

Planned Development Major Amendment Staff Report

Date: July 9, 2025
To: Douglas County Planning Commission
From: Matt Jakubowski, AICP, Chief Planner *MAJ*
Curt Weitkunat, AICP, Long Range Planning Manager *CW*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: Keene Ranch Planned Development, 3rd Amendment
Project File: ZR2023-007

Planning Commission Hearing: July 21, 2025 @ 6:00 p.m.
Board of County Commissioners Hearing: August 12, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The Keene Ranch Homeowners Association (HOA) requests a Major Amendment to the Keene Ranch Planned Development (PD) to amend the Planning Area-1 (PA-1) and Planning Area-2 (PA-2) Development Standards to remove text that prohibits the installation of fencing within 50 feet of any right-of-way (ROW). Removal of the text will allow for installation of fencing along a property's boundary with a road ROW in Keene Ranch. Technical cleanup to formatting, clarification of map boundaries, and correction of typographical errors is also proposed. The PD is located approximately 1.5 miles west of the Interstate 25 (I-25) and Tomah Road interchange at Tomah Road and Castle Butte Drive.

II. APPLICATION INFORMATION

A. Applicant

Keene Ranch Homeowners Association
C/O LCM Property Management, Inc.
1776 S. Jackson Street, Suite 300
Denver, Colorado 80210

B. Applicant's Representative

David Hicks
Keene Ranch Homeowners Association Board
1364 Colt Circle
Castle Rock, Colorado 80109

C. Request

The HOA requests a Major PD Amendment to the PA-1 and PA-2 Development Standards to remove a restriction prohibiting fencing within 50 feet of right-of-way.

The proposed amendment includes technical cleanup to formatting, clarification of map boundaries, and correction of typographical errors in the PD. The proposed text change regarding fencing is as follows:

- Single Family Residential – All Districts; PA-1 Development Standards

- f. Fencing Standards:

Permitted fencing shall be constructed in accordance with the A-1 Section of the Douglas County Zoning Resolution as Amended. Fencing of any kind shall be prohibited within any “Natural drainage easement” or within any pedestrian and equestrian easement as said easements shall be left open so as to allow complete and un-restricted pedestrian, equestrian and wildlife movement. ~~Fencing shall be prohibited within 50 feet of any Road Right of Way.~~

- Single Family Residential – All Districts; PA-2 Development Standards

- f. Fencing Standards:

Permitted fencing shall be constructed in accordance with the R.R. Section of the Douglas County Zoning Resolution as Amended. Fencing of any kind shall be prohibited within any “Natural drainage easement” or within any pedestrian and equestrian easement as said easements shall be left open so as to allow complete and un-restricted pedestrian, equestrian and wildlife movement. ~~Fencing shall be prohibited within 50 feet of any Road Right of Way.~~

D. Process

A Major PD Amendment application is processed pursuant to Douglas County Zoning Resolution (DCZR) Sections 1519 through 1523 because the proposed text change represents a substantial change to the PD development standards.

Per Section 1522.06 of the DCZR, “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.”

E. Location

Keene Ranch is located approximately 1.5 miles west of the I-25 and Tomah Road interchange.

III. CONTEXT

A. Background

The original Keene Ranch PD was approved by the Douglas County Board of County Commissioners in 1989 for 730 units, public open space, and an elementary school site. A major PD amendment (Keene Ranch PD, 1st Amendment) was approved by the Board in 1994 that simplified and downzoned the PD into its current form of 247 units and open space. The Keene Ranch PD, 2nd Amendment, which proposed amendment to allow fencing within a natural drainage easement, was submitted to Douglas County, but was withdrawn.

The purpose of the HOA's 3rd PD Amendment request is to allow flexibility for property owners to install fencing along the property line.

B. Adjacent Land Uses and Zoning

The PD is generally surrounded by agricultural and ranching land, conserved land, and single-family residential development (ranging from unsubdivided large lots to subdivided 5 to 10-acre lots). The undeveloped Dawson Trails development in the Town of Castle Rock shares much of the eastern border with the PD.

Zoning and Land Use

Direction	Zoning	Land Use
North	Rural Residential (RR), Estate Residential (ER), and Agricultural One (A-1)	Single-family residential and grazing land
South	Open Space Conservation and A-1	Conserved land, single-family residential, and grazing land
East	Town of Castle Rock and A-1	Undeveloped Dawson Trails subdivision and grazing land
West	RR, Large Rural Residential (LRR), and A-1	Single-family residential, grazing land, and undeveloped land

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

Douglas County Engineering Services commented that 20-foot roadway and utility easements are platted adjacent to roads within Keene Ranch and potential conflicts with installed fencing are possible if work is required within the easements. The applicant acknowledges work within easements could require temporary removal or modification of fencing. The HOA will educate residents on having fences within easements. The HOA also indicated that installation of fencing does not alter or eliminate easements, or the right to access easements. Per the PD, fencing will continue to be prohibited within natural drainage easements and pedestrian and equestrian easements to allow for pedestrian, equestrian, and wildlife movement.

B. Access

The main point of entry to Keene Ranch is from Tomah Road and Castle Butte Drive. The proposed PD amendment provides no impact to site access.

C. Drainage and Erosion

Douglas County Engineering provided no comment regarding drainage or erosion. The PD currently restricts fencing within any natural drainage easement. Natural drainage easements are delineated on the plat.

D. Floodplain

100-year floodplain is present within the PD and is identified within plat documents as within natural drainage easements. Plat notes prohibit fencing in natural drainage easements, and thereby within the floodplain area.

V. PROVISION OF SERVICES

A. Schools

The proposed PD amendment does not increase the number of dwelling units within the PD and does not impact on the Douglas County School District.

B. Fire Protection

Fire protection is provided by the Castle Rock Fire and Rescue Department, the Larkspur Fire Protection District, and the Jackson 105 Fire Protection District. Castle Rock and Larkspur Fire provided no response to the referral. Jackson 105 provided a no comment response.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection services to the PD. A no comment response was received from DCSO. No response was received from DCSO E911 and the DCSO Office of Emergency Management.

D. Water

Water service is provided by individual wells not impacted by the amendment.

E. Sanitation

Sanitation is provided by an Onsite Wastewater Treatment System (OWTS). The proposal does not impact OWTS.

F. Utilities

Utility service providers are AT&T (long distance ROW), Black Hills Energy (gas), CenturyLink (telephone), Comcast (cable), CORE Electric Cooperative (electric) and Xcel Energy. AT&T and Xcel responded that no conflicts exist with their facilities. CORE provided a no comment response. No response was received from Black Hills, Comcast, and CenturyLink.

G. Parks and Trails

Douglas County Parks, Trails, and Building Grounds provided no comment response to the proposal.

VI. PUBLIC NOTICE AND INPUT

Notifications of an application in process were mailed to all landowners abutting the boundaries of the PD, as well as all property owners within the PD itself. DCZR Section 1523 requires mailed, published, and posted notice of the public hearing. Mailed notices were sent to all property owners within the PD, as well as those abutting the PD.

During the planning process, several comments were received from property owners within the PD. Two residents expressed support for the proposed PD amendment. One resident called to inquire about the project and requested confirmation that fencing would not be allowed to restrict existing equestrian and pedestrian easements in the PD. As indicated above, fencing is prohibited within pedestrian and equestrian easements.

All referral agency comments are outlined in the Referral Response Report attached to this staff report. No HOAs responded to the referral request.

VII. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a Major PD Amendment application. Following is an analysis of the application in light of these criteria:

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

Staff Comment: The proposed PD amendment provides flexibility in the placement of fencing within residential lots typical to residential communities throughout Douglas County. The PD is composed of residential properties, except for open space acreage in the southwest corner of the PD. The proposed amendment benefits residential property owners, and enhances the use of residential property in the PD, thus supporting the residential intent of the PD. The proposed amendment does not contradict with existing development standards.

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

Staff Comment: The application is consistent with the intent, efficient development, and preservation of the entire planned development. The allowance of fencing along property lines maintains the beneficial use of the properties within the PD. The amendment will not provide detrimental impacts on property within the PD, and does not injure the intent of the overall Keene Ranch PD.

