and other natural areas, has consideration been given to natural design of detention ponds or widened and naturally designed drainage corridors?
- **Wildlife Preservation & Biological Resources Assessment** - We anticipated commitments regarding protections for wildlife and habitat, wildlife-friendly fencing standards, and that completion of a master wildlife and biological resources report would be required.
- **Plum Creek Riparian Corridor** - We anticipated that commitments would have been stated regarding the Plum Creek corridor as it relates to potential amenities and access, as well as buffering, wetland, vegetation, wildlife preservation, or other environmental protections.
- **Cultural Resource Report** - We anticipated a commitment to the provision of a cultural resource survey with the PD, which addresses historic, archaeological and paleontological resources.
- **Identify turf vegetation limits** for different residential lot sizes, multifamily, commercial, open space, and parks as consistent with your water appeal. They could be further articulated in development standards for landscaping. You may need to consider specific planting programs for low water use plants.
- **View Planes & Development on Ridgelines** - Have you considered addressing the impact of development on views and ridgelines? For consistency with the intent expressed in your narrative, you'll want to carefully consider the preservation of trees, how dwellings are built on slopes and ridges, and how structures are sited to blend with the landscape. Also consider how development will impact views into, through, and out of the site. Have you considered preserving views through development of view planes within the PD? With this site being surrounded by the Town of Castle Rock, it would be appropriate to incorporate elements from their Skyline Ridgeline Ordinance.

PREPARED FOR:



JRW Family Limited
Liability Limited Partnership
1200 17th St, Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:



1950 W Littleton Blvd,
Suite 109 - Littleton, CO
80120
303.703.4444

LAND PLANNING:



PCS Group, Inc.
200 Kalamath Street,
Denver, CO - 80233
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
STATEMENT OF COMMITMENTS

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

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This sheet should be moved directly after the text "Statement of Commitments" and seems like the logical place for roadway and transportation commitment tables as well.

PINE CANYON PLANNED DEVELOPMENT

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AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

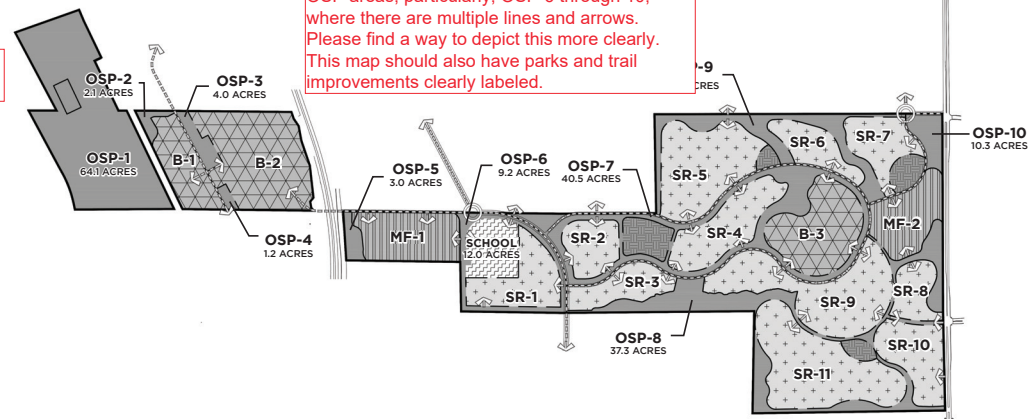
534.61 ACRES 1,800 residential units 600,000 nonresidential square feet ZR2020-010

OSP DEDICATIONS

Portions of the Property designated as within the OSP Planning Area pursuant to this Development Plan shall be dedicated in phases in accordance with the provisions of the OSP Dedication Map and the OSP Dedication Table. The OSP Dedication Map generally depicts various segments of the OSP Planning Area; such segments are labeled OSP-1 through OSP-9 on the OSP Dedication Map. The OSP Dedication Table sets forth the time by which each of the OSP segments must be offered for dedication in accordance with Section S11 (B). Such designated areas are depicted generally on the OSP Dedication Map as OSP-1 through OSP-9, and defined specifically in the OSP Dedication Table.

The exact boundaries and shape of Planning Area OSP and each of the segments OSP-1 through OSP-9 may vary from the general depiction shown on the Dedication Map, on the condition that the total acreage of the OSP areas to be offered for dedication, upon occurrence of all events requiring such OSP areas to be offered for dedication pursuant to the OSP Dedication Table, shall not be less than the aggregate amount set forth on the Land Use Plan (inclusive of streets that fall within or cross such OSP areas), and, the change in boundaries does not negatively impact habitat qualities.

OSP DEDICATION MAP



It is difficult to tell the boundaries of some of the OSP areas, particularly, OSP-6 through 10, where there are multiple lines and arrows. Please find a way to depict this more clearly. This map should also have parks and trail improvements clearly labeled.

Where is the Walter J. Scott Park located?

OSP DEDICATION TABLE

OSP Segment	Timing of Dedication
OSP-1	OSP-1 shall be offered for dedication, in accordance with Section S-11(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Areas B-1 & B-2 as depicted generally on the OSP Dedication Map.
OSP-2	OSP-2 shall be offered for dedication, in accordance with Section S-11(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Area B-1 as depicted generally on the OSP Dedication Map.
OSP-3	OSP-3 shall be offered for dedication, in accordance with Section S-11(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Area B-2 as depicted generally on the OSP Dedication Map.
OSP-4	OSP-4 shall be offered for dedication, in accordance with Section S-11(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Area B-2 as depicted generally on the OSP Dedication Map.
OSP-5	OSP-5 shall be offered for dedication, in accordance with Section S-11(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Area MF-1 as depicted generally on the OSP Dedication Map.
OSP-6	OSP-6 shall be offered for dedication, in accordance with Section S-11(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Area SR-1 as depicted generally on the OSP Dedication Map.
OSP-7	OSP-7 shall be offered for dedication, in accordance with Section S-11(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Areas SR-3 & B-3 as depicted generally on the OSP Dedication Map.
OSP-8	OSP-8 shall be offered for dedication, in accordance with Section S-11(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Areas SR-2, SR-7, SR-8, SR-9, & SR-10 as depicted generally on the OSP Dedication Map.
OSP-9	OSP-9 shall be offered for dedication, in accordance with Section S-11(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Areas SR-4 & SR-5 as depicted generally on the OSP Dedication Map.
OSP-10	OSP-10 shall be offered for dedication, in accordance with Section S-11(B), no later than 90 days after the Recording of one or more Final Plats containing at least 50% of the area within Planning Areas SR-6 & MF-2 as depicted generally on the OSP Dedication Map.

Add the 4 parks and all proposed trail improvements to the table. The table should show ownership maintenance, and construction responsibility. Indicate whether parks, open space, and trails will be open to the public or limited to Pine Canyon residents.

PREPARED FOR:



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1200 17th St, Suite 3000,
Denver, CO - 80202
303.587.0102

ENGINEERING:



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LAND PLANNING:



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REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET INFO:

PINE CANYON
DEDICATION MATRIX & MAP

DRAWN BY:
JN/CG
DESIGNED BY:
JP

SUBMITTED ON:
2020-4-27

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OF 13

Please see the following sheet attached with additional comments on the development standards. Use and Development Standards need to be associated with each planning area SR-1 to -11, MF and B or other nomenclature.

PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,
OF DOUGLAS COUNTY, COLORADO

534.61 ACRES 1,800 residential units 600,000 nonresidential square feet ZR2020-010

DEVELOPMENT STANDARDS:

A. Other. The standard zoning requirements and land uses of the Douglas County Zoning Resolution including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes, shall apply to this PD, except as modified by the following subsections.

Fencing/Lighting sections should be lettered or numbered. Subparagraphs shouldn't have bullets. Make numbering system consistent with other PD sections.

Development Standard	Single Family Detached				Single Family Attached	Multi-Family Apartment/Condominium
Maximum Gross Density in du/ac	0 - 2.5	2.5 - 3.0	3.0 - 4.5	4.5 - 6.5	8.0 - 12.0	13.0 - 30.0
Min. Lot Area	12,000 sf	8,000 sf	5,000 sf	4,500 sf	N/A	N/A
Setbacks						
Front to Garage	20'	20'	20'	20'		
Front to Living Area	20'	15'	15'	10'		
Rear	20'	20'	15'	12'		
Side Interior Lot	10'	7.5'	5'	5'	0'	
Side to Street	20'	15'	15'	15'	15'	

Setbacks for these areas will be established with the Site Development Plan.

Setbacks for these areas will be established with the Site Development Plan.

B. All setbacks shall be measured in a perpendicular direction from the property line to the foundation of the building.

C. Attached garages may be converted for occupancy, if a minimum 2-car garage (attached or detached) is retained or provided on the lot.

D. Overhangs may encroach into the building setback a maximum of two (2) feet.

E. Items including, but not limited to, patios and decks, swimming pools, gazebos, and garden equipment storage sheds at ground level are permitted in the side and rear setbacks. Patios, decks and similar features four (4) feet and higher above ground level must maintain a minimum rear setback of twelve (12) feet.

Fencing Standards

Perimeter fencing will be permitted within the PD as follows:

- Perimeter fencing, constructed of masonry or wood or other acceptable materials, shall be permitted provided such fencing is in conformance with applicable Douglas County Zoning Code, at the time of Site Development Plan approval and must conform to the design guidelines established for Pine Canyon.

Resolution (Please change in all applicable areas)

Improvement (Please change in all applicable areas)

This should be numbered

Gated Private Streets

At the time of Site Development Plan the potential for gated private streets will be evaluated. If gated private streets are utilized they will comply with Douglas County standards.

Refer to a specific document. Do you mean the Douglas County Roadway Design and Construction Standards?

Lighting Standards

Exterior lighting will be permitted within the PD as follows:

- In residential areas, no exterior lights are permitted wherein any glare or direct light is visible beyond the perimeter of the property. This standard is not intended to apply to public street lighting.
- Lighting will be permitted at each of the primary entry areas with the purpose of illuminating the entry signage and associated entry features, such as entry walls, entryway landscaping, etc. Lighting is to be in conformance with applicable Douglas County Zoning Code at the time of approval of the Site Development Plan.
- Exterior lighting designs for individual business establishments shall be reviewed and approved by an Architectural Review Committee. Such lighting shall be in conformance with applicable Douglas County Zoning Code at the time of approval of the Site Development Plan.
- Control?
- Landscape accent lighting shall be permitted in all areas of the PD to the extent that it is in conformance with applicable Douglas County Zoning Code at the time of approval of the Site Development Plan and as approved by an Architectural Review Committee.

Add "Dark Skies" standards in this section?

Urban / Wildland Interface Management Plan

This property has varying degrees of coverage by multiple vegetative types, fire mitigation shall be appropriately considered as development moves forward. Wildfire mitigation is the implementation of measures designed to minimize the destructive effects from a wildfire. At the time of Site Development Plan, the applicant shall work with the Town of Castle Rock Fire Department to create a final Urban/Wildland Interface Area Vegetation Management Plan. Below are suggested practices that homeowners may implement to help mitigate fire risk for their residences.

Area - A. Within 30 feet of a structure (building envelope and immediate area)

- Create a "defensible space" to reduce the likelihood of a damaging wildfire in the immediate vicinity of the home. Defensible space is the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the landscape and the building.
- If native vegetation has been successfully retained in this area, prune tree canopies from the ground up to a minimum height of 8 feet. Remove any small or suppressed stems in the under story of dominant trees.
- When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
- Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create a separation between trees.
- Thin dense, continuous Gambel Oak stands and prune taller specimen up from the ground to create a more open, tree-like form. Remove sections of large but low growing stands to create discontinuous islands of vegetation.
- Install a continuous non-irrigate rock mulch bed for a minimum of 3 feet around the perimeter of the building.
- Minimize foundation-type plantings, especially adjacent to combustible siding, keep all shrub plantings a minimum of 3 to 5 feet from the foundation. Exclude more flammable shrub species (coniferous evergreens) and space shrubs to create low, non-continuous plantings near the building.
- Plant only deciduous tree species within this zone. Provide irrigation as required for the successful establishment and long term health of new trees.
- Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
- Plant sod or seed with fire resistant grass seed mixes.
- Provide irrigation to turf grasses within this area to prevent summer dormancy.
- Maintain turf grass height to a maximum of 6 inches.
- Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 inches at the end of growing season (following seed production).
- Dispose of all slash or plant trimmings outside of this zone (off site or in area C).

Area - B. Between 30 feet and 125 feet from the structure (tree preservation area)

Note that the extent of this zone is affected by slope, is greater when structures are at the top of the slope and when slopes are relatively steep. Slope is less critical when structures are at the base of a slope or on level ground.

- Clear small diameter, snow bent, diseased, damaged, or suppressed stems in the under story of larger pine trees.
- Prune to raise the canopy of large, existing trees to 8-13 feet above ground.
- Thin shrubs growing directly beneath larger trees per section A, note 2 above.
- Remove annually, dead stems and branches from shrubs and trees.
- Space newly planted trees and large shrubs at least 20-15 feet apart to provide a minimum of 10 feet between crowns at maturity.
- Prune the branches of smaller or newly planted trees as they grow, up to a height of 8-15 feet above the ground. Do not over prune the crowns of smaller trees.
- Trim native grasses and wildflowers in the fall or spring to maximum height of 8 inches.
- Dispose of all slash or plant trimmings off site, or by burning (if permitted), chipping, or cutting down and distributing throughout the area. Brush piles for wildlife should be located at the outer limits of this zone.
- Retain one to two standing dead trees per acre for wildlife habitat.

Area - C. Beyond 125 feet of the structure (preservation/ environmentally sensitive area)

- Clear smaller under story trees and shrubs per section B, note 1 above.
- Undertake selective thinning to improve health and appearance of wooded and native brush areas.
- Remove smaller trees in crowded stands to increase tree spacing.
- Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
- Slash or plant trimmings may be disposed of within this area.

Is the highlighted text associated with an exhibit identifying typical defensible space on a typical lot? The text provides detail beyond what is included in a typical PD. The County requires a wildfire mitigation planning at subdivision. However, you could consider a commitment requiring a PD-wide wildfire mitigation plan. That plan could incorporate the details listed here, rather than placing them directly in the text of the PD. Consideration should be given toward consistency between the tree preservation plan and future wildfire mitigation measures.

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PINE CANYON
DEVELOPMENT STANDARDS

DRAWN BY:

JN/CG

DESIGNED BY:

JP

SUBMITTED ON:

2020-4-27

13
OF 13

Comments on Use and Development Standards:

- **Per DCZR Sec. 1509.02.1 through .3** - All principal, accessory, and uses allowed by special review need to be listed for all planning area designations (SR-1 to -11, MF, and B or other nomenclature). We assume you will want to make sure that the hotel/spa use is allowed? What is allowed in mixed-use areas? Is your current submittal implying, for example, that in the "Business" planning area all non-residential uses are allowed? The range of uses is particularly important for the "Business" and "Multifamily" areas of the PD that have the potential to provide impacts on single-family uses.
 - You have discussed ADU's in the narrative and in the definitions section of the PD, but it is not listed as a permitted accessory use.
 - List uses for parks, especially if you want them programmed or if you want to allow for community uses such as a recreation center or other amenity. Is the existing house along E. Plum Creek to eventually become part of the programming of the Park?
 - You will want to make sure parking garages are permitted in the multimodal transportation center.
-
- **Per DCZR Sec. 1509.02.4** - All minimum lot area, setback, bulk, height and other standards need to be listed for all planning area designations (for principal and accessory uses) of the SR-1 to -11, MF, and B or other nomenclature. We will not accept standards determined at Site Improvement Plan or other development review process. Bulk and setback standards for the "Business" and "Multifamily" areas of the plan are important, as they have the potential to provide impacts on single-family units. Consider providing a graphic that shows typical setback standards applied to a development type.
 - Do you have buffers or transitions at the boundaries of planning areas to provide separation and mitigate impacts? Buffers from I-25? Wildlife movement buffers? Buffers or setbacks required from utilities or easements?

Other Items to Consider:

- **Design standards along Plum Creek** to address buffering and treatment of edges and to preserve the character of the riparian corridor.
- **Design standards for Parks** (if programmed)
- **Design standards for other important areas, transitions, or edges of the PD.** For example, how does the "Business" area transition and interface within the residential neighborhood? How does multi-family transition within the residential neighborhood? The PD fronts I-25, railroad right-of-way, and Founders Parkway. Consider cross-sections for important transition areas.
- **Specific Planning Area for the multimodal transportation hub**, including a list of all permitted uses and bulk standards (presumably there would be mixed-uses, a parking garage, and potential public activity space), and you may want to treat this area of the PD with distinct requirements from the rest of the PD.
- **Design standards specific to the multimodal hub**, including station/bus stop and areas around the station? Standards for a pedestrian plaza and other areas of importance?
- **Design standards for ADUs, such as height and setback?**

May 20, 2020

DV2020-177

James Walker
JRW Family Limited Liability Partnership LLLP
5975 E Jamison Place
Centennial, CO 80112

RE: **Pine Canyon PD – Preliminary Comments**

Mr. Walker:

Douglas County (County) Public Works Engineering has reviewed the proposed Pine Canyon Planned Development (PD) and has returned the comments below. Additional comments will be forthcoming with the first formal referral, including comments regarding the transportation and drainage studies.

- Please add a section titled Roadway Improvements to the PD with subsections titled:
 - Internal Roadway Improvements to address roads within the PD boundaries
 - Site Access Improvements to address roadway and intersection improvements needed to access the PD
 - Off-Site Roadway Improvements to address roadways and intersections outside the PD which will be impacted by additional traffic caused by the development
- Include in the development plan a dedication statement indicating Owner will dedicate public rights-of-way (ROW) to the County at no cost to the County for public roadways shown in the PD and public roadways developed in subsequent submittals.
- Include a statement indicating landscaping, paths, and related appurtenances within public ROW shall be maintained by Owner or designee.

Respectfully,



Ken Murphy, P.E.
Senior Development Review Engineer
kmurphy@douglas.co.us

cc: DV File