

Major Planned Development Amendment Staff Report

Date: April 23, 2026
To: Douglas County Planning Commission
From: Eric Pavlinek, Principal Planner *EP*
Curtis J. Weitkunat, AICP, Long Range Planning Manager *CW*
Steven E. Koster, AICP, Deputy Director of Community Development *SK*
Subject: Pinery Meadows Planned Development, 1st Amendment
Project File: ZR2026-003

Planning Commission Hearing: May 4, 2026 @ 6:00 p.m.
Board of County Commissioners Hearing: May 12, 2026 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The applicant requests approval of a major amendment to the Pinery Meadows Planned Development (Pinery Meadows PD) to establish setbacks specific to single-family detached cluster lots. The proposal will also adjust the setbacks for the single-family attached lots and will modify general notes as originally approved with the Pinery Meadows PD. The proposed amendment does not increase density, as the total number of dwelling units allowed per the Pinery Meadows PD remains unchanged at 170 units.

II. APPLICATION INFORMATION

A. Applicant

Integrity Land Ventures
7200 S. Alton Way, Suite C400
Centennial, CO 80112

B. Request

Approval of a major amendment to the Pinery Meadows PD to establish development standards specific to the 68 single-family detached cluster lots within the Pinery Meadows subdivision. The request will also adjust other development standards related to setbacks and private roads.

C. Process

A major amendment to a PD is processed pursuant to Sections 1519 through 1523 of the Douglas County Zoning Resolution (DCZR). The request meets the eligibility criteria of DCZR 1519.05 as the proposed amendment makes substantial changes to development standards.

Per DCZR Section 1522.06, “The Planning Commission shall evaluate the application, referral comments, staff report, and public testimony, and make a recommendation to the Board to approve, approve with conditions, table for further study, or deny the amendment request. The Planning Commission’s comments shall be based on the evidence presented, compliance with the adopted County standards, regulations, policies and other guidelines.”

D. Location

The Pinery Meadows PD is generally located approximately 850 feet northwest of the intersection of State Highway 83 and Scott Avenue. The Pinery Meadows PD abuts PD zoning on all sides; State Highway 83 also borders the eastern boundary. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

E. Project Description

The applicant requests a major amendment to the Pinery Meadows PD to establish setbacks specific to single-family detached cluster lots. The setbacks for these lots will be five feet from lot lines as depicted on the Lot Standards Table on sheet 2 of the planned development document. The amendment will also modify setbacks for single-family attached lots and replace the term “private alley” with “private road” to be consistent with the roads as shown on the approved final plat.

The request will also add language within the PD document to allow encroachments into utility easements with an encroachment agreement from utility providers. CORE Electric Cooperative (CORE) initially provided referral comments not in support of the PD amendment stating that the proposal would affect CORE’s ability to maintain required clearances to structures and would hinder safe, unrestricted and continuous access necessary for the operation, maintenance, repair, and replacement of utility infrastructure.

The applicant met with CORE to discuss the referral comments and will proceed with the proposed PD amendment as initially submitted. The applicant is aware that CORE does not allow any encroachments into utility easements except a second-story, 2-foot eave cantilever into a utility easement as referenced in CORE’s updated comments from an email dated April 20, 2026. CORE has no further objections to the request, provided that the structural setbacks can be met, and that no improvements are located within utility easements that conflict with or interfere with the construction, maintenance, or access to electrical facilities.

The applicant acknowledged CORE’s updated response and confirmed that future structures will meet setbacks as outlined in the Pinery Meadows PD. The applicant also confirmed that easements will not contain structures that conflict with or interfere with the construction, maintenance, and access to utility easements as indicated by CORE.

III. CONTEXT

A. **Background**

The Pinery Meadows PD was approved by the Board of County Commissioners (Board) in February of 2023. This is the 1st Amendment to the original PD. The Pinery Meadows subdivision was approved by the Board in February of this year for a total of 136 residential lots, 11 tracts, and associated public and private roads. The subdivision provides a variety of housing types, including 40 single-family attached (duplex), 28 single-family detached, and 68 single-family detached cluster lots.

IV. PROVISION OF SERVICES

A. **Fire Protection**

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and had no comment on the proposed amendment.

B. **Sheriff Services**

The Douglas County Sheriff's Office provides police protection to the site.

C. **Water and Sanitation**

No change in water supply or demand is associated with the request.

V. PUBLIC NOTICE AND INPUT

DCZR Section 1523 requires mailed notice to abutting landowners, published notice, and posted notice of the public hearings. Courtesy notices were also mailed to abutting property owners. No public correspondence has been received related to this application. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report, and the applicant has provided a written response to referral comments which is also included within the staff report appendix.

VI. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a major PD amendment application.

1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

Staff Comment: The proposal does not increase the density of the Pinery Meadows PD, and no PD commitments are modified by the proposed PD amendment.

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

Staff Comment: The proposed changes to the development standards are in keeping with the residential nature of the Pinery Meadows PD.

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

Staff Comment: The proposed amendment will not adversely affect public interest or enjoyment of adjacent land.

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

Staff Comment: The amendment benefits the community by allowing greater variety of housing types within the development.

1520.05: For applications proposing an increase in the intensity of allowed land uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

Staff Comment: This amendment does not increase the intensity of allowed land uses within the Pinery Meadows PD. This amendment establishes setbacks specific to the 68-cluster detached single-family lots.

1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.

Staff Comment: No change in public facilities or services is associated with this request.

1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

Staff Comment: The proposed PD amendment does not impact the roads serving the subdivision and surrounding area. No additional impact to the roadway capacity and level-of-service is expected by this proposal.

VII. STAFF ASSESSMENT

Staff assessed the major amendment request in accordance with Sections 1519-1523 of the DCZR. Should the Planning Commission find that the approval criteria for the major amendment are met, the following proposed condition should be considered for inclusion in the recommendation to the Board of County Commissioners:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Douglas County Land Use Application	6
Applicant’s Narrative	7
Comprehensive Master Plan Land Use Reference Map	10
Zoning Map	11
Aerial Map.....	12

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Redlined Pinery Meadows Planned Development 23
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Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: _____

Marketing Name: _____

Presubmittal Review Project Number: _____

PROJECT SITE

Address: _____

State Parcel Number(s): _____

Subdivision/Block#/Lot# (if platted): _____

PROPERTY OWNER(S)

Name(s): _____

Address: _____

Phone: _____

Email: _____

AUTHORIZED REPRESENTATIVE

Name: _____

Company: _____

Address: _____

Phone: _____

Email: _____

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Jerry B Richmond
Applicant's Signature

March 24, 2026
Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglas.co.us.

Project Number (Office Use Only): ZR2026-003



March 23, 2026

Eric Pavlinek
Douglas County Department of Community Development
100 Third St,
Castle Rock, CO 80104

RE: Pinery Meadows, PD Amendment – Justification for Amendment

Dear Eric Pavlinek,

On behalf of Integrity Land Ventures, we are pleased to submit this Amendment application for the Pinery Meadows project. The consultants listed below have been assembled to realize this plan and we look forward to working closely with Douglas County to make this project a success.

Owner:

JEN Colorado 23 LLC
680 5th Ave, Fl 25
New York, NY 10010
303.267.6255

Contact: Jerry Richmond

jerry@integritylandventures.com

Developer:

Integrity Land Ventures
7200 S. Alton Way, Suite C400
Centennial, CO 80112
303.267.6255

Contact: Jerry Richmond

jerry@integritylandventures.com

Planner and Landscape Architect:

Norris Design
1101 Bannock Street
Denver, Colorado 80204
303.892.1166

Contact: Carl Runge

crunge@norris-design.com

PROJECT BACKGROUND AND JUSTIFICATION FOR AMENDMENT

This application is for an amendment to the recorded Pinery Meadows Planned Development (PD) to incorporate lot standards for the planned single family detached cluster homes. Because this product type does not fit onto lots in a traditional orientation (shared driveways, front doors do not face the road) current setbacks outlined in the PD for all single family detached homes are not appropriate. Our request is to incorporate additional lot standards into the PD that apply directly to the cluster lots. Because these lots do not have true “fronts”, “backs”, and sides” we are requesting that a 5’ building setback be allowed from all sides of the lots. Additionally, we are requesting a text change to allow some encroachment into on-lot utility easements only when a written encroachment agreement is executed with the pertinent utility provider(s). This encroachment agreement would be required to be in place prior to issuance of building permits.

In compliance with Section 1513.05 of the Douglas County Zoning Resolution (DCZR) which states “Text Changes – Changes to the text when such changes do not alter the intent of the planned development or the commitments”, these requests do not substantially alter the original intent or commitments of the Pinery Meadows PD in that we are not requesting a change to the density/total number of units or minimum lot sizes, and the proposed cluster product type meets all other standards/requirements outlined in the PD. Additionally, the requested adjustment to add additional lot standards only applies to lots within an existing residential planning area established in the original PD.

In addition to these requested text changes, we have been asked by Douglas County Staff to make minor changes to the PD to clarify that there is a 0’ setback for the shared lot line of single family attached products, as well as revise the “private alley” notation in the typical lot layouts to “private road” to better reflect the applicable intent of the typical lot layouts. These changes have been requested by County Staff to “clean up” the document for future use by the County.

The following page contains additional justification of how we believe this application meets the Major Amendment Approval Criteria as outlined in section 1520 of the DCZR.



Approval Criteria:

1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

The proposed amendment maintains the development standards, commitments, and overall intent of the planned development. All original lot standards remain in place, and this request is to add alternative lot standards that will only apply the cluster single family detached lots. All cluster lots are separated from the public right-of-way by tracts that are at least 6' in width. This dimension, when paired with the requested 5' setback for all sides of the cluster lots, provides a building setback from the street consistent with the 10' front setback listed in the original PD. Any encroachments into on-lot utility easements will give the builder of this product the necessary room to place window wells, HVAC equipment, and other accessory building features that provide future homeowners required life/safety features. As previously stated, these encroachments are only allowed with written consent from the pertinent utility provider(s).

1520.02 Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

This proposed amendment is consistent with the efficient development and preservation of the entire planned development in that it allows for the construction of a housing type that reflects the anticipated density of the single family residential planning area. The original PD restricts development to the east portion of the overall site to preserve the Cherry Creek floodplain. To achieve the desired density smaller lot sizes are permitted for single family detached. The cluster lots comply with the minimum lot size, and this Amendment does not affect that standard in the PD.

1514.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.

The proposed amendment will not adversely affect the enjoyment of the adjacent land or the public interest. The requested 5' setback for all sides of the cluster lots provides the same building separation as the original PD (min. 10' between houses). The homes will also be effectively set back from the public right-of-way by an amount similar to other lots/product types in the overall development and provide a consistent feel along the public right-of-way.

1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.

The proposed amendment does not confer a special benefit upon an individual. It is meant to provide the necessary flexibility for construction of the cluster single family detached lots and its intent will be general in application to whatever party constructs these lots.

1520.05 For applications proposing an increase in the intensity of allowed land-uses, included changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.

The proposed amendment does not propose increases or changes in the intensity of allowed land-uses, including changes in densities, and remains consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution as was determined at the time of approval of the Preliminary Plan.

1520.06 Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.



All public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development, as was determined at the time of approval of the Preliminary Plan.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.

Roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development as was determined at the time of approval of the Preliminary Plan.

We appreciate the Douglas County staff's review of this Amendment and look forward to receiving your comments soon. Please do not hesitate to contact me at 303.892.1166 or at crunge@norris-design.com with any questions you may have.

Sincerely,

Norris Design

A handwritten signature in black ink, appearing to read 'Carl Runge', written in a cursive style.

Carl Runge
Senior Associate

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

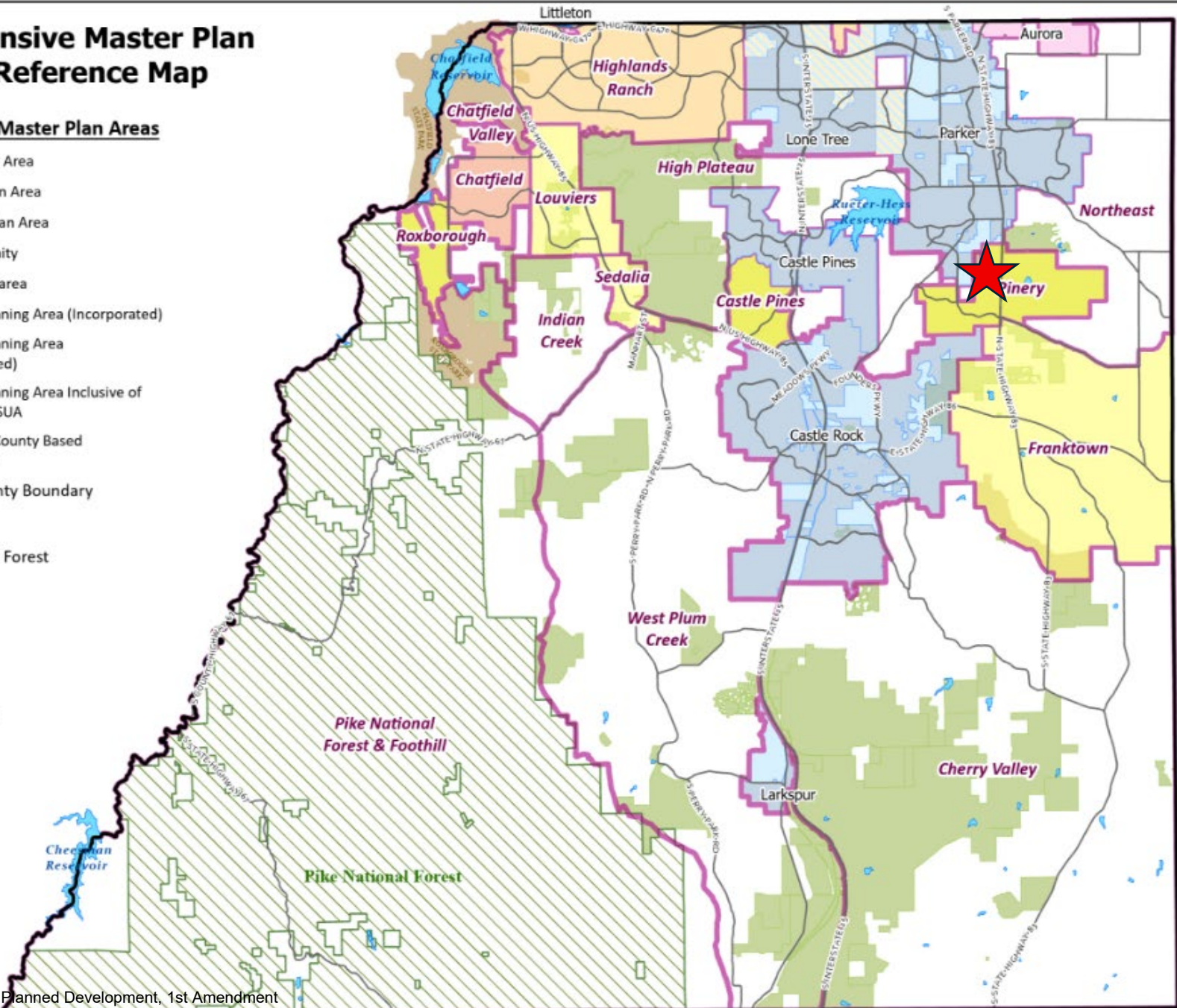
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

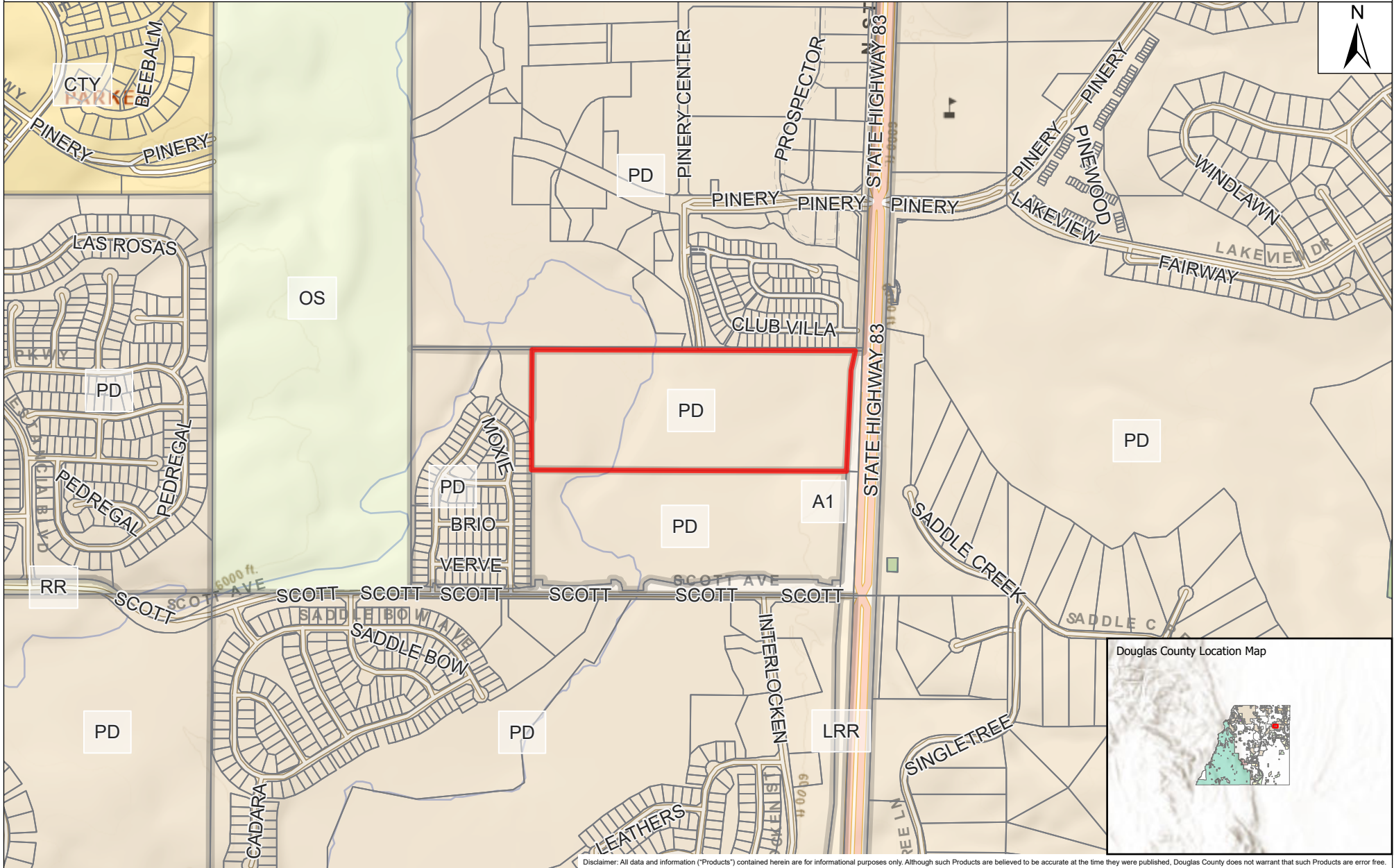
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



Pinery Meadows PD, 1st Amendment - ZR2026-003



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 2/11/2026 11:58 AM

- PD - PLANNED DEVELOPMENT
- A1 - AGRICULTURAL ONE
- OS - OPEN SPACE CONSERVATION
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- PARCELS



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Date Saved: 3/25/2026 1:03 PM

- PD - PLANNED DEVELOPMENT
- A1 - AGRICULTURAL ONE
- OS - OPEN SPACE CONSERVATION
- LRR - LARGE RURAL RESIDENTIAL

Referral Agency Response Report

Project Name: Pinery Meadows Planned Development, 1st Amendment

Project File #: ZR2026-003

Date Sent: 03/26/2026

Date Due: 04/16/2026

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	03/26/2026	No Comment.	No action required.
Building Services	04/03/2026	No Comment.	No action required.
CORE Electric Cooperative	04/14/2026	<p>Verbatim Response: CORE Electric Cooperative does not support approval of the proposed amendment to the Planned Development (PD). The applicant is requesting a text amendment that would allow encroachments into on-lot utility easements upon execution of a written encroachment agreement with the affected utility provider(s). CORE will not execute or provide an encroachment agreement to allow encroachments within utility easements, with the sole exception of second-story eaves, subject to review and compliance with CORE standards. CORE does not approve proposed PD Notes 1, 2, 3, and 4. The proposed reduction of building setbacks and allowance of encroachments within platted utility easements is inconsistent with the purpose and function of utility easements as recognized by Douglas County. These changes would adversely affect CORE’s ability to maintain required clearances to structures, in accordance with the CORE Builder Handbook, and to other utility facilities. Further, the proposed encroachments would hinder safe, unrestricted, and continuous access necessary for the operation, maintenance, repair, and replacement of electric utility infrastructure. Preservation of utility easements free of structural encroachments is essential to ensure public safety, service reliability, and long-term maintainability, and the proposed PD amendment does not adequately address these considerations.</p>	<p>The applicant met with CORE to discuss the referral comments. CORE provided an updated referral response and does not object to the proposed PD amendment as long as all structures meet setbacks and that no improvements are located within easements that conflict or interfere with the construction, maintenance, or access to electrical facilities. The applicant acknowledged the updated comments and confirmed that all structures will adhere to the setbacks and that the easements will not contain structures that conflict with or interfere with the construction, maintenance, and access to utility easements as indicated by CORE.</p>

Referral Agency Response Report

Project Name: Pinery Meadows Planned Development, 1st Amendment

Project File #: ZR2026-003

Date Sent: 03/26/2026

Date Due: 04/16/2026

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	04/02/2026	No Comment.	
Pinery Water and Wastewater District	04/10/2026	Verbatim Response: This applicant is working directly with the District and we take no exception to the lot layout.	No action required.
Pinery West HOA	03/27/2026	Verbatim Response: I see no negatives to the positioning of front doors. Vikki O'Donnell	No action required.
South Metro Fire Rescue	04/07/2026	Verbatim Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no comment regarding the proposed major PD amendment.	No action required.
The Pinery HOA	04/16/2026	Summary of Response: The Pinery HOA has no concerns about the proposed PD amendment. Comments were provided regarding concerns with traffic at the intersection of North Pinery Parkway and State Highway 83. Refer to response letter to review all comments.	Engineering reviewed the applicant's traffic impact analysis with the submittal and approval of the preliminary plan and final plat applications. No additional traffic impacts are expected by this proposed PD amendment.
Xcel Energy-Right of Way & Permits	04/07/2026	Summary of Response: Xcel Energy has no apparent conflict contingent upon the ability to maintain all existing rights. This amendment should not hinder the ability for future expansion which may include future accommodations for natural gas transmission and electric transmission related facilities. Refer to response letter to review all comments.	The applicant acknowledged the comments and confirmed that all rights and limitations associated with easement will remain in effect and that any future service will be coordinated with Xcel.

REFERRAL RESPONSE REQUEST

 Date sent: March 26, 2026

 Comments due by: April 16, 2026
Project Name: Pinery Meadows Planned Development, 1st Amendment

Project File #: ZR2026-003

Project Summary: Request for a major Planned Development (PD) amendment to the Pinery Meadows Planned Development to establish development standards for single-family detached cluster homes. No increase in density is proposed.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	
<input type="checkbox"/> See letter attached for detail.	
Agency: Engineering	Phone #: 4318
Your Name: Al Peterson <i>(please print)</i>	Your Signature: <i>Allan Peterson</i>
	Date: 4/15/2026

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,


 Eric Pavlinek, Principal Planner

Enclosure

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Eric Pavlinek, Principal Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Pinery Meadows Planned Development, 1st Amendment
Project File #: **ZR2026-003**
S Metro Review # REFOTH26-00069

Review date: April 7, 2026

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: Request for a major Planned Development (PD) amendment to the Pinery Meadows Planned Development to establish development standards for single-family detached cluster homes. No increase in density is proposed.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no comment regarding the proposed major PD amendment.

REFERRAL RESPONSE REQUEST

 Date sent: March 26, 2026

 Comments due by: April 16, 2026
Project Name: Pinery Meadows Planned Development, 1st Amendment

Project File #: ZR2026-003

Project Summary: Request for a major Planned Development (PD) amendment to the Pinery Meadows Planned Development to establish development standards for single-family detached cluster homes. No increase in density is proposed.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns:	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: The Pinery Homeowners' Association	Phone #: 303-841-8572
Your Name: Sonia Eyre <i>(please print)</i>	Your Signature: <i>Sonia Eyre</i>
	Date: 4/16/2026

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,


 Eric Pavlinek, Principal Planner

Enclosure



Homeowners Association, Inc.
A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, CO 80134
303-841-8572

April 16, 2026

Eric Pavlinek
Planning Services

RE: Project ZR2026-003

The Pinery Homeowners' Association appreciates the opportunity to provide comments regarding the rezoning within the Pinery Meadows Planned Development. We have no concerns about the amendments regarding single-family cluster homes.

However, as we articulated in our response to **SB2025-045** in January of this year, our foremost concern is and will continue to be the significant and ongoing traffic challenges at the intersection of North Pinery Parkway and SH-83. These challenges will be further exacerbated by the traffic generated not only by this development, but also by the cumulative development in the surrounding area. This intersection has long presented serious safety, congestion, and accessibility issues for our residents and the broader community, and it remains the central focus of our concerns. We will remain committed to ensuring that this need is fully recognized and acted upon.

Respectfully,

Sonia Eyre
Director
The Pinery Homeowners' Association



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

April 7, 2026

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

**Re: Pinery Meadows Planned Development, 1st Amendment
Case # ZR2026-003**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.



April 21, 2026

Eric Pavlinek, Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, CO 80104

Re: Pinery Meadows PD Major Amendment Response to Comments

Dear Eric,

Thank you for your review of the Pinery Meadows PD Major Amendment package. Valuable feedback was received on April 17, 2026, and responses to comments received can be found in the following pages. If you have any questions, please feel free to contact me at crunge@norris-design.com. We look forward to continuing working with the County.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read "Carl Runge".

Carl Runge
Senior Associate



ADDRESSING ANALYST:

1. No comment.

RESPONSE: Noted, thank you.

BUILDING SERVICES:

2. No comment.

RESPONSE: Noted, thank you.

CORE ELECTRIC COOPERATIVE:

3. CORE Electric Cooperative does not support approval of the proposed amendment to the Planned Development (PD). The applicant is requesting a text amendment that would allow encroachments into on-lot utility easements upon execution of a written encroachment agreement with the affected utility provider(s). CORE will not execute or provide an encroachment agreement to allow encroachments within utility easements, with the sole exception of second-story eaves, subject to review and compliance with CORE standards. CORE does not approve proposed PD Notes 1, 2, 3, and 4. The proposed reduction of building setbacks and allowance of encroachments within platted utility easements is inconsistent with the purpose and function of utility easements as recognized by Douglas County. These changes would adversely affect CORE's ability to maintain required clearances to structures, in accordance with the CORE Builder Handbook, and to other utility facilities. Further, the proposed encroachments would hinder safe, unrestricted, and continuous access necessary for the operation, maintenance, repair, and replacement of electric utility infrastructure. Preservation of utility easements free of structural encroachments is essential to ensure public safety, service reliability, and long-term maintainability, and the proposed PD amendment does not adequately address these considerations.

RESPONSE: Per direct discussion with CORE, it is understood that notes 1-3 are already part of the approved and recorded PD and will not be changed. Regarding note 4, it has been clarified with CORE representative Brooks Kaufman that note is a general note that does not apply specifically to CORE easements, and CORE maintains the right to prohibit any encroachments into their easements. Brooks Kaufman confirmed that CORE does not have any issues with proposed reductions in building setbacks or lot standards for cluster single family detached product "Provided that the required structural setbacks are met, and that no improvements are placed within the utility easement that conflict with or interfere with the construction, maintenance, or access to electric facilities, CORE Electric Cooperative has no further objections." Development will comply with required structural setbacks and limitations of easements. Additionally, at the request of CORE there are notes included on the recorded Final Plat and under-review Site Improvement Plan that outline restrictions of improvements within utility easements across the site.

ENGINEERING SERVICES:

4. No comment.

RESPONSE: Noted, thank you.



PINERY WATER AND WASTEWATER DISTRICT:

5. This applicant is working directly with the District and we take no exception to the lot layout.

RESPONSE: Noted, thank you.

PINERY WEST HOA:

6. I see no negatives to the positioning of the front door. Vikki O'Donnell

RESPONSE: Noted, thank you.

SOUTH METRO FIRE RESCUE:

7. South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no comment regarding the proposed major PD amendment.

RESPONSE: Noted, thank you.

THE PINERY HOA:

8. The Pinery HOA has no concerns about the proposed PD amendment. Comments were provided regarding concerns with traffic at the intersection of North Pinery Parkway and State Highway 83. Refer to response letter to review all comments.

RESPONSE: Noted, thank you. Our development team defers to the County's judgement as it pertains to any traffic improvements at this location.

XCEL ENERGY – RIGHT OF WAY & PERMITS:

9. Xcel Energy has no apparent conflict contingent upon the ability to maintain all existing rights. This amendment should not hinder the ability for future expansion which may include future accommodations for natural gas transmission and electric transmission related facilities. Refer to response letter to review all comments.

RESPONSE: Noted, thank you. All rights and limitations associated with easements remain in effect and any future needs will be coordinated with Xcel as necessary.

PINERY MEADOWS PLANNED DEVELOPMENT

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO
39.53 +/- ACRES - 170 DWELLINGS - ZR2022-028

GENERAL PROVISIONS

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.

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.

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 PINERY MEADOWS 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 AND THAT SUCH SECTION 15 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF PINERY MEADOWS, 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 REGULATIONS OR REGULATIONS OF DOUGLAS COUNTY, SHALL BE APPLICABLE.

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.

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.

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.

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 SERVICES

DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

STATEMENT OF COMMITMENTS

THE STATEMENT OF COMMITMENTS SHALL, IN ALL CASES, DESCRIBE THE DEVELOPMENT COMMITMENTS INCLUDING A METHOD FOR ASSIGNING RESPONSIBILITY TO HEIRS, SUCCESSORS, OR ASSIGNS, AND TIMING OF THE FULFILLMENT OF THESE COMMITMENTS FOR THE FOLLOWING:

1. DEDICATION: PUBLIC DEDICATION FOR PARKS, SCHOOLS, LIBRARIES, ROADS, DRAINAGE, ETC., EITHER IN SPECIFIC ACREAGE DEDICATION (REFERENCED BY SYMBOL) OR SPECIFIC CASH-IN-LIEU OF LAND OR FACILITIES. DESCRIBE THE PROPOSED OWNERSHIP, UTILITY PROVISION, IMPROVEMENT SCHEDULE, AND MAINTENANCE PROVISION. A PROVISION FOR ON-DEMAND DEDICATION FOR REGIONAL PARKS AND TRAILS AND SCHOOL SITES SHOULD BE STATED. THE APPLICANT SHALL PROVIDE TITLE INSURANCE FOR COUNTY-DEDICATED LAND. IN ALL CASES, DEDICATED LAND SHALL BE CONVEYED TO DOUGLAS COUNTY AND THE COUNTY MAY FURTHER CONVEY THE LAND TO THE APPROPRIATE AGENCY.
2. ON- OR OFF-SITE IMPROVEMENTS: PROVISION SHALL BE MADE FOR THE CONSTRUCTION OF, OR PAYMENT OF FEES FOR, COUNTY OR OFF-SITE IMPROVEMENTS THROUGH BONDING OR THE IMPOSITION OF PRO RATA FEES.
3. WILDLIFE PRESERVATION PLAN
4. WETLANDS/RIPARIAN PRESERVATION PLAN
5. PROJECT PHASING RESTRICTIONS
6. FIRE PROTECTION
7. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE
8. OTHER COMMITMENTS IMPOSED BY THE BOARD

DEDICATIONS: ALL DEDICATIONS OF PUBLIC FACILITIES, INCLUDED BUT NOT LIMITED TO PARK AND OPEN SPACE LANDS, STREETS, DRAINAGE FACILITIES, AND EASEMENTS SHALL BE DEDICATED AND/OR CONSTRUCTED, AT THE EXPENSE OF THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD, AND AT NO COST TO DOUGLAS COUNTY. THE COST OF THE IMPROVEMENTS FOR ALL PUBLIC FACILITIES INCLUDING STREET AND DRAINAGE FACILITIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

PARKS, RECREATION AND TRAILS CONTRIBUTION: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL CONTRIBUTE \$500 PER DWELLING UNIT THAT RECEIVES FINAL PLAT APPROVAL WHICH SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT. FUNDS WILL BE UTILIZED BY DOUGLAS COUNTY AT ITS SOLE DISCRETION FOR PARK AND RECREATION IMPROVEMENTS AS DETERMINED BY DOUGLAS COUNTY.

PARK LAND DEDICATION: LAND DEDICATION REQUIREMENTS SHALL BE PER SECTION 10 OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

COLLECTOR ROADWAY CONSTRUCTION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR FULL-WIDTH CONSTRUCTION OF THE COLLECTOR ROADWAY, AT THEIR EXPENSE, WITHIN THE PROPERTY BOUNDARIES AND "SHALL CAUSE" CONSTRUCTION OF THE SOUTHERLY SEGMENT OF THE ROADWAY LOCATED ON THE PROPERTY SOUTH OF THIS PD. THE COST OF THE COLLECTOR ROADWAY WITHIN THE PROPERTY BOUNDARIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING. IF THE DEVELOPMENT TO THE SOUTH, AND THE COMMITMENT TO BUILD THE COLLECTOR ROADWAY ASSOCIATED WITH THAT DEVELOPMENT, PRECEDES THIS DEVELOPMENT, THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL DEDICATE THE NECESSARY RIGHT-OF-WAY, IN FEE SIMPLE TO DOUGLAS COUNTY UPON REQUEST, TO ACCOMMODATE THE CONSTRUCTION OF THE COLLECTOR ROADWAY THROUGH THIS PD.

TRAFFIC SIGNALS: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL CONTRIBUTE TO DOUGLAS COUNTY, THEIR PRO-RATA SHARE OF THE TRAFFIC SIGNAL IMPROVEMENTS

LOCATED AT SCOTT AVE AND STATE HIGHWAY 83 AS DEFINED BY A DOUGLAS COUNTY ACCEPTED TRAFFIC STUDY. THIS PRO-RATA SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS. THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR 50% OF THE SIGNAL IMPROVEMENTS LOCATED AT PINERY CENTER BLVD AND SCOTT AVE. THIS 50% COST SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS.

NOISE MITIGATION: IF RESIDENTIAL LOTS ARE LOCATED ANYWHERE WITHIN THE 65 DBA NOISE CONTOUR AS SHOWN ON SHEET 3, A SUBMITTAL WILL BE PROVIDED INDICATING THAT AN INDOOR DNL OF 35 DBA OR LESS CAN BE ACHIEVED THROUGH THE ENVELOPE CONSTRUCTION, AND AN OUTDOOR DNL OF 65 DBA OR LESS CAN BE ACHIEVED BY THE DESIGN OF BERMS OR BARRIERS. FINAL NOISE MITIGATION REQUIREMENTS WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAN.

PWWD INCLUSION & SERVICE: ALL DEVELOPMENT WITHIN PINERY MEADOWS SHALL BE INCLUDED IN, AND RECEIVE, CENTRALIZED WATER AND SEWER SERVICE FROM THE PINERY WATER AND WASTEWATER DISTRICT (PWWD).

PWWD WELL: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL DEDICATE A ONE-ACRE WELL SITE TO PINERY WATER AND WASTEWATER DISTRICT FOR A WATER WELL. THE SITE WILL BE WITHIN THE PLANNING AREA 2. THE DEDICATION WILL OCCUR AT THE TIME OF FINAL PLAT.

WATER AND SANITARY SEWER: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR ALL REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS, AT THEIR EXPENSE AND IN CONFORMANCE WITH PINERY WATER AND WASTEWATER DISTRICT CRITERIA. THE COST OF THE REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE SECURED BY DOUGLAS COUNTY OR THE PINERY WATER AND WASTEWATER DISTRICT THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

CULTURAL AND HISTORIC PRESERVATION: IF, DURING CONSTRUCTION ON THE PROPERTY, ANY SIGNIFICANT ARTIFACT, CULTURAL OR HISTORIC ITEMS ARE DISCOVERED, THE DEVELOPER SHALL NOTIFY THE DOUGLAS COUNTY HISTORIC PRESERVATION BOARD AND GIVE IT THE OPPORTUNITY TO EXAMINE THE AREA OF DISCOVERY AND FINDINGS. A CULTURAL RESOURCE SURVEY WILL BE REQUIRED TO BE INCLUDED WITH SUBMITTAL OF A PRELIMINARY PLAN APPLICATION.

HOAMETRO DISTRICT: A HOMEOWNERS ASSOCIATION (HOA) AND/OR METROPOLITAN DISTRICT WILL BE CREATED FOR THE FOLLOWING PURPOSES: A) TO PROVIDE FOR THE CONTINUED DEVELOPMENT, IMPROVEMENTS AND MAINTENANCE OF PROPERTIES AND FACILITIES, WHICH INCLUDE, BUT IS NOT LIMITED TO, ROADWAYS AND DRAINAGE IMPROVEMENTS AND TRAILS, WHICH IT OWNS OR ADMINISTERS; B) TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND CONTROL THE USE OF PROPERTY OWNERS BY ITS MEMBERS; C) ENFORCE CC&R'S; AND D) OWN, MANAGE, AND MAINTAIN PRIVATE OPEN SPACE AND TRAILS.

REVEGETATION OF DISTURBED LANDS: ALL LANDS WITHIN PINERY MEADOWS WHICH ARE DISTURBED DURING CONSTRUCTION, OR CONSTRUCTION RELATED ACTIVITIES, SHALL BE REVEGETATED IN ACCORDANCE WITH DOUGLAS COUNTY AND STATE OF COLORADO REGULATIONS WITH PREFERENCE GIVEN TO MATERIALS NATURAL TO THE REGION.

FLOODPLAIN IMPROVEMENTS/BANK STABILIZATION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD MUST COMPLETE THE CONSTRUCTION OF ANY REQUIRED FLOODPLAIN IMPROVEMENTS AND/OR BANK STABILIZATION, AT THEIR EXPENSE, AS REQUIRED BY THE COUNTY AND MILE HIGH FLOOD DISTRICT. ANY SUCH IMPROVEMENTS AND OR BANK STABILIZATION SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME PLATTING.

OWNERSHIP CERTIFICATION

FUAD KHALAF
Fuad Khalaf
STATE OF COLORADO)
COUNTY OF DOUGLAS)
ACKNOWLEDGED BEFORE ME THIS 20 DAY OF APRIL, 2023 BY
FUAD KHALAF

MY COMMISSION EXPIRES 6/10/23
WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC

IYAD KHALAF, INDIVIDUALLY AND ATTORNEY IN FACT FOR ZIAD KHALAF, EMAN KHALAF, NIHAD KHALAF AND NISREEN KHALAF
Iyad Khalaf
OREGON
STATE OF COLORADO)
COUNTY OF Marion)
ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April, 2023 BY
IYAD KHALAF

MY COMMISSION EXPIRES 8/11/25
WITNESS MY HAND AND OFFICIAL SEAL
Shereh Nari Van Natta 1015321
NOTARY PUBLIC

I/WE Erik N. Carlson, (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 FUAD KHALAF AND IYAD KHALAF, INDIVIDUALLY AND ATTORNEY IN FACT FOR ZIAD KHALAF, EMAN KHALAF, NIHAD KHALAF AND NISREEN KHALAF AT THE TIME OF THIS APPLICATION.
Erik N. Carlson 05/02/2023
NAME OF AUTHORIZED OFFICIAL (DATE)
Erik N. Carlson, Esq. #52513

THIS REZONING REQUEST TO PLANNED DEVELOPMENT HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE MOTION NO. 023-023 this 21st day of February, 2023 APPROVING THE PLANNED DEVELOPMENT AND ALL APPLICABLE DOUGLAS COUNTY REGULATIONS.

[Signature] 5/15/23
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS (DATE)
[Signature] 5/15/23
DIRECTOR, COMMUNITY DEVELOPMENT (DATE)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS 22nd OF May, 2023, A.D. AT 11:51 O'CLOCK A.M./P.M., AND WAS RECORDED PER RECEPTION NO. 2023021480
[Signature]
DOUGLAS COUNTY CLERK AND RECORDER

INDEX
SHEET 1: GENERAL PROVISIONS AND COMMITMENTS
SHEET 2: DEVELOPMENT STANDARDS
SHEET 3: DEVELOPMENT PLAN

PINERY MEADOWS PD
ZR2022-028
DOUGLAS COUNTY, COLORADO

OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRES. SUITE 300
TORONTO, ON M3J 3E5

DATE:
06/08/2022 SUBMITTAL
07/18/2022 SUBMITTAL
07/29/2022 SUBMITTAL
09/28/2022 SUBMITTAL
12/05/2022 SUBMITTAL
01/05/2023 SUBMITTAL
02/21/2023 SUBMITTAL

SHEET TITLE:
GENERAL PROVISIONS AND COMMITMENTS

CHECKED BY: MB
DRAWN BY: TR

PINERY MEADOWS PLANNED DEVELOPMENT

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO
39.53 +/- ACRES - 170 DWELLINGS - ZR2022-028

DEVELOPMENT STANDARDS

PLANNING AREA 1 (SINGLE FAMILY)

PRINCIPAL USES

- RESIDENCE
- DWELLING, SINGLE FAMILY, DETACHED
 - DWELLING, SINGLE FAMILY, ATTACHED
 - GROUP HOME (MINIMUM SEPARATION OF 750 FEET)

COMMUNITY USES

- OPEN SPACE/TRAILS
- PARK/PLAYGROUND
- RECREATION FACILITY - NEIGHBORHOOD
- RECREATION FACILITY - PRIVATE

SALES OFFICE - TEMPORARY
CONSTRUCTION OFFICE - TEMPORARY

USES PERMITTED BY SPECIAL REVIEW

DAY-CARE HOME - LARGE
RECREATION FACILITY - COMMUNITY

ACCESSORY USES

DECKS, PATIOS, SHEDS, AND OTHER SIMILAR RESIDENTIAL ACCESSORY STRUCTURES
DAY-CARE HOME - SMALL
GARAGE - PRIVATE
HOME OCCUPATION - CLASS 1 (REFER TO SECTION 23 OF THE DCZR, AS AMENDED)
IN-HOME ELDER CARE
SATELLITE RECEIVING DISH

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE SUBURBAN RESIDENTIAL (SR) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

LOT STANDARDS

	PLANNING AREA 1				PLANNING AREA 2
	SINGLE FAMILY, DETACHED		SINGLE FAMILY, ATTACHED		
	FRONT LOAD	ALLEY LOAD	FRONT LOAD	ALLEY LOAD	
MINIMUM LOT SIZE	2,200 SF	2,200 SF	1,500 SF	1,500 SF	-
MINIMUM BUILDING SETBACKS					
REGIONAL/ARTERIAL STREET	100'		100'		-
COLLECTOR STREET	20'		20'		20'
NORTH PROPERTY LINE	20'		20'		-
SOUTH PROPERTY LINE	5'		5'		-
FRONT					
PRINCIPAL STRUCTURE	10'		10'		50'
GARAGE	20'		20'		-
SIDE	5'		5'		50'
CORNER SIDE	15'		15'		-
REAR	10'	2'	10'	2'	50'
BUILDING HEIGHT					
PRINCIPAL STRUCTURE	35'		35'		35'
ACCESSORY STRUCTURE	20'		20'		35'

- A COVERED OR UNCOVERED DECK OR PORCH MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND THREE (3) FEET INTO A REQUIRED SIDE SETBACK.
- CONCRETE PADS MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND FIVE (5) FEET INTO A REQUIRED SIDE SETBACK. OTHER ENCROACHMENTS ARE ALLOWED IN ACCORDANCE WITH THE DCZR.
- EAVES MAY ENCRACH INTO A UTILITY EASEMENT.
- ~~CONCRETE PADS, SIDEWALKS AND STEPS MAY ENCRACH INTO A UTILITY EASEMENT, SUBJECT TO APPROVAL OF THE UTILITY PROVIDER.~~
- SUBJECT TO NOTES 3 AND 4, ALL UTILITY EASEMENTS SHALL BE KEPT FREE OF ABOVE AND BELOW GRADE OBSTRUCTIONS AND ENCROACHMENTS INTO THE EASEMENTS WITH WINDOW WELLS, COUNTERFORTS, MECHANICAL EQUIPMENT, BAY WINDOWS, FIREPLACES, FIRE PITS, PATIOS, DECKS RETAINING WALLS AND THEIR COMPONENTS, ETC. SHALL NOT BE PERMITTED.
- SETBACKS ARE MEASURED FROM THE LOT LINE TO THE WALL OF THE STRUCTURE HORIZONTALLY AND PERPENDICULAR TO THE LOT LINE.

PLANNING AREA 2 (OPEN SPACE)

PRINCIPAL USES

- PWWD WELL SITE
- ENVIRONMENTAL EDUCATION CENTERS/HISTORICAL MUSEUM FOR THE PURPOSE OF PROVIDING AN AREA TO DISPLAY ITEMS RELEVANT TO THE SITE.
- NATURE CENTER/PICNIC AREA/TRAIL HEAD
- OPEN SPACE/TRAILS
- SIMILAR USES AS DETERMINED BY THE DIRECTOR TO BE IN ACCORDANCE WITH THE INTENT OF THIS PLANNING AREA
- USE PERMITTED IN A CONSERVATION EASEMENT AGREEMENT OR SIMILAR DOCUMENT APPROVED BY DOUGLAS COUNTY.

ACCESSORY USES

- MAINTENANCE BUILDING
- PARKING AREA FOR PARKS OR OPEN SPACE USES

TEMPORARY USES

- AGRICULTURAL USE LIMITED TO CULTIVATION OF CROPS AND GRAZING OF ANIMALS, UNTIL SUCH TIME AS THE PROPERTY IS DEVELOPED.

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE OPEN SPACE CONSERVATION (OS) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

NOTE: NO ATTACHED SINGLE-FAMILY UNITS SHALL BE ALLOWED AS THE MOST PROXIMATE UNITS TO THE NORTH PROPERTY BOUNDARY THAT ABUTS THE PINERY WEST FILING 2 SUBDIVISION.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 10 TO BEAR N89°44'01"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE N89°44'01"E, ON SAID SOUTH LINE A DISTANCE OF 1326.31 FEET, TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10;
THENCE N89°43'39"E, ON SAID SOUTH LINE, A DISTANCE OF 805.19 FEET;
THENCE N00°19'54"W, A DISTANCE OF 827.39 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°19'54"W, A DISTANCE OF 813.92 FEET, TO THE EXTENSION OF THE SOUTH LINE OF PINERY WEST FILING NO. 2;

THENCE N89°39'49"E, ON SAID SOUTH LINE OF PINERY WEST FILING NO. 2, A DISTANCE OF 2156.25 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 83 PER THAT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN, FEDERAL AID PROJECT NO. FR 083-1(39);

THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE THE FOLLOWING (5) FIVE COURSES;

- S01°46'32"W, A DISTANCE OF 20.22 FEET;
- S89°43'24"W, A DISTANCE OF 5.60 FEET;
- S10°56'47"W, A DISTANCE OF 130.03 FEET;
- S02°44'47"W, A DISTANCE OF 432.60 FEET;
- S02°50'32"W, A DISTANCE OF 236.80 FEET;

THENCE S89°43'27"W, A DISTANCE OF 2088.14 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,721,739+/- SQUARE FEET (39.536+/- ACRES)

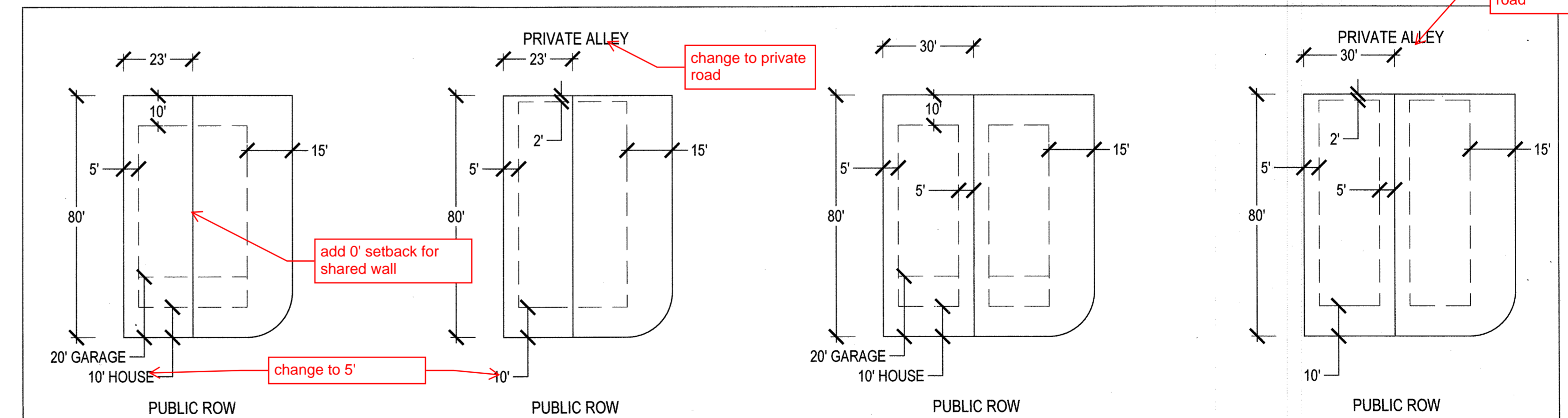
TOGETHER WITH AN EASEMENT FOR ACCESS, SAID EASEMENT BEING 45.00 FEET IN WIDTH WITH THE WEST LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE S 0°02'42" E, ALONG THE WEST LINE OF SUBJECT EASEMENT, A DISTANCE OF 827.04 FEET TO THE SOUTH LINE OF SAID SECTION 10 AND TO THE CENTER LINE OF COUNTY ROAD NO. 39, AND TO THE POINT OF TERMINUS OF SUBJECT EASEMENT.

PARKS/TRAILS/OPEN SPACE COMMITMENTS MATRIX

DESCRIPTION/ REQUIREMENT	AREA	CONSTRUCTION TIMING	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	OWNERSHIP
OPEN SPACE WEST OF THE CHERRY CREEK FLOODWAY	7.08 ACRES	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS
PARK/AMENITIES	TO BE DETERMINED	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS

TYPICAL LOT LAYOUTS (N.T.S.)



SFA - FRONT LOAD

SFA - ALLEY LOAD

SFD - FRONT LOAD

SFD - ALLEY LOAD

NOTE: LAYOUTS REFLECT MINIMUM LOT DIMENSIONS AND SETBACKS. FINAL LOT SIZES WILL BE DETERMINED THROUGH THE FINAL PLAT PROCESS.

SFD = SINGLE FAMILY DETACHED
SFA = SINGLE FAMILY ATTACHED

PINERY MEADOWS PD
ZR2022-028
DOUGLAS COUNTY, COLORADO

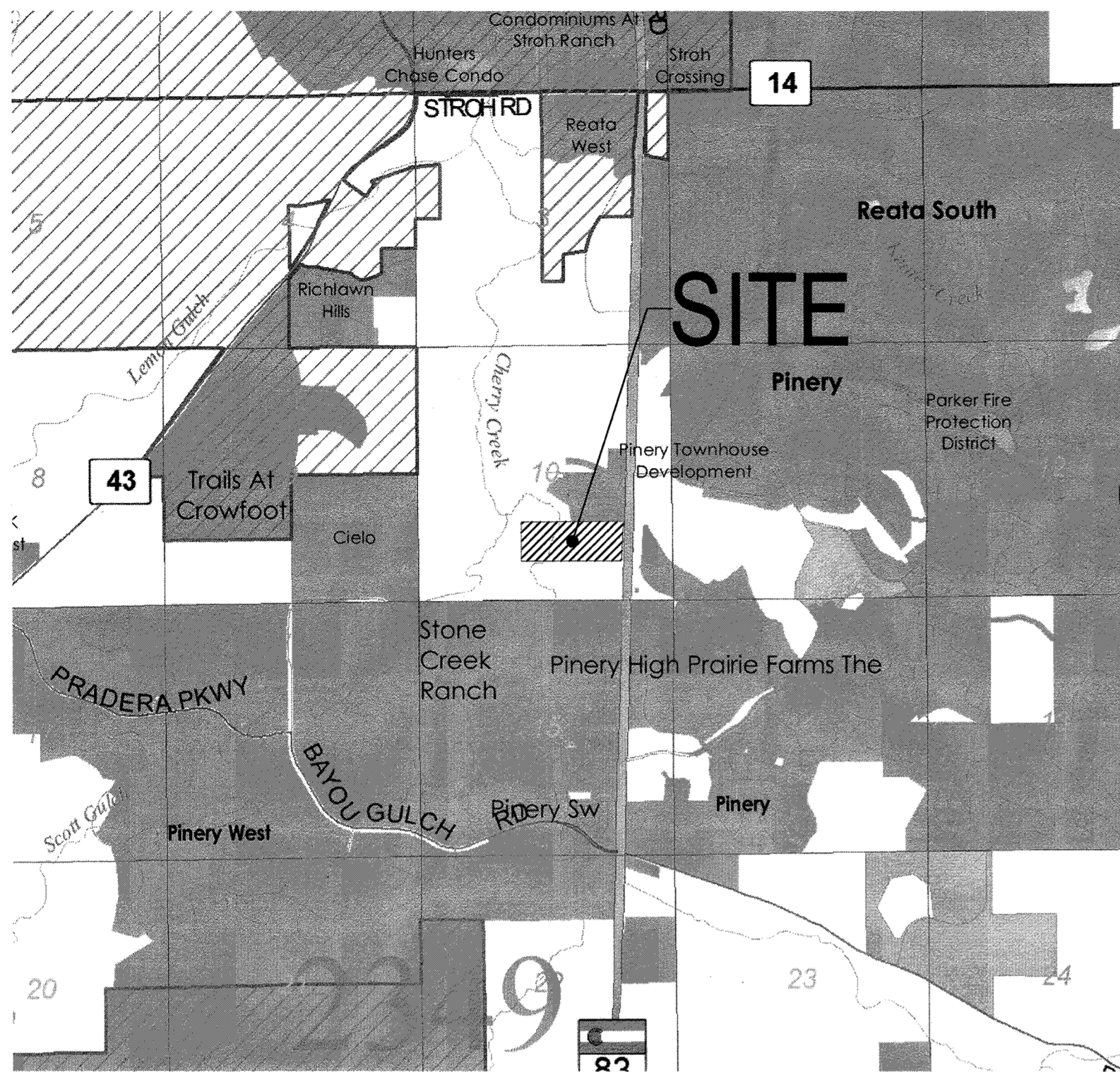
OWNER:
ALPHABET INVESTMENTS, INC.
37 KODIAK CRES, SUITE 300
TORONTO, ON M3J 3E5

DATE:
06/08/2022 SUBMITTAL
07/18/2022 SUBMITTAL
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09/28/2022 SUBMITTAL
12/05/2022 SUBMITTAL
01/05/2023 SUBMITTAL
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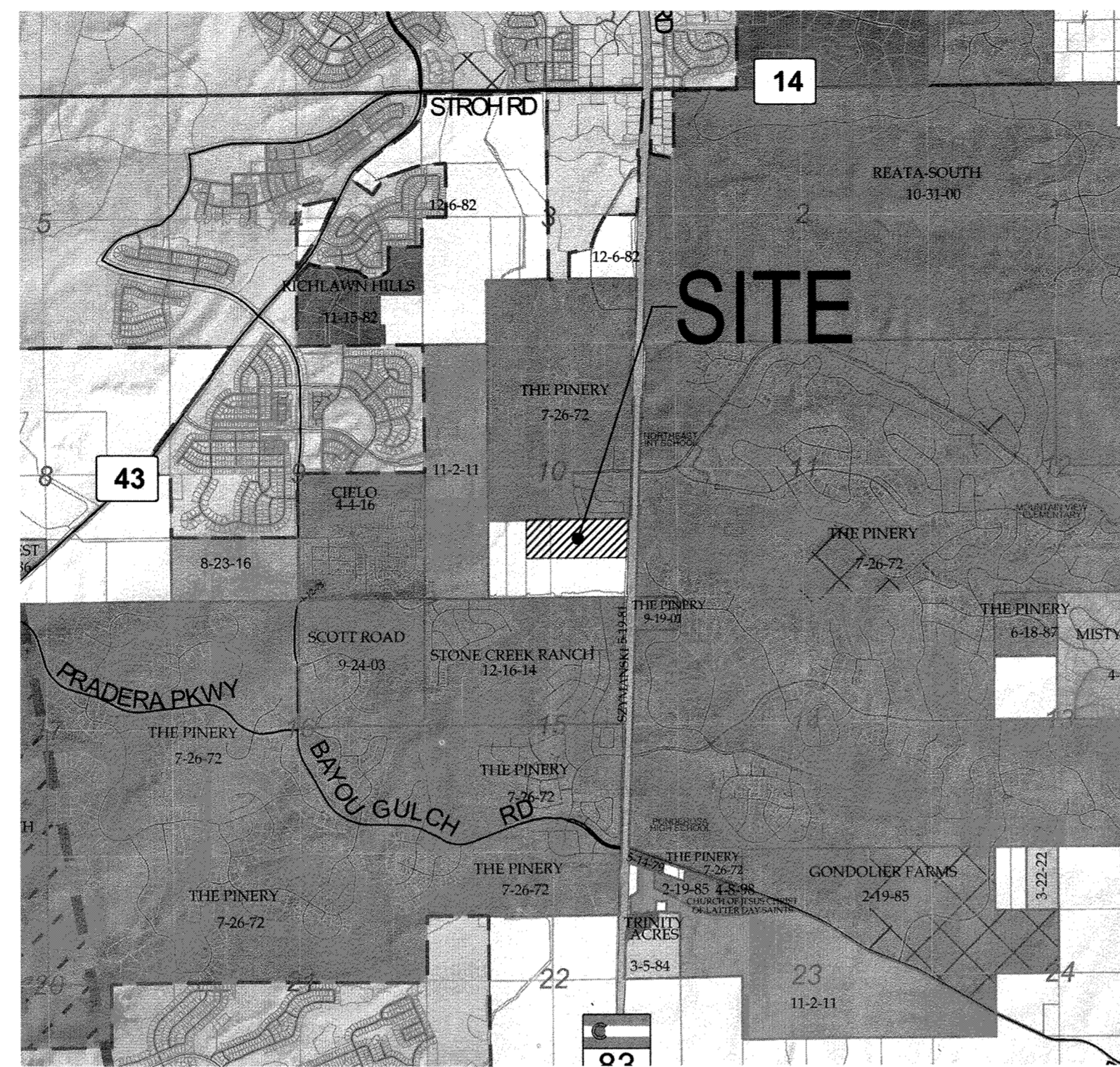
SHEET TITLE:
DEVELOPMENT
STANDARDS

PINERY MEADOWS PLANNED DEVELOPMENT

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO
 39.53 +/- ACRES - 170 DWELLINGS - ZR2022-028



DOUGLAS COUNTY SUBDIVISION MAP SCALE: 1" = 2,000'



DOUGLAS COUNTY ZONING MAP SCALE: 1" = 2,000'

LAND USE TABLE					
PLANNING AREA	LAND USE	ACRES	% OF SITE	GROSS DENSITY	DWELLING UNITS
1	SINGLE FAMILY	24.5	62.0%	6.9 DU/AC	170
2	OPEN SPACE/ FLOODPLAIN	15.0	38.0%	0	0
TOTAL		39.5	100%	4.3 DU/AC	170

NOTES

1. ACCESS POINTS AND ROADS ARE CONCEPTUAL. FINAL ALIGNMENTS AND CIRCULATION WILL BE DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.
2. THIS PLAN DEPICTS THE GENERAL LOCATION OF PARKS AND OPEN SPACE. FINAL LOCATION, SIZE, AND DESIGN WILL BE BASED ON FINAL NUMBER OF DWELLING UNITS, SITE PLANNING AND DESIGN, AND ENGINEERING CONSIDERATIONS, AS DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.

LEGEND

- COLLECTOR ROAD (APPROXIMATE)
- PEDESTRIAN SIDEWALK (PART OF COLLECTOR ROAD SECTION)
- PLANNING AREA
- SETBACK/BUFFER
- PROPERTY BOUNDARY
- EASEMENT
- 65 DNL NOISE BUFFER

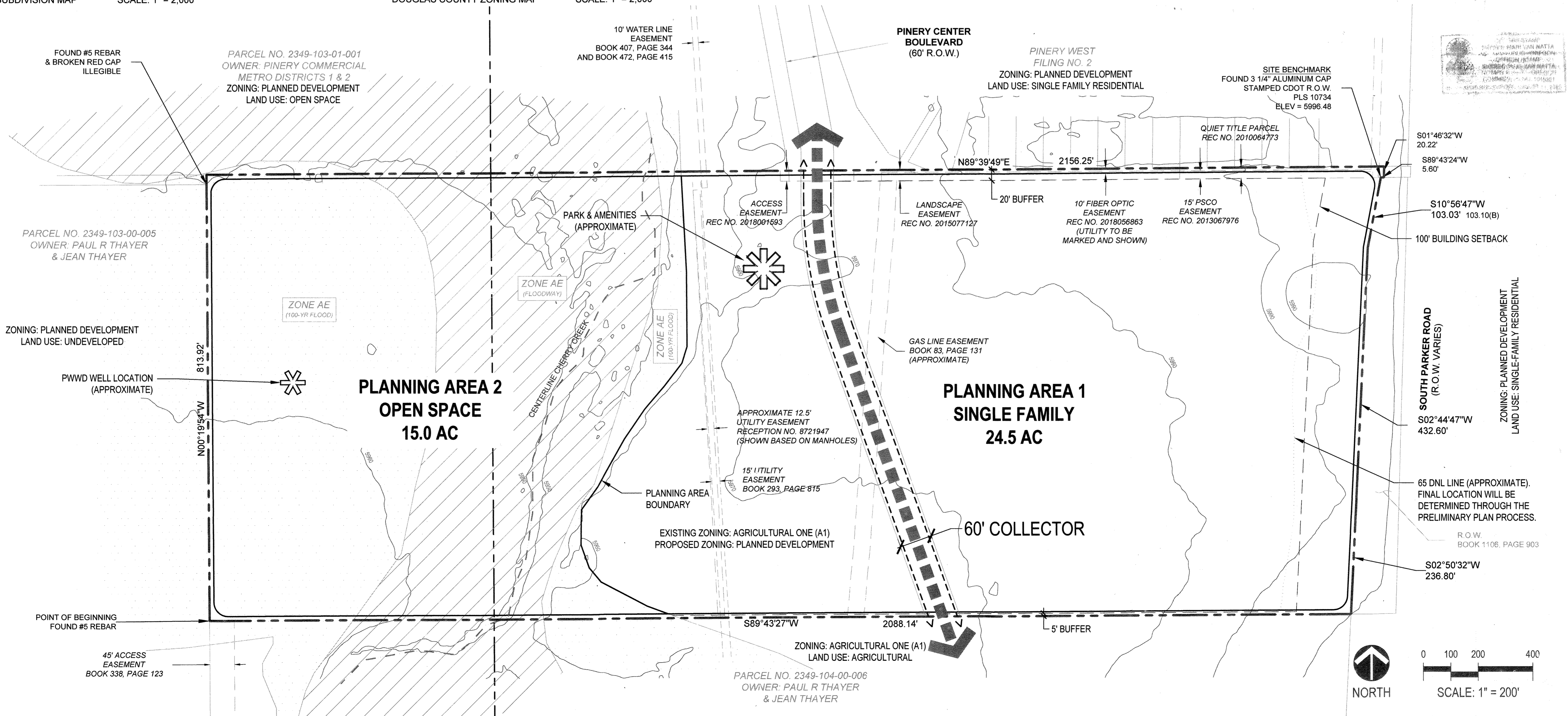
PINERY MEADOWS PD
 ZR2022-028
 DOUGLAS COUNTY, COLORADO

OWNER:
 ALPHABET INVESTMENTS, INC.
 37 KODIAK CRES, SUITE 300
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 12/05/2022 SUBMITTAL
 01/05/2023 SUBMITTAL
 02/21/2023 SUBMITTAL

SHEET TITLE:
 DEVELOPMENT PLAN

3 OF 3



CHECKED BY: MB
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PINERY MEADOWS PLANNED DEVELOPMENT, 1ST AMENDMENT

A MAJOR AMENDMENT TO THE DEVELOPMENT STANDARDS

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO
39.53 +/- ACRES - 170 DWELLINGS - ZR2026-003

GENERAL PROVISIONS

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.

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.

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 PINERY MEADOWS 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 AND THAT SUCH SECTION 15 AND THIS DEVELOPMENT PLAN COMPLY WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF PINERY MEADOWS, 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.

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.

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.

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.

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 SERVICES DIVISION, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

STATEMENT OF COMMITMENTS

THE STATEMENT OF COMMITMENTS SHALL, IN ALL CASES, DESCRIBE THE DEVELOPMENT COMMITMENTS INCLUDING A METHOD FOR ASSIGNING RESPONSIBILITY TO HEIRS, SUCCESSORS, OR ASSIGNS, AND TIMING OF THE FULFILLMENT OF THESE COMMITMENTS FOR THE FOLLOWING:

1. DEDICATION: PUBLIC DEDICATION FOR PARKS, SCHOOLS, LIBRARIES, ROADS, DRAINAGE, ETC., EITHER IN SPECIFIC ACREAGE DEDICATION (REFERENCED BY SYMBOL) OR SPECIFIC CASH-IN-LIEU OF LAND OR FACILITIES. DESCRIBE THE PROPOSED OWNERSHIP, UTILITY PROVISION, IMPROVEMENT SCHEDULE, AND MAINTENANCE PROVISION. A PROVISION FOR ON-DEMAND DEDICATION FOR REGIONAL PARKS AND TRAILS AND SCHOOL SITES SHOULD BE STATED. THE APPLICANT SHALL PROVIDE TITLE INSURANCE FOR COUNTY-DEDICATED LAND. IN ALL CASES, DEDICATED LAND SHALL BE CONVEYED TO DOUGLAS COUNTY AND THE COUNTY MAY FURTHER CONVEY THE LAND TO THE APPROPRIATE AGENCY.
2. ON- OR OFF-SITE IMPROVEMENTS: PROVISION SHALL BE MADE FOR THE CONSTRUCTION OF, OR PAYMENT OF FEES FOR, COUNTY OR OFF-SITE IMPROVEMENTS THROUGH BONDING OR THE IMPOSITION OF PRO RATA FEES.
3. WILDLIFE PRESERVATION PLAN
4. WETLANDS/RIPARIAN PRESERVATION PLAN
5. PROJECT PHASING RESTRICTIONS
6. FIRE PROTECTION
7. PAYMENT OF TAXES ON LAND TO BE DEDICATED FOR PUBLIC USE
8. OTHER COMMITMENTS IMPOSED BY THE BOARD

DEDICATIONS: ALL DEDICATIONS OF PUBLIC FACILITIES, INCLUDED BUT NOT LIMITED TO PARK AND OPEN SPACE LANDS, STREETS, DRAINAGE FACILITIES, AND EASEMENTS SHALL BE DEDICATED AND/OR CONSTRUCTED, AT THE EXPENSE OF THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD, AND AT NO COST TO DOUGLAS COUNTY. THE COST OF THE IMPROVEMENTS FOR ALL PUBLIC FACILITIES INCLUDING STREET AND DRAINAGE FACILITIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

PARKS, RECREATION AND TRAILS CONTRIBUTION: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL CONTRIBUTE \$500 PER DWELLING UNIT THAT RECEIVES FINAL PLAT APPROVAL WHICH SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT. FUNDS WILL BE UTILIZED BY DOUGLAS COUNTY AT ITS SOLE DISCRETION FOR PARK AND RECREATION IMPROVEMENTS AS DETERMINED BY DOUGLAS COUNTY.

PARK LAND DEDICATION: LAND DEDICATION REQUIREMENTS SHALL BE PER SECTION 10 OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

COLLECTOR ROADWAY CONSTRUCTION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR FULL-WIDTH CONSTRUCTION OF THE COLLECTOR ROADWAY, AT THEIR EXPENSE, WITHIN THE PROPERTY BOUNDARIES AND "SHALL CAUSE" CONSTRUCTION OF THE SOUTHERLY SEGMENT OF THE ROADWAY LOCATED ON THE PROPERTY SOUTH OF THIS PD. THE COST OF THE COLLECTOR ROADWAY WITHIN THE PROPERTY BOUNDARIES SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING. IF THE DEVELOPMENT TO THE SOUTH, AND THE COMMITMENT TO BUILD THE COLLECTOR ROADWAY ASSOCIATED WITH THAT DEVELOPMENT, PRECEDES THIS DEVELOPMENT, THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL DEDICATE THE NECESSARY RIGHT-OF-WAY, IN FEE SIMPLE TO DOUGLAS COUNTY UPON REQUEST, TO ACCOMMODATE THE CONSTRUCTION OF THE COLLECTOR ROADWAY THROUGH THIS PD.

TRAFFIC SIGNALS: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL CONTRIBUTE TO DOUGLAS COUNTY, THEIR PRO-RATA SHARE OF THE TRAFFIC SIGNAL IMPROVEMENTS LOCATED AT SCOTT AVE AND STATE HIGHWAY 83 AS DEFINED BY A DOUGLAS COUNTY ACCEPTED TRAFFIC STUDY. THIS PRO-RATA SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS. THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR 50% OF THE SIGNAL IMPROVEMENTS LOCATED AT PINERY CENTER BLVD AND SCOTT AVE. THIS 50% COST SHARE SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF FINAL PLAT OF SUCH TRAFFIC SIGNAL IMPROVEMENTS.

NOISE MITIGATION: IF RESIDENTIAL LOTS ARE LOCATED ANYWHERE WITHIN THE 65 DBA NOISE CONTOUR AS SHOWN ON SHEET 3, A SUBMITTAL WILL BE PROVIDED INDICATING THAT AN INDOOR DNL OF 35 DBA OR LESS CAN BE ACHIEVED THROUGH THE ENVELOPE CONSTRUCTION, AND AN OUTDOOR DNL OF 65 DBA OR LESS CAN BE ACHIEVED BY THE DESIGN OF BERMS OR BARRIERS. FINAL NOISE MITIGATION REQUIREMENTS WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAN.

PWWD INCLUSION & SERVICE: ALL DEVELOPMENT WITHIN PINERY MEADOWS SHALL BE INCLUDED IN, AND RECEIVE, CENTRALIZED WATER AND SEWER SERVICE FROM THE PINERY WATER AND WASTEWATER DISTRICT (PWWD).

PWWD WELL: THE OWNERS, DEVELOPERS, SUCCESSORS, OR ASSIGNS OF THIS PD SHALL DEDICATE A ONE-ACRE WELL SITE TO PINERY WATER AND WASTEWATER DISTRICT FOR A WATER WELL. THE SITE WILL BE WITHIN THE PLANNING AREA 2. THE DEDICATION WILL OCCUR AT THE TIME OF FINAL PLAT.

WATER AND SANITARY SEWER: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD SHALL BE RESPONSIBLE FOR ALL REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS, AT THEIR EXPENSE AND IN CONFORMANCE WITH PINERY WATER AND WASTEWATER DISTRICT CRITERIA. THE COST OF THE REQUIRED WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE SECURED BY DOUGLAS COUNTY OR THE PINERY WATER AND WASTEWATER DISTRICT THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME OF PLATTING.

CULTURAL AND HISTORIC PRESERVATION: IF, DURING CONSTRUCTION ON THE PROPERTY, ANY SIGNIFICANT ARTIFACT, CULTURAL OR HISTORIC ITEMS ARE DISCOVERED, THE DEVELOPER SHALL NOTIFY THE DOUGLAS COUNTY HISTORIC PRESERVATION BOARD AND GIVE IT THE OPPORTUNITY TO EXAMINE THE AREA OF DISCOVERY AND FINDINGS. A CULTURAL RESOURCE SURVEY WILL BE REQUIRED TO BE INCLUDED WITH SUBMITTAL OF A PRELIMINARY PLAN APPLICATION.

HOA/METRO DISTRICT: A HOMEOWNERS ASSOCIATION (HOA) AND/OR METROPOLITAN DISTRICT WILL BE CREATED FOR THE FOLLOWING PURPOSES: A) TO PROVIDE FOR THE CONTINUED DEVELOPMENT, IMPROVEMENTS AND MAINTENANCE OF PROPERTIES AND FACILITIES, WHICH INCLUDE, BUT IS NOT LIMITED TO, ROADWAYS AND DRAINAGE IMPROVEMENTS AND TRAILS, WHICH IT OWNS OR ADMINISTERS; B) TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND CONTROL THE USE OF PROPERTY OWNERS BY ITS MEMBERS; C) ENFORCE CC&R'S; AND D) OWN, MANAGE, AND MAINTAIN PRIVATE OPEN SPACE AND TRAILS.

REVEGETATION OF DISTURBED LANDS: ALL LANDS WITHIN PINERY MEADOWS WHICH ARE DISTURBED DURING CONSTRUCTION, OR CONSTRUCTION RELATED ACTIVITIES, SHALL BE REVEGETATED IN ACCORDANCE WITH DOUGLAS COUNTY AND STATE OF COLORADO REGULATIONS WITH PREFERENCE GIVEN TO MATERIALS NATURAL TO THE REGION.

FLOODPLAIN IMPROVEMENTS/BANK STABILIZATION: THE OWNERS, DEVELOPERS, SUCCESSORS OR ASSIGNS OF THIS PD MUST COMPLETE THE CONSTRUCTION OF ANY REQUIRED FLOODPLAIN IMPROVEMENTS AND/OR BANK STABILIZATION, AT THEIR EXPENSE, AS REQUIRED BY THE COUNTY AND MILE HIGH FLOOD DISTRICT. ANY SUCH IMPROVEMENTS AND OR BANK STABILIZATION SHALL BE SECURED BY DOUGLAS COUNTY THROUGH AN IMPROVEMENTS AGREEMENT AT THE TIME PLATTING.

THIS MAJOR AMENDMENT OF THE PINERY MEADOWS PLANNED DEVELOPMENT PLAN AMENDING THE DEVELOPMENT STANDARDS AS DEPICTED HEREON PURSUANT TO LOT STANDARDS TABLE HAS BEEN APPROVED BY BOARD RESOLUTION NO. _____ ON _____, 2026.

THIS AMENDMENT NO. 1 AFFECTS ONLY LOT STANDARDS TABLE AS DESCRIBED IN FILE NO. ZR2026-003.

CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS (DATE)

DIRECTOR OF COMMUNITY DEVELOPMENT (DATE)

PINERY MEADOWS PD
DOUGLAS COUNTY, COLORADO

OWNER:
JEN COLORADO 23 LLC
680 5TH AVE, FL 25
NEW YORK, NY 10010

DATE:
03/23/26 SUBMITTAL

SHEET TITLE:
GENERAL PROVISIONS
AND COMMITMENTS

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SHEET 2: DEVELOPMENT STANDARDS
SHEET 3: DEVELOPMENT PLAN

PINERY MEADOWS PLANNED DEVELOPMENT, 1ST AMENDMENT

A MAJOR AMENDMENT TO THE DEVELOPMENT STANDARDS

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO

39.53 +/- ACRES - 170 DWELLINGS - ZR2026-003
LEGAL DESCRIPTION

DEVELOPMENT STANDARDS

PLANNING AREA 1 (SINGLE FAMILY)

PRINCIPAL USES

- RESIDENCE**
- DWELLING, SINGLE FAMILY, DETACHED
 - DWELLING, SINGLE FAMILY, ATTACHED
 - GROUP HOME (MINIMUM SEPARATION OF 750 FEET)

COMMUNITY USES

- OPEN SPACE/TRAILS
- PARK/PLAYGROUND
- RECREATION FACILITY - NEIGHBORHOOD
- RECREATION FACILITY - PRIVATE

SALES OFFICE - TEMPORARY
CONSTRUCTION OFFICE - TEMPORARY

USES PERMITTED BY SPECIAL REVIEW

DAY-CARE HOME - LARGE
RECREATION FACILITY - COMMUNITY

ACCESSORY USES

DECKS, PATIOS, SHEDS, AND OTHER SIMILAR RESIDENTIAL ACCESSORY STRUCTURES
DAY-CARE HOME - SMALL
GARAGE - PRIVATE
HOME OCCUPATION - CLASS 1 (REFER TO SECTION 23 OF THE DCZR, AS AMENDED)
IN-HOME ELDER CARE
SATELLITE RECEIVING DISH

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE SUBURBAN RESIDENTIAL (SR) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

LOT STANDARDS

	PLANNING AREA 1			PLANNING AREA 2	
	SINGLE FAMILY, DETACHED FRONT LOAD	SINGLE FAMILY, DETACHED REAR LOAD	SINGLE FAMILY, DETACHED CLUSTER	SINGLE FAMILY, ATTACHED FRONT LOAD	SINGLE FAMILY, ATTACHED REAR LOAD
MINIMUM LOT SIZE	2,200 SF	2,200 SF	2,200 SF	1,500 SF	1,500 SF
MINIMUM BUILDING SETBACKS					
REGIONAL OR ARTERIAL STREET		100'		100'	-
COLLECTOR STREET	20'		5'	20'	20'
NORTH PROPERTY LINE BOUNDARY		20'		20'	-
SOUTH PROPERTY LINE BOUNDARY		5'		5'	-
FRONT					
PRINCIPAL STRUCTURE		10'	5'	5'	50'
GARAGE	20'	-	-	20'	-
SIDE		5'	5'	5' (0' FOR SHARED LOT LINE)	50'
CORNER SIDE		15'	5'	15'	-
REAR	10'	2'	5'	10'	2'
BUILDING HEIGHT					
PRINCIPAL STRUCTURE		35'		35'	35'
ACCESSORY STRUCTURE		20'		20'	35'

- A COVERED OR UNCOVERED DECK OR PORCH MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND THREE (3) FEET INTO A REQUIRED SIDE SETBACK.
- CONCRETE PADS MAY EXTEND SIX (6) FEET INTO A REQUIRED REAR SETBACK AND FIVE (5) FEET INTO A REQUIRED SIDE SETBACK. OTHER ENCROACHMENTS ARE ALLOWED IN ACCORDANCE WITH THE DCZR.
- EAVES MAY ENCROACH INTO A UTILITY EASEMENT.
- SUBJECT TO NOTE 3, ALL UTILITY EASEMENTS SHALL BE KEPT FREE OF ABOVE AND BELOW GRADE OBSTRUCTIONS AND ENCROACHMENTS. ENCROACHMENTS INTO THE EASEMENTS WITH WINDOW WELLS, COUNTERFORTS, MECHANICAL EQUIPMENT, BAY WINDOWS, FIREPLACES, FIRE PITS, PATIOS, DECKS RETAINING WALLS AND THEIR COMPONENTS, ETC. SHALL NOT BE PERMITTED EXCEPT AS ALLOWED BY AN EXECUTED ENCROACHMENT AGREEMENT WITH APPLICABLE UTILITY PROVIDER(S).
- SETBACKS ARE MEASURED FROM THE LOT LINE TO THE WALL OF THE STRUCTURE HORIZONTALLY AND PERPENDICULAR TO THE LOT LINE.

PLANNING AREA 2 (OPEN SPACE)

PRINCIPAL USES

- PWWD WELL SITE
- ENVIRONMENTAL EDUCATION CENTERS/HISTORICAL MUSEUM FOR THE PURPOSE OF PROVIDING AN AREA TO DISPLAY ITEMS RELEVANT TO THE SITE.
- NATURE CENTER/PICNIC AREA/TRAIL HEAD
- OPEN SPACE/TRAILS
- SIMILAR USES AS DETERMINED BY THE DIRECTOR TO BE IN ACCORDANCE WITH THE INTENT OF THIS PLANNING AREA
- USE PERMITTED IN A CONSERVATION EASEMENT AGREEMENT OR SIMILAR DOCUMENT APPROVED BY DOUGLAS COUNTY.

ACCESSORY USES

- MAINTENANCE BUILDING
- PARKING AREA FOR PARKS OR OPEN SPACE USES

TEMPORARY USES

- AGRICULTURAL USE LIMITED TO CULTIVATION OF CROPS AND GRAZING OF ANIMALS, UNTIL SUCH TIME AS THE PROPERTY IS DEVELOPED.

APPLICABILITY

STANDARDS AND REQUIREMENTS NOT ADDRESSED IN THIS PD ZONING DOCUMENT SHALL CONFORM TO THE OPEN SPACE CONSERVATION (OS) ZONE DISTRICT REGULATIONS OF THE DCZR, AS AMENDED.

NOTE: NO ATTACHED SINGLE-FAMILY UNITS SHALL BE ALLOWED AS THE MOST PROXIMATE UNITS TO THE NORTH PROPERTY BOUNDARY THAT ABUTS THE PINERY WEST FILING 2 SUBDIVISION.

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 10 TO BEAR N89°44'01"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
THENCE N89°44'01"E, ON SAID SOUTH LINE A DISTANCE OF 1326.31 FEET, TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10;
THENCE N89°43'39"E, ON SAID SOUTH LINE, A DISTANCE OF 805.19 FEET;
THENCE N00°19'54"W, A DISTANCE OF 827.39 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°19'54"W, A DISTANCE OF 813.92 FEET, TO THE EXTENSION OF THE SOUTH LINE OF PINERY WEST FILING NO. 2;

THENCE N89°39'49"E, ON SAID SOUTH LINE OF PINERY WEST FILING NO. 2, A DISTANCE OF 2156.25 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 83 PER THAT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN, FEDERAL AID PROJECT NO. FR 083-1(39);

THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE THE FOLLOWING (5) FIVE COURSES;

- S01°46'32"W, A DISTANCE OF 20.22 FEET;
- S89°43'24"W, A DISTANCE OF 5.60 FEET;
- S10°56'47"W, A DISTANCE OF 130.03 FEET;
- S02°44'47"W, A DISTANCE OF 432.60 FEET;
- S02°50'32"W, A DISTANCE OF 236.80 FEET;

THENCE S89°43'27"W, A DISTANCE OF 2088.14 FEET TO THE POINT OF BEGINNING;

CONTAINING 1,721,739 +/- SQUARE FEET (39.536 +/- ACRES)

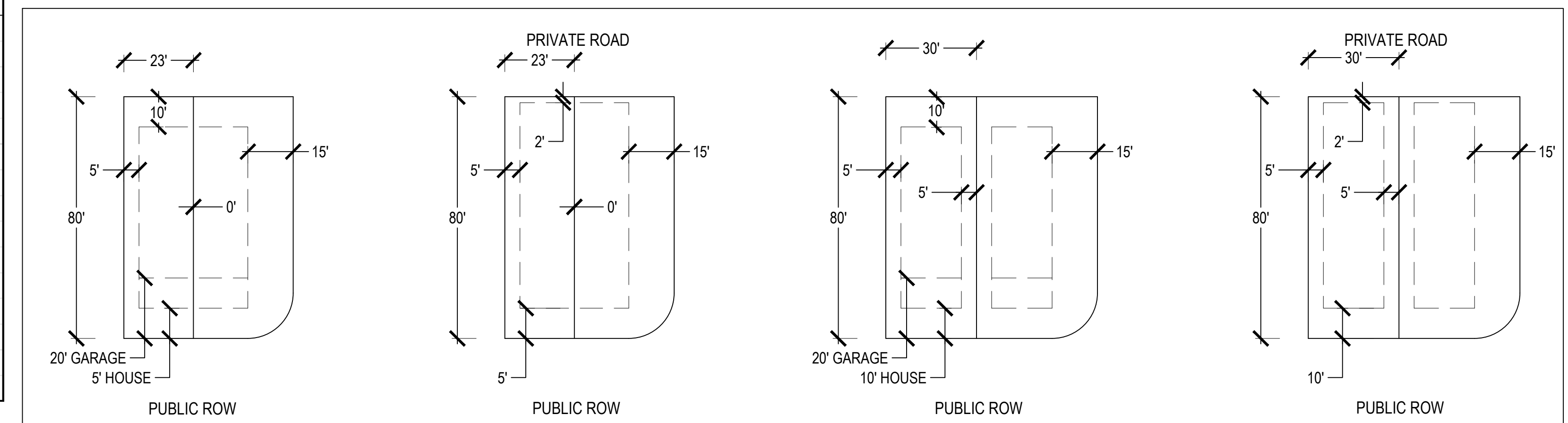
TOGETHER WITH AN EASEMENT FOR ACCESS, SAID EASEMENT BEING 45.00 FEET IN WIDTH WITH THE WEST LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE S 0°02'42" E, ALONG THE WEST LINE OF SUBJECT EASEMENT, A DISTANCE OF 827.04 FEET TO THE SOUTH LINE OF SAID SECTION 10 AND TO THE CENTER LINE OF COUNTY ROAD NO. 39, AND TO THE POINT OF TERMINUS OF SUBJECT EASEMENT.

PARKS/TRAILS/OPEN SPACE COMMITMENTS MATRIX

DESCRIPTION/ REQUIREMENT	AREA	CONSTRUCTION TIMING	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	OWNERSHIP
OPEN SPACE WEST OF THE CHERRY CREEK FLOODWAY	7.08 ACRES	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS
PARK/AMENITIES	TO BE DETERMINED	WITH CONSTRUCTION OF PLANNING AREA 1, AS APPLICABLE	OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS	HOA OR METRO DISTRICT, ITS SUCCESSORS AND ASSIGNS

TYPICAL LOT LAYOUTS (N.T.S.)



SFA - FRONT LOAD

SFA - REAR LOAD

SFD - FRONT LOAD

SFD - REAR LOAD

NOTE: LAYOUTS REFLECT MINIMUM LOT DIMENSIONS AND SETBACKS. FINAL LOT SIZES WILL BE DETERMINED THROUGH THE FINAL PLAT PROCESS.

SFD = SINGLE FAMILY DETACHED

SFA = SINGLE FAMILY ATTACHED

PINERY MEADOWS PD
DOUGLAS COUNTY, COLORADO

OWNER:
JEN COLORADO 23 LLC
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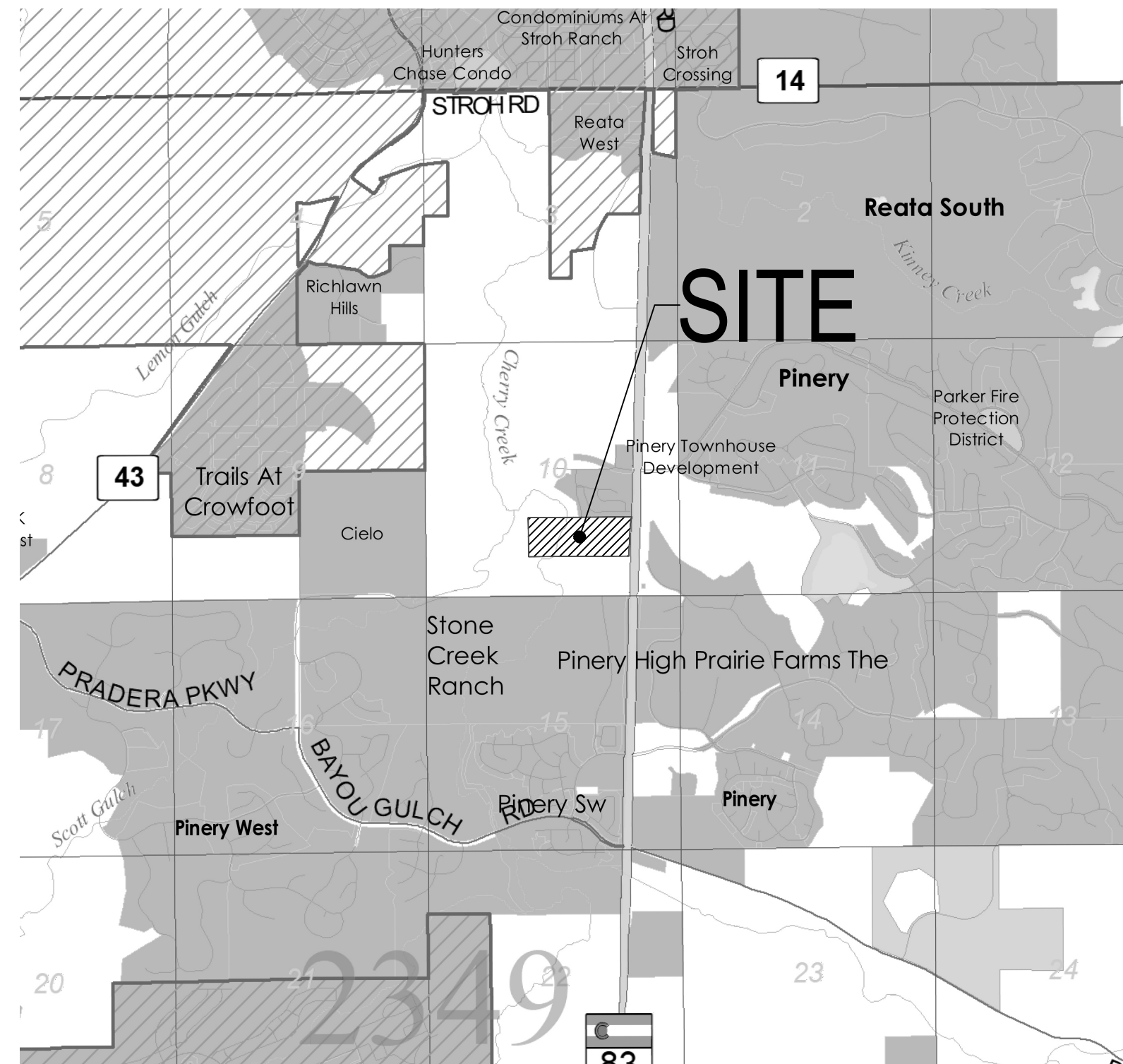
SHEET TITLE:
DEVELOPMENT
STANDARDS

PINERY MEADOWS PLANNED DEVELOPMENT, 1ST AMENDMENT

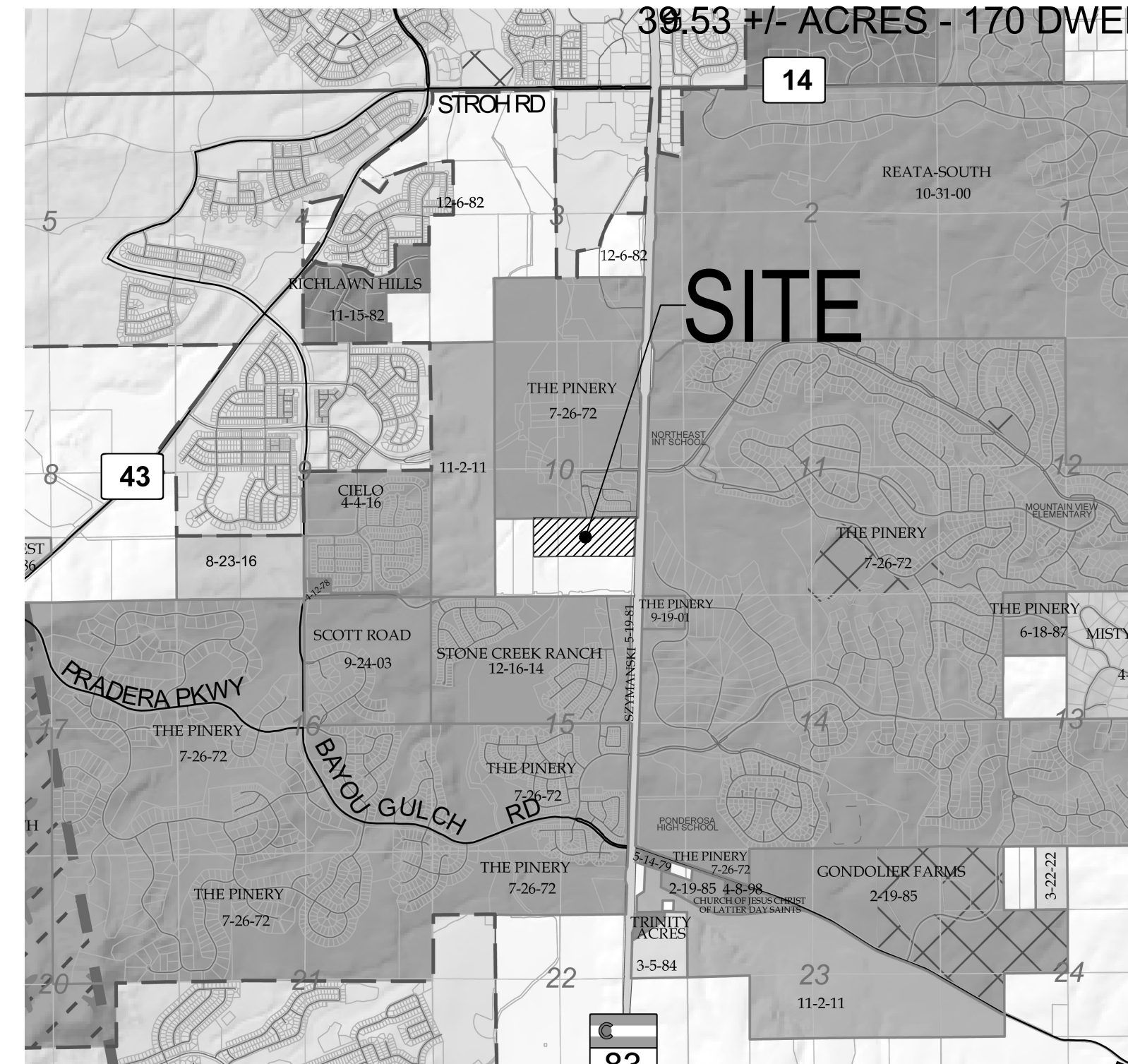
A MAJOR AMENDMENT TO THE DEVELOPMENT STANDARDS

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39.53 +/- ACRES - 170 DWELLINGS - ZR2026-003



DOUGLAS COUNTY SUBDIVISION MAP SCALE: 1" = 2,000'



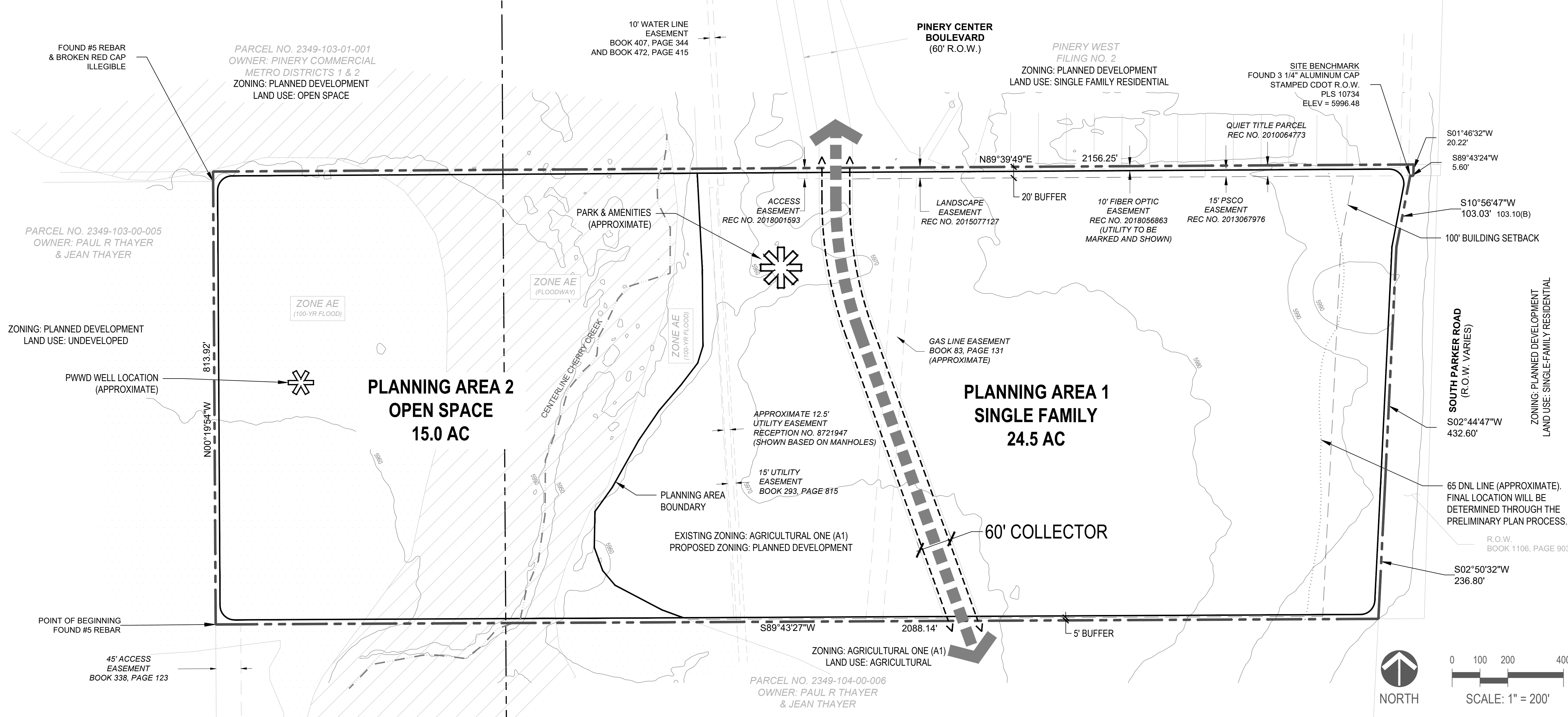
DOUGLAS COUNTY ZONING MAP SCALE: 1" = 2,000'

LAND USE TABLE					
PLANNING AREA	LAND USE	ACRES	% OF SITE	GROSS DENSITY	DWELLING UNITS
1	SINGLE FAMILY	24.5	62.0%	6.9 DU/AC	170
2	OPEN SPACE/ FLOODPLAIN	15.0	38.0%	0	0
TOTAL		39.5	100%	4.3 DU/AC	170

NOTES

1. ACCESS POINTS AND ROADS ARE CONCEPTUAL. FINAL ALIGNMENTS AND CIRCULATION WILL BE DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.
2. THIS PLAN DEPICTS THE GENERAL LOCATION OF PARKS AND OPEN SPACE. FINAL LOCATION, SIZE, AND DESIGN WILL BE BASED ON FINAL NUMBER OF DWELLING UNITS, SITE PLANNING AND DESIGN, AND ENGINEERING CONSIDERATIONS, AS DETERMINED THROUGH THE PRELIMINARY PLAN AND/OR FINAL PLAT PROCESS.

- LEGEND**
- COLLECTOR ROAD (APPROXIMATE)
 - PEDESTRIAN SIDEWALK (PART OF COLLECTOR ROAD SECTION)
 - PLANNING AREA
 - SETBACK/BUFFER
 - PROPERTY BOUNDARY
 - EASEMENT
 - 65 DNL NOISE BUFFER



PINERY MEADOWS PD
DOUGLAS COUNTY, COLORADO

OWNER:
 JEN COLORADO 23 LLC
 680 5TH AVE, FL 25
 NEW YORK, NY 10010

DATE:
 03/23/26 SUBMITTAL

SHEET TITLE:
 DEVELOPMENT PLAN

CHECKED BY: MB
 DRAWN BY: CR