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

Staff Comment: The amendment will not adversely affect the public interest or enjoyment of the adjacent land. The amendment benefits all residential property owners within the PD. Existing pedestrian and equestrian easements remain in place and will not be fenced.

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

Staff Comment: The application does not as its sole purpose confer a benefit upon an individual. The proposal benefits all residential property owners within the PD.

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: The proposed amendment does not impact water supply standards.

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: The proposed amendment does not impact public facilities and services.

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 amendment does not impact roadway capacity or the current level of service.

VIII. STAFF ASSESSMENT

Staff has evaluated the Major PD Amendment request in accordance with Section 15 of the DCZR. The PD Amendment request provides Keene Ranch residents more flexibility in the placement of fencing adjacent to the right-of-way. Should the Planning Commission find that the approval standards for the Major PD Amendment are met; the following proposed condition should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Keene Ranch Planned Development, 3rd Amendment document shall be made to the satisfaction of Douglas County.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Douglas County Land Use Application	8
Applicant's Narrative	9
Vicinity Map	10
Zoning Map	11
Aerial Map	12
Referral Agency Response Report	13
Referral Response Letters	15
Public Correspondence	22
Applicant Response to Referral Comments	31
Planned Development Redlined Exhibit	33
Planned Development Clean Exhibit	36

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY	PROJECT FILE #:
PROJECT NAME: _____	PLANNING FEES: _____
PROJECT TYPE: Planned Development Community	ENGINEERING FEES: _____
MARKETING NAME: Keene Ranch	TOTAL FEES: _____
SITE ADDRESS: Multiple	RELATED PROJECTS: _____ _____ _____
OWNER(S): Name(s): Multiple	
Address: _____	
Phone: _____	
Email: _____	
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)	
Name: David Hicks	
Address: 1364 Colt Circle, Castle Rock, CO 80109	
Phone: 281-702-3337	
Email: dhicksrhoa@gmail.com	

LEGAL DESCRIPTION:

Subdivision Name: Keene Ranch
 Filing #: 1-4 Lot 1-232; Parcel 1-16 Lot #: n/a Block #: n/a Section #: 5, 29-32 Township: 8 south and 9 south Range: 67 West

STATE PARCEL NUMBER(S): Multiple

ZONING:

Present Zoning: PD Proposed Zoning: PD Gross Acreage: 2057.87
 Gross Site Density (DU per AC): 247 # of Lots or Units Proposed: 247

SERVICE PROVIDERS:

Fire District: Castle Rock, Jackson 105 and Larkspur	Metro District: n/a	Gas: Black Hills Energy
Water: Private wells	Sewer: Septic	Electric: CORE
Roads: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private (please explain): _____		

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.



Applicant Signature



Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Revised 03.01.2021

Request to Amend Narrative for the Keene Ranch Planned Development First Amendment

The Keene Ranch HOA is proposing an Amendment to the Keene Ranch Planned Development First Amendment document to change the fence regulations relating to “*allowed distance within 50 feet of any Road Right of Way*”. This change would apply to all properties within the Keene Ranch Planned Development.

Current language in both, PA-1 Development Standards f) Fencing Standards and PA-2 Development Standards f) Fencing Standards, is “Fencing shall be prohibited within 50 feet of any Road Right of Way”. We ask that this restriction be removed in this amendment to PA-1 and PA-2 Sections of the Keene Ranch Planned Development First Amendment document.

At the time that the Planned Development document was approved the community fencing had not been defined in the Declaration. The Declaration limits the fences to “painted pipe corral fencing and approved wooden fences”. Fences are also not allowed to exceed 48 inches in height.

The Declarant chose a 48-inch tall 3-rail wooden post and dowel fence as the “approved wooden fence”, and the Community has only approved this wooden fence for perimeter fencing on the Keene Ranch properties, since 1995.

Based on the Community approvable fencing, the sentences restricting the distance from any Road Right of Way should be removed from the PD. The allowed fencing, per the Declaration and the Keene Ranch Rules, Regulations and Policies, was defined to limit the visual impact within the community. This type of fence also does not impact the line of sight, so the fencing prohibition within 50 feet of any Road Right of Way is not a safety issue, and should be removed from the PD.

Comprehensive Master Plan

Land Use Reference Map

Comprehensive Master Plan Areas

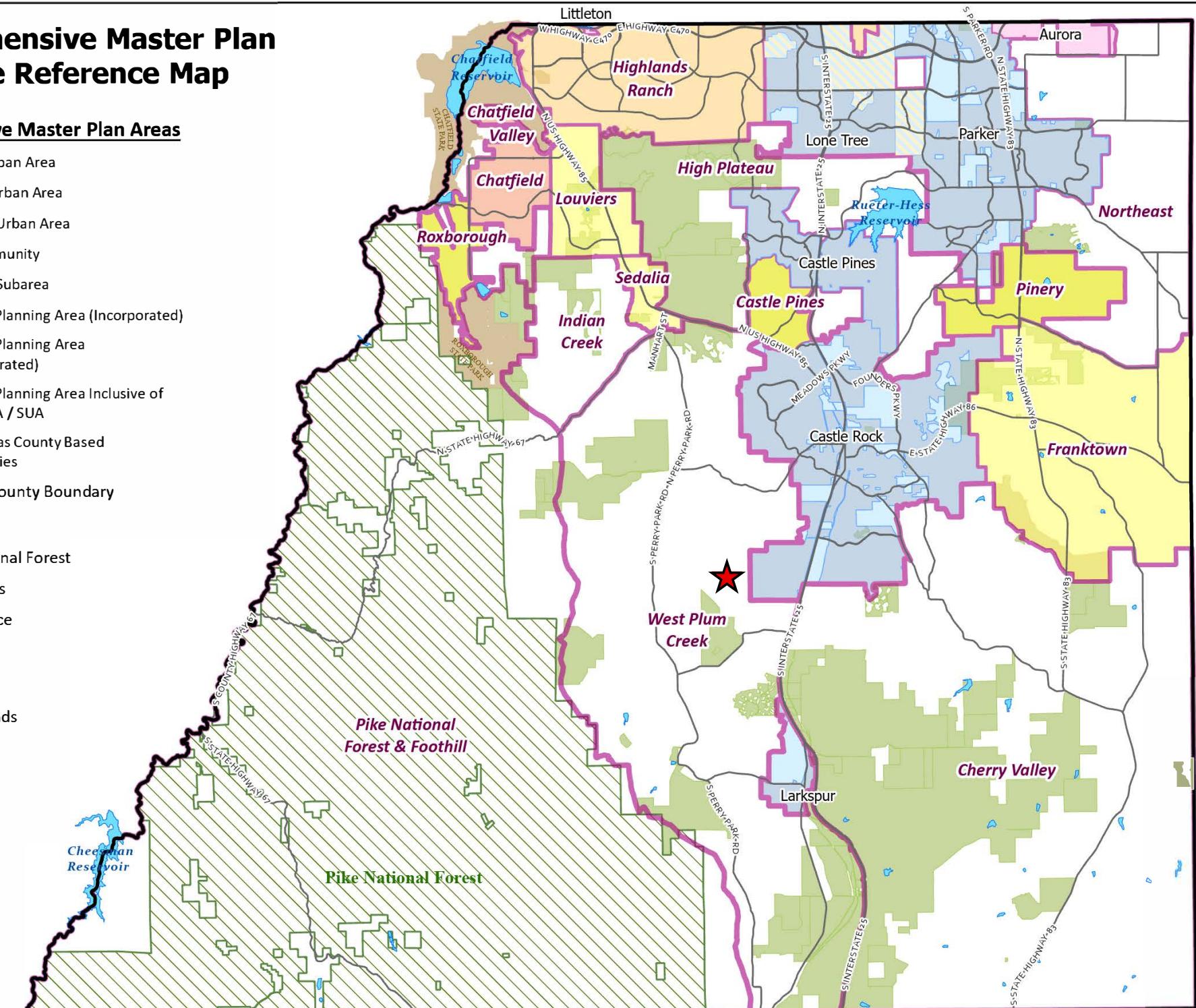
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads

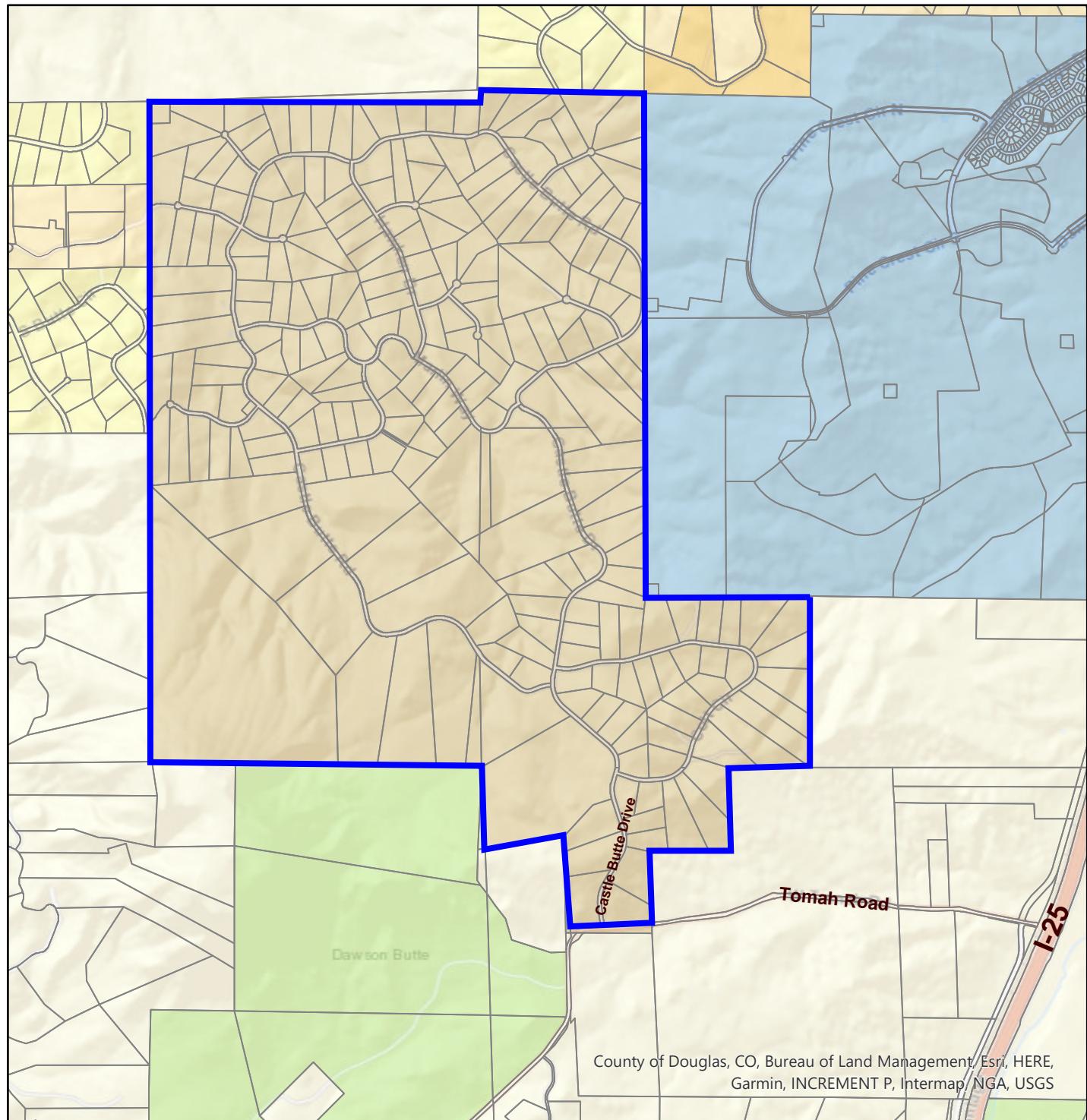


Keene Ranch Planned Development, 3rd Amendment

ZR2023-007
Zoning Map



LEGEND
KEENE RANCH PD
A1 - AGRICULTURAL ONE
LRR - LARGE RURAL RESIDENTIAL
RR - RURAL RESIDENTIAL
ER - ESTATE RESIDENTIAL
CTY
PD - PLANNED DEVELOPMENT
OS - OPEN SPACE CONSERVATION



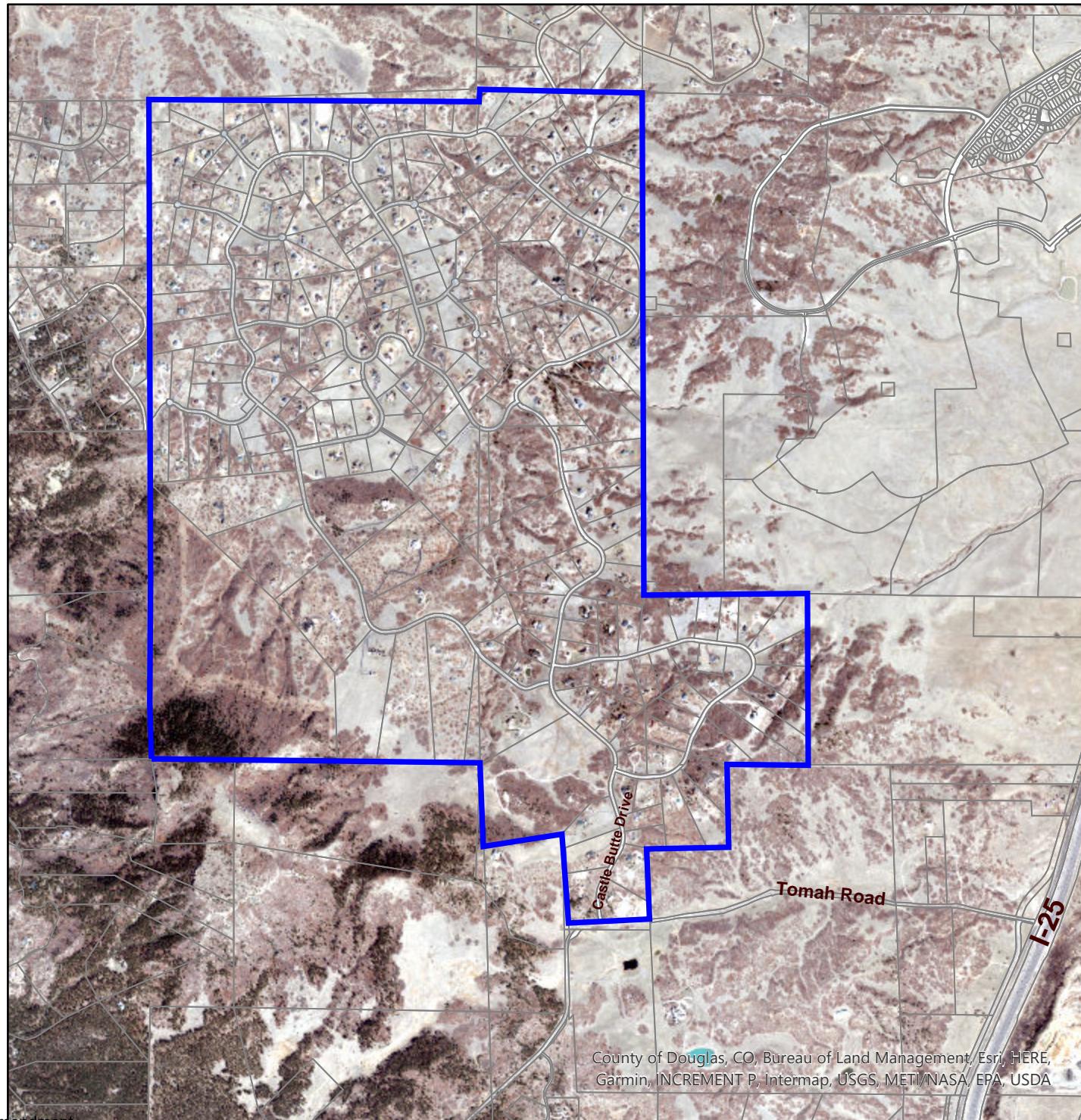
Keene Ranch Planned Development, 3rd Amendment

ZR2023-007
Aerial Map



LEGEND

KEENE RANCH PD



Referral Agency Response Report**Page 1 of 2****Project Name:** Keene Ranch Planned Development, 3rd Amendment**Project File #:** ZR2023-007**Date Sent:** 05/15/2023**Date Due:** 06/05/2023

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/02/2023	No Comment.	No action necessary.
Allis Ranch HOA		No Response Received.	No action necessary.
AT&T Long Distance - ROW	05/17/2023	Received: Following is a summary of comments received from AT&T. See full letter for detail. Long line fiber optics are located on S. Perry Park Rd. No conflicts.	No action necessary.
Bear Canyon Ranch HOA		No Response Received.	No action necessary.
Bell Mountain Ranch HOA		No Response Received.	No action necessary.
Black Hills Energy		No Response Received.	No action necessary.
Building Services	05/16/2023	No Comment.	No action necessary.
Castle Rock Fire and Rescue Department		No Response Received.	No action necessary.
CenturyLink		No Response Received.	No action necessary.
Chatfield Watershed Authority		No Response Received.	No action necessary.
Christy Ridge HOA		No Response Received.	No action necessary.
Comcast		No Response Received.	No action necessary.
CORE Electric Cooperative	06/05/2023	No Comment.	No action necessary.
Douglas County Health Department	06/05/2023	Received: DCHD has no comments.	No action necessary.
Douglas County Parks and Trails	05/31/2023	No Comment.	No action necessary.
Engineering Services	05/17/2023	Received: Following is a summary of the referral response received from Douglas County Engineering. See full letter for detail. <u>PD Amendment Comment</u> Comment # 1 - Final Plat, Filing #1 and #2 dedicated 20-foot utility and roadway easements adjacent to platted roadways. Roadway easements were only dedicated on Filing #1. Engineering recommends that fencing stay out of these easements. Comment #2 - \$500 engineering review fee required.	Applicant acknowledges the comment from County Engineering that 20-foot utility and roadway easements are platted adjacent to ROWs within Keene Ranch. The plat and plat notes within Keene Ranch Filings 1 through 4 have no restriction on the erection of fencing within these easements. The HOA acknowledges that if fencing is installed within easements, conflicts are possible if work, repairs, or other required improvements occur. Fencing may require temporary removal or replacement as necessary. The HOA will educate residents on having fencing in easements. Engineering fees are paid.
Jackson 105 FD	05/23/2023	No Comment.	No action necessary.
Larkspur FD		No Response Received.	No action necessary.
Office of Emergency Management		No Response Received.	No action necessary.

Referral Agency Response Report**Page 2 of 2****Project Name:** Keene Ranch Planned Development, 3rd Amendment**Project File #:** ZR2023-007**Date Sent:** 05/15/2023**Date Due:** 06/05/2023

Agency	Date Received	Agency Response	Response Resolution
Sheriff's Office	05/22/2023	No Comment.	No action necessary.
Sheriff's Office E911		No Response Received.	No action necessary.
The Plum Creek/View Ridge Voice		No Response Received.	No action necessary.
Town of Castle Rock	05/16/2023	Received: Following is an excerpt from Town of Castle Rock comments: No concerns from the Town reviewers.	No action necessary.
Twin Oaks HOA		No Response Received.	No action necessary.
Xcel Energy-Right of Way & Permits	05/23/2023	Received: Following is an excerpt of comments received from Xcel Energy. No apparent conflict.	No action necessary.

From: annb cwc64.com
Sent: Thursday, May 18, 2023 2:16 PM
To: Matt Jakubowski
CC: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: RE: Colt Cir Castle Rock, Colorado Douglas County eReferral #ZR2023-007

Hi Matt,

Thank you for the updated map. Our long line fiber optics is located on S Perry Park Rd and your project won't conflict with it.

Ann

-----Original Message-----

From: Matt Jakubowski <mjakubow@douglas.co.us>
Sent: Thursday, May 18, 2023 11:37 AM
To: annb cwc64.com <annb@cwc64.com>
Cc: Pam Choy (pc2914@att.com) <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>
Subject: RE: Colt Cir Castle Rock, Colorado Douglas County eReferral #ZR2023-007

Good Morning Anne,

Just so you are aware, the proposed amendment is to allow fences up to road right-of-way in the entirety of the Keene Ranch PD which is highlighted in blue on the attached map. Based on your comments, I'm not sure if you realized the larger area that it covers? It's no problem to send a revised response. I haven't put the comments in our tracking system yet.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development Planning Services Division Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460 Email | mjakubow@douglas.co.us

-----Original Message-----

From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, May 17, 2023 11:08 AM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Cc: Pam Choy (pc2914@att.com) <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>
Subject: Colt Cir Castle Rock, Colorado Douglas County eReferral #ZR2023-007

Hi Matt,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Colt Cir Castle Rock, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
AnnB@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: mjakubow@douglas.co.us <mjakubow@douglas.co.us>
Sent: Monday, May 15, 2023 4:45 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (ZR2023-007) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Name: Keene Ranch Planned Development, 3rd Amendment

Project File #: ZR2023-007

Project Summary: Keene Ranch HOA is requesting a Major Planned Development (PD) amendment to the Keene Ranch PD removing a prohibition from the fencing standards in PA-1 and PA-2 that restricts installation of fencing within 50 feet of any right-of-way. The proposed amendment would allow fencing to be installed up to the property line.

This referral will close on Monday, June 5, 2023.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner

Douglas County Department of Community Development Planning Services Division Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460 Email | mjakubow@douglas.co.us



External Referral Comments

TO: Matt Jakubowski, Douglas County Planning

FROM: Pam Hall, Planner I Development Services Department

DATE: May 16, 2023

SUBJECT: COU23-0013, Project No. ZR2023-007

Thank you for the opportunity to review and respond to Keene Ranch Planned Development, 3rd Amendment. The application was reviewed by various Town Departments with no concerns from the Town reviewers. Please keep us informed of any changes to the proposal. Thank you.

DEVELOPMENT SERVICES

100 North Wilcox Street, Castle Rock, CO 80104. P: 720.733.2205 F: 720.733.2217 E: phall@crgov.com

EXCELLENCE • DEDICATION • SERVICE

May 17, 2023

David Hicks
Authorized Representative
Keene Ranch Homeowners Association
1364 Colt Circle
Castle Rock, CO 80109

DV 2023-181

Subject: Keene Ranch Planned Development – 3rd Amendment

Dear David,

Plan Review Summary:

Submitted to Engineering	-	5/15/23
Comments Sent Out	-	5/17/23

PD Amendment Comment

Comment #1-The final plats for filings #1 & #2 dedicated 20-ft. Utility & Roadway Easements (roadway easements were only dedicated on filing 1) adjacent to the platted roadways within the subdivisions. We would recommend that the proposed fencing stay out of these easements.

Comment #2-Please coordinate with our department regarding the payment of the engineering review fee (\$500.00).

If you have any questions, please give me a call.

Sincerely,



Chuck Smith
Development Review Engineer

cc: Matt Williams, P.E.; Assistant Director of Public Works Engineering
Matt Jakubowski, AICP, Chief Planner

DV23181



June 05, 2023

Matt Jakubowski
100 Third St.
Castle Rock, CO 80104

RE: ZR2023-005

Dear Mr. Jakubowski,

Thank you for the opportunity to review and comment on the request for a change to fencing standards in relation to right-of-way setbacks. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.

Please feel free to contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that appears to read 'B. Freyer'.

Brent Freyer
Environmental Health Specialist I
Douglas County Health Department



www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST – MAJOR PLANNED DEVEL. AMD.

Date sent: May 15, 2023Comments due by: June 5, 2023

Fax: 303.660.9550

Project Name: Keene Ranch Planned Development, 3rd Amendment

Project File #: ZR2023-007

Project Summary: Keene Ranch HOA is requesting a Major Planned Development (PD) amendment to the Keene Ranch PD removing a prohibition from the fencing standards in PA-1 and PA-2 that restricts installation of fencing within 50 feet of any right-of-way. The proposed amendment would allow fencing to be installed up to the property line.

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



No Comment



Please be advised of the following concerns:



See letter attached for detail.

Agency: Jackson 105	Phone #: (303) 648-1218
Your Name: Benjamin Ohl (please print)	Your Signature:
Date: 5/18/2023	

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,

Matt Jakubowski, Chief Planner
Enclosure



Right of Way & Permits

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

May 23, 2023

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

Attn: Matt Jakubowski

Re: Keene Ranch Planned Development, 3rd Amendment, Case # ZR2023-007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Keene Ranch Planned Development, 3rd Amendment** and has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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

From: Matt Jakubowski
Sent: Monday, May 22, 2023 8:05 AM
To: mark hansen
Subject: RE: Keene Ranch Planned Development, 3rd Amendment.

Good Morning,

Thank you for your comments on the Keene Ranch, 3rd Amendment. These comments will be included in the public file, provided to the HOA (applicant), and included in a future staff report for the proposal.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: mark hansen <hrspwrranch@yahoo.com>
Sent: Sunday, May 21, 2023 7:31 AM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Keene Ranch Planned Development, 3rd Amendment.

We are in support of the zoning changes in Keene Ranch. The fences were places on the property line by the developer originally on the Parcel lots. Fences on the property line were the standard of the community for 20+ years. This amendment will make what has been the practice for many years.

Please recommend that the commissioners approve this change.

Regards,

Mark and Cammie Hansen
2586 Browning Dr
Castle Rock, CO 80109

From: Matt Jakubowski
Sent: Wednesday, May 24, 2023 4:32 PM
To: Jon Memsic
Subject: RE: Project ZR2023-007 Keene Ranch

Good Afternoon,

Thank you for your comments on the Keene Ranch, 3rd Amendment. These comments will be included in the public file, provided to the HOA (as applicant), and included in a future staff report for the proposal.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Jon Memsic <jonmemsic1@gmail.com>
Sent: Wednesday, May 24, 2023 9:58 AM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: Project ZR2023-007 Keene Ranch

Dear Mr. Jakubowski,

Please reference ZR2023-007. We have lived in the Keene Ranch for 5 1/2 years. When we moved into the neighborhood included many homes with 3 rail approved fencing along property lines, many homes that were built over 20 years ago. The HOA board a few years ago imposed a ruling that insisted that fences must be 50' from any property line. We believe this was a power trip to not allow one neighbor to put their fence along the property line. There are a lot of politics within the KR HOA that favor some neighbors and not others.

We are totally in favor of the County approving 3 rail approved fencing along property lines like the ruling has been for over the past 20 years. The rules should be consistent for all neighbors whether they are liked by the HOA or not. While we do not have plans on installing a 3 rail fence along our property line, a future tenant should have that right.

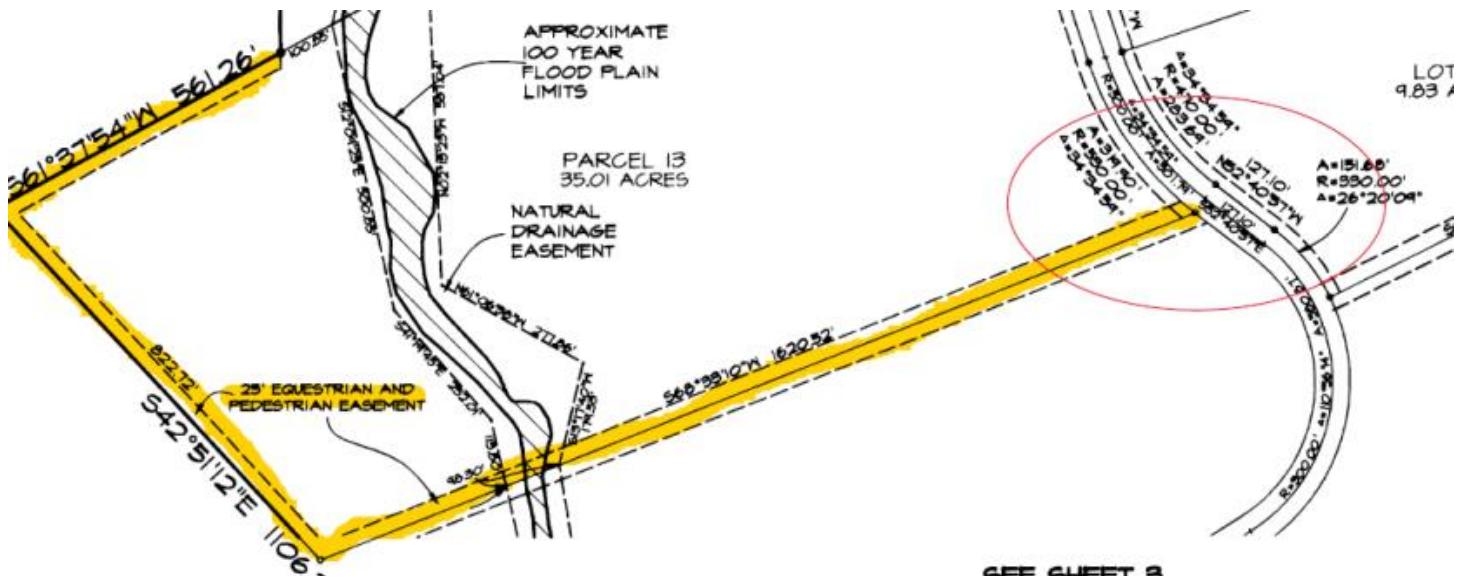
Regards Jon and Patricia Memsic
2964 Castle Butte Drive.
970-389-6599

From: Matt Jakubowski
Sent: Friday, May 26, 2023 3:52 PM
To: debmakinney@gmail.com
Subject: Keene Ranch PD, 3rd Amd. - Comments
Attachments: KeeneRanchF1-PlatSB1995-045.pdf

Hi Debbie,

It was nice talking to you today. You can provide comments in response to this email at any time. The referral period is open for a little more than a week to June 5th, so it would be great to have comments within the referral period.

I have attached the 1st subdivision filing as an example (there are 4 filings total). There are multiple situations in Keene Ranch where the bridle easements (labeled on the plat as equestrian and pedestrian easements) meet roads within the community. I have copied/pasted an example below. Thus, constructing a fence at the property line within certain lots could create a conflict. I should say, however, that plat Note #3 on Sheet 2 restricts fencing within these easements. Between the plat note and review of fencing by the HOA (unsure how/if the HOA reviews fencing), there are checks to restrict fencing from blocking those easements. I do think it is a good reminder that the bridle easements need to be kept clear; but it is clear that even if zoning were to allow fencing on other lots to the property line, the plat would restrict the location of fencing within a bridle easement in certain situations. The same note restricting fencing within the bridle easements is present on Filings #2, #3 and #4.



Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9523375

DATE: 5-25-95

TIME:

FEE: \$ 40.⁰⁰ (**4 Pages**)

GRANTOR: Castle Butte L.L.C
(OWNER/SIGNER)

GRANTEE: Keene Ranch #1
(SUBDIVISION NAME OR NAME OF PLAT)

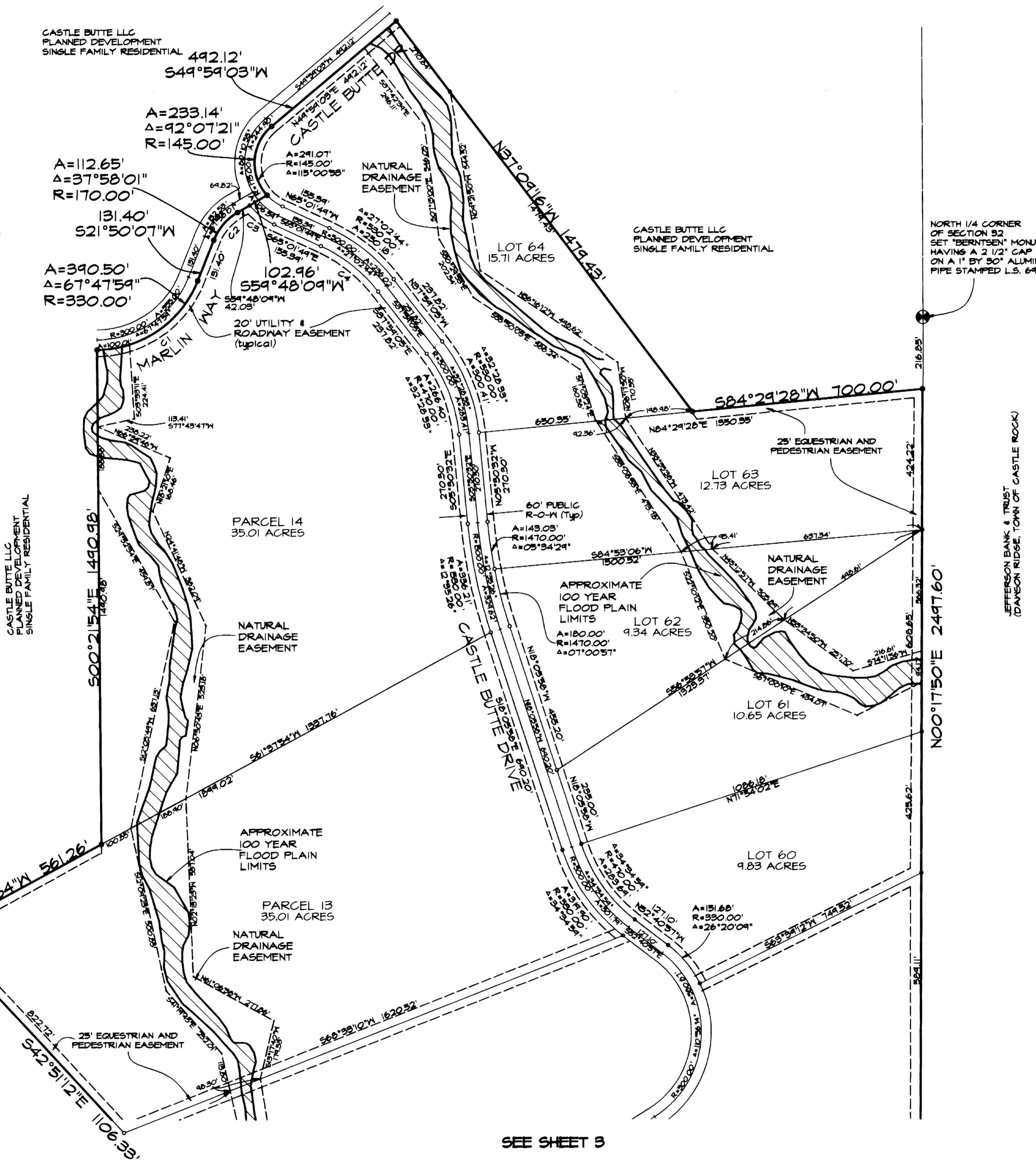
LEGAL: 29, 31, 32 - 8 - 67
(SECTION-TOWNSHIP-RANGE)
5-9-67

KEENE RANCH FILING 1

SHEET 2 OF 4

NOTES:

1. Restricted Building Area: No structures are permitted within any area labeled "Restricted Building Area" or "Natural Drainage Easement".
2. Natural Drainage Easements: Fencing shall be prohibited to allow complete and unrestricted pedestrian, equestrian and wild life movement. A flood plain permit from the Douglas County Engineering Department may be required for any crossings of or construction in said natural drainage easements.
3. Equestrian and Pedestrian Easements: A grading permit shall be required for all lots which are adjacent to a natural drainage easement or have said easement within the lot.
4. Individual Domestic Wells: Fencing shall be prohibited to allow complete and unrestricted pedestrian, equestrian and wild life movement.
5. Individual Septic Systems: Each site shall be allowed one individual domestic well into the Denver aquifer pursuant to the augmentation plan 93CW102. The individual wells shall be allowed to infiltrate one acre foot per year. Water in the lower Arapahoe and Larine Fox Hills Aquifers shall not be available to individual lot owners.
6. Utility, drainage and Roadway Easements: The 20 foot utility, drainage and roadway easements as shown herein are reserved for utility installation and maintenance, drainage, and roadway, construction, slopes and snow removal storage.
7. Xeriscape: Prior to issuance of the first building permit within this filing, the owners, their successors and assigns shall submit to the Douglas County Building Division a list of lots to be used as model homes. If any, and a planting plan for at least one model home within this filing, shall depict a xeriscape style of landscaping as generally defined within the Denver/Boulder metro area. Implementation of the planting plan shall occur prior to the issuance of the certificate of occupancy for the affected lot(s), and the xeriscape landscaping shall remain in place until the structure is no longer used as a model home.
8. Residential Fire Sprinkler Systems: With the submittal of a building permit request, a set of plans for an automatic fire system, acceptable to Douglas County Building Department shall be included. The system shall be automatically monitored for flow and tamper.
9. Common Use Easements: All pedestrian and equestrian easements and all natural drainage easements are reserved for the exclusive use and benefit of the owners of Keene Ranch.
10. Easement Maintenance: All pedestrian and equestrian easements, all natural drainage easements and all natural drainage easement shall be maintained by the Homeowners Association. Maintenance Access Shall be provided to all Natural Drainage Easements to ensure the continued operation capability of the system. The Homeowners Association shall be responsible for the maintenance of said Natural Drainage Easement. Should the Homeowners Association fail to adequately maintain said easement, the County shall have the right to enter said land for the purposes of operations and maintenance. The Homeowners Association shall be obligated to reimburse the county for all costs and expenses incurred for said operations and maintenance.

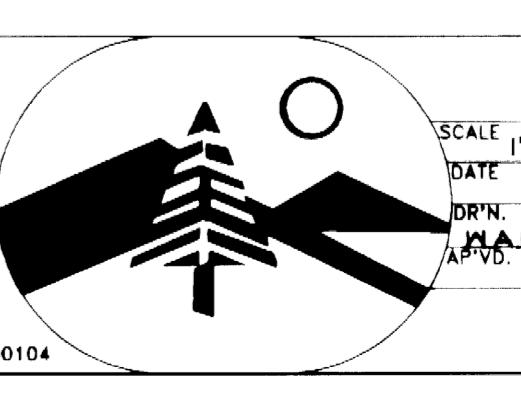


SEE SHEET 3

SCALE 1:200
0 200 400 600
• = SET 18" LONG NO. 5 REBAR
W/ 1/4" PLASTIC CAP
STAMPED L.S. 6935

REVISIONS	
CHANGED BOUNDARY	4/27/95

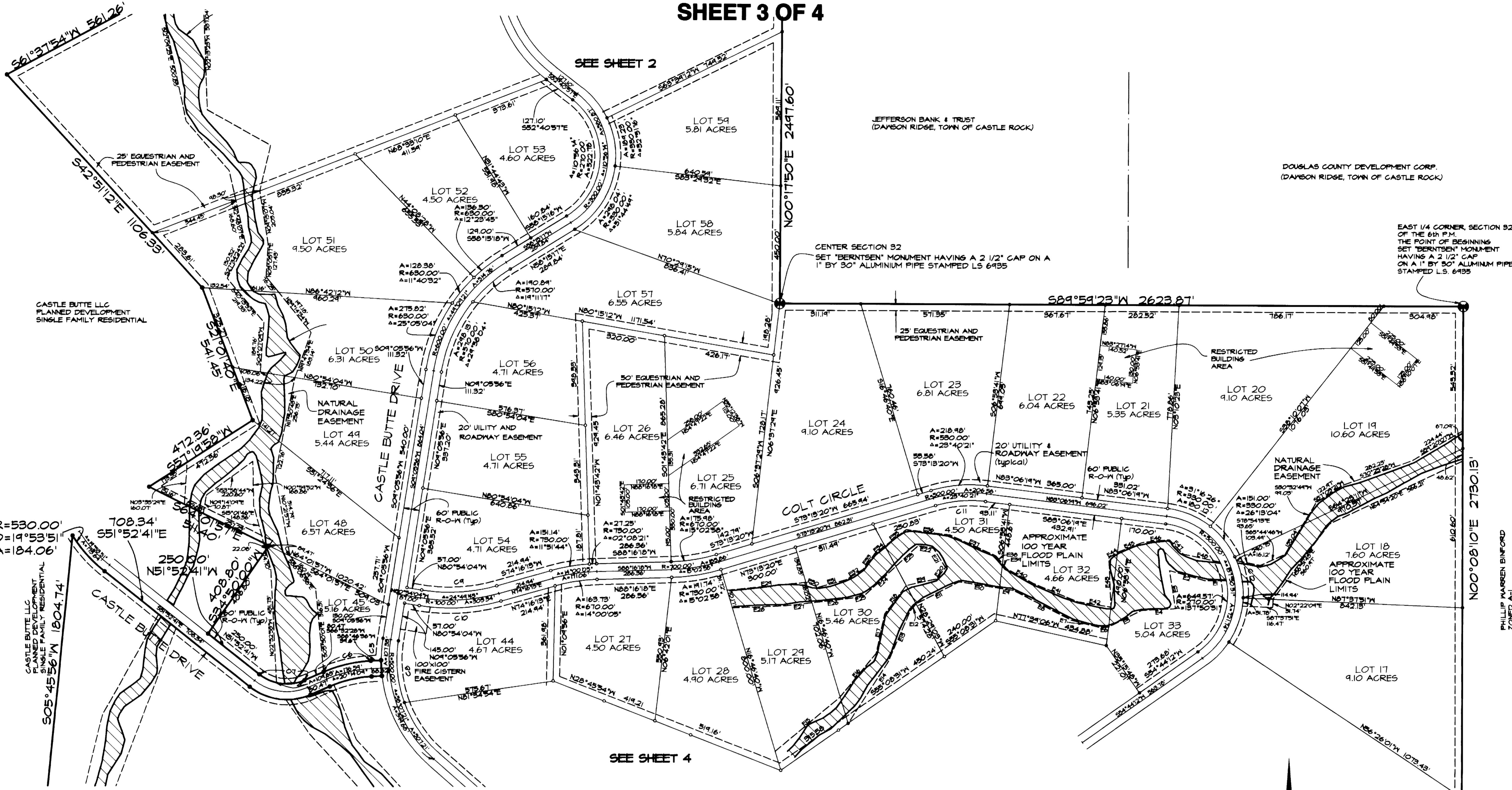
DAVID E.
ARCHER
& ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



KEENE RANCH
FILING 1
CASTLE BUTTE LLC
LAKEWOOD, COLORADO 80228
Sheet 2 of 4 JOB NUMBER 92-802

KEENE RANCH FILING 1

SHEET 3 OF 4



CURVE TABLE

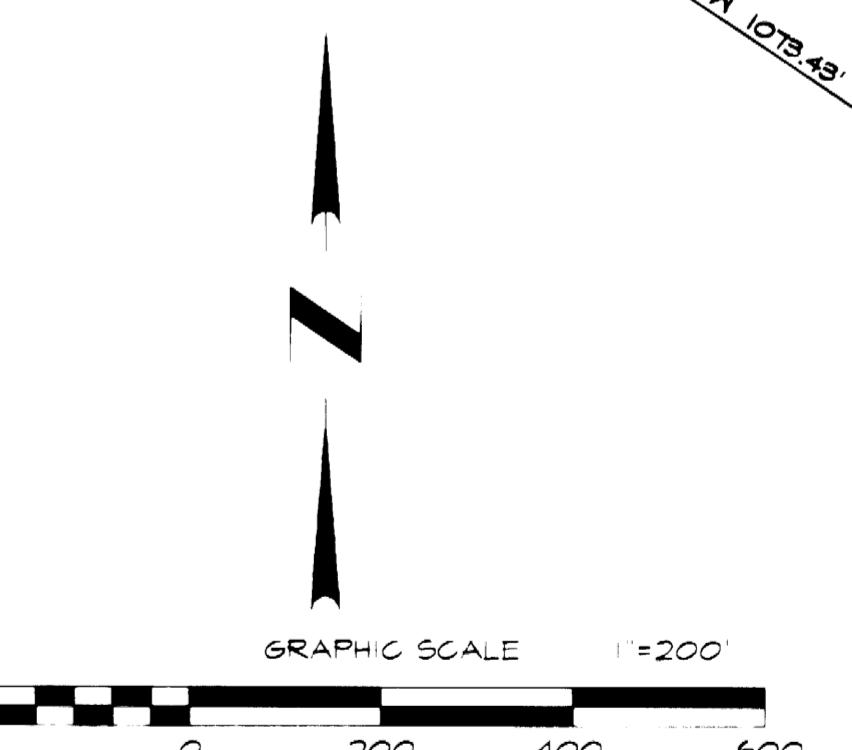
CURVE #	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C5	530.00'	09°04'38"	83.97'	S04°33'37"W	83.88'
C6	530.00'	20°14'09"	187.19'	S16°39'32"W	186.21'
C7	110.00'	61°34'52"	182.71'	N82°40'07"W	174.05'
C8	470.00'	29°10'03"	239.26'	N05°29'05"W	236.69'
C9	670.00'	24°49'43"	290.34'	S86°41'04"W	288.07'
C10	730.00'	24°49'43"	316.34'	N86°41'04"E	313.87'
C11	470.00'	23°40'21"	194.19'	N85°03'30"E	192.81'
C12	330.00'	27°58'58"	161.17'	S11°37'21"E	154.57'

EASEMENT TABLE

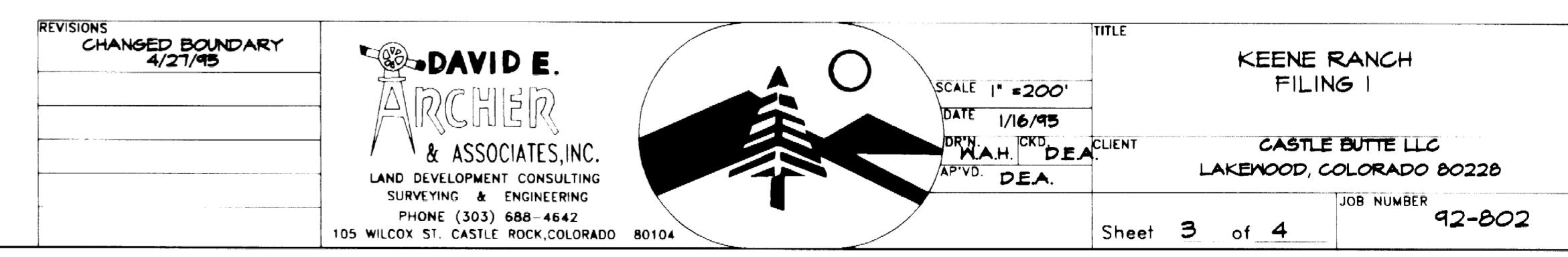
LINE #	BEARING	DISTANCE
E1	S09°53'32"E	83.14'
E2	S74°16'25"E	140.39'
E3	N08°57'09"W	147.47'
E4	N86°51'36"E	129.66'
E5	S63°17'52"W	142.16'
E6	S08°29'12"W	36.83'
E7	N76°03'41"W	108.25'
E8	N63°06'37"W	251.08'
E9	N81°20'46"W	59.16'
E10	N81°20'46"W	156.66'
E11	S62°55'14"W	186.10'
E12	S89°58'29"W	34.08'
E13	S23°35'16"W	212.47'
E14	S89°01'59"W	282.33'
E15	N80°09'22"E	326.31'
E16	N39°29'06"E	218.11'
E17	N12°02'55"E	151.66'
E18	N87°09'58"E	187.46'
E19	N71°48'03"E	119.99'
E20	N37°26'32"E	55.37'
E21	N32°06'14"W	87.27'
E22	N81°18'20"W	54.45'
E23	S47°06'51"W	116.56'
E24	S47°06'51"W	155.70'

EASEMENT TABLE CONT.

E25	573°28'55" W	58.43'
E26	583°14'09" W	157.96'
E27	583°14'09" W	104.81'
E28	587°40'06" W	203.21'
E29	N84°11'04"E	305.58'
E30	S68°30'47"E	50.77'
E31	N75°06'08"E	111.51'
E32	N58°25'13"E	76.92'
E33	N85°48'51"E	73.71'
E34	N52°44'55"E	49.64'
E35	N52°44'55"E	103.76'
E36	S83°18'48"E	169.19'
E37	S65°45'10"E	193.34'
E38	S39°52'48"E	38.77'
E39	S39°52'48"E	27.69'
E40	S61°48'46"E	113.72'
E41	S61°36'31"E	183.32'
E42	S80°58'08"E	130.03'
E43	S02°19'54"E	188.17'
E44	S56°37'15" W	94.54'
E45	S68°18'33" W	109.42'
E46	S83°37'48" W	102.80'
E47	N43°54'10" W	77.85'
E48	N78°08'38" W	143.71'

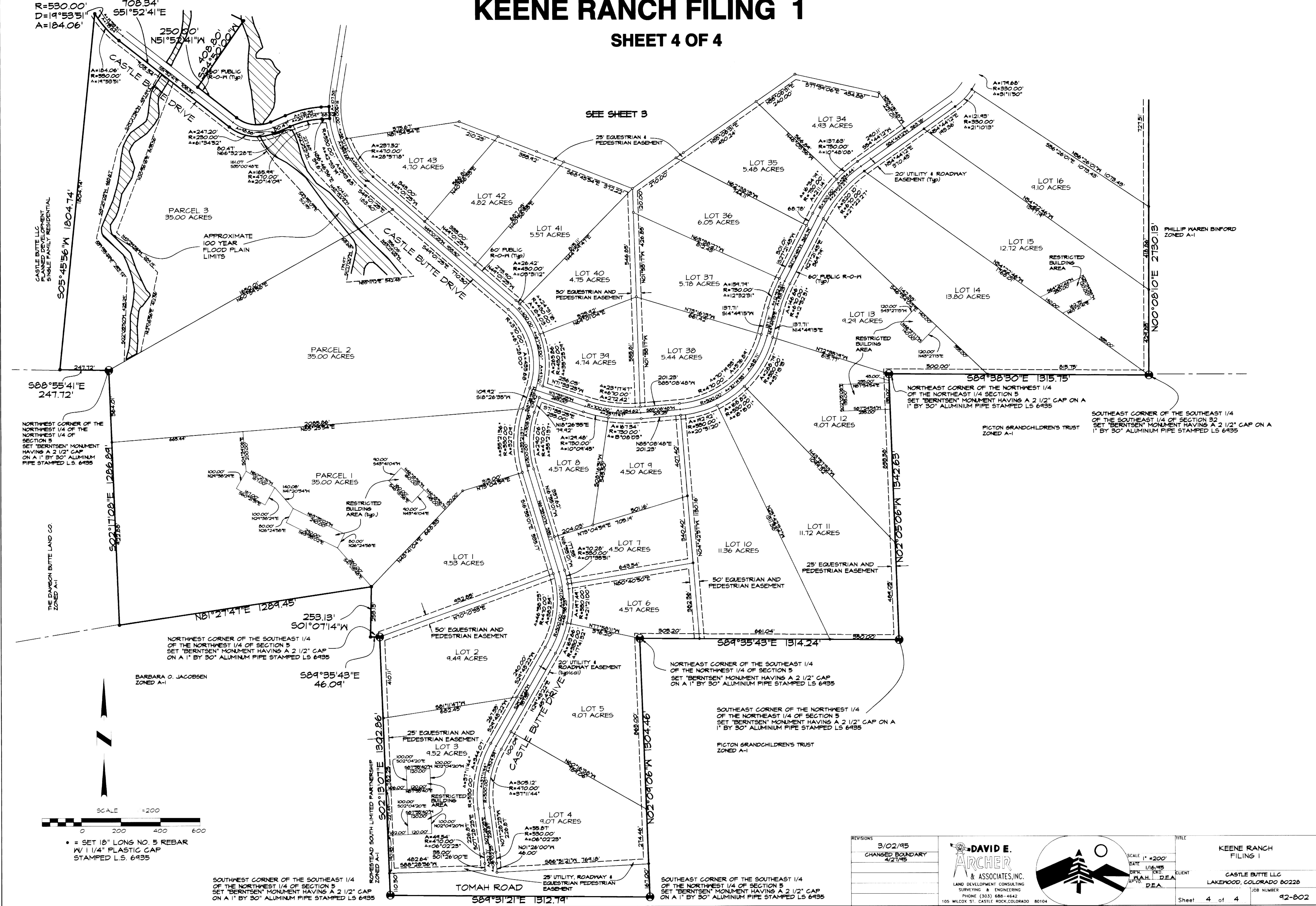


- = SET 18" LONG NO. 5 REBAR
W/ 1 1/4" PLASTIC CAP
STAMPED L.S. 6935



KEENE RANCH FILING

SHEET 4 OF



From: Deb Makinney
Sent: Saturday, May 27, 2023 8:12 AM
To: Matt Jakubowski
Subject: Re: Keene Ranch PD, 3rd Amd. - Comments
Attachments: image002.png

Thank you. It was a pleasure chatting with you as well.

I'll review the plot . As we discussed, my concern is that we protect access to the equestrian paths ●.

Have a wonderful weekend.
Deb Makinney

Keene Ranch Homeowners Association
c/o LCM Property Management Company, Inc.
mchavez@lcppm.com
1776 South Jackson Street, Suite 300
Denver, CO 80210
Telephone: 303/221-1117, ext. 112
Fax: 303/339-7104

Re: PD Amendment Referral Comments Response

Dear Douglas County Planning Staff,

On behalf of the Keene Ranch Homeowners Association, please find below our responses to the comments received during the referral period for the proposed PD Amendment:

1. 1. Douglas County Engineering Comment:

Douglas County Engineering indicated that 20-foot utility and roadway easements are platted adjacent to roads within Keene Ranch. The PD Amendment would allow fences up to a property line, and potentially within these easements. Engineering had a concern that if work is required within these easements, fencing may be required to be temporarily removed, which can be a disruption or an added expense.

HOA Response:

The HOA acknowledges the existence of utility and roadway easements and the potential need for access within them. The proposed amendment does not alter or eliminate these easements or the rights of utility providers and public entities to access them. Any fences constructed within these easements are understood to be subject to removal or modification if access is required. The HOA will continue to educate homeowners that encroachments within easements are undertaken at the property owner's risk and may need to be removed temporarily at the owner's expense if access is necessary.

2. 2. Public Comment:

A member of the public expressed concern that the PD Amendment could allow fencing that would block access to the community's established pedestrian and equestrian trail easement system.

HOA Response:

The HOA fully agrees that protecting access to the pedestrian and equestrian trail system is vital to the community. The PD Amendment does not eliminate or alter these existing trail easements. All fencing proposals that may affect access to these trails will continue to be carefully reviewed and will not be approved if they obstruct access to the easement system. The HOA remains committed to ensuring uninterrupted public and resident use of all designated trail corridors.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Hicks".

David Hicks

Member at Large, Keene Ranch HOA

KEENE RANCH PLANNED DEVELOPMENT **Third** AMENDMENT

A Major Amendment to PA-1 and PA-2 Development Standards, F. Fencing Standards

SECTIONS 29,30,31 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST and SECTION 5, TOWNSHIP 9 SOUTH, RANGE 67 WEST
2057.87 ACRES 247 DU'S

ZR2023-007

KEENE RANCH PLANNED DEVELOPMENT **Third** AMENDMENT

DEVELOPMENT GUIDE

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.

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 Planning 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 Keene Ranch Planned Development **Third** Amendment is in general conformity with the Douglas County 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.

Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Keene Ranch Planned Development **Third** Amendment, 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 Planning and Community Development.

Maximum level of Development

The total number of dwellings 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 commercial, may be less due to subdivision or site improvement plan requirements 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 Division. In order to assure maximum development limits are not exceeded.

Continued Agricultural Uses

Prior to final platting or dedication of property for public use, all uses permitted by right and by Special Review under the Douglas County A-1 Zoning category shall continue to be allowed for all properties not platted or dedicated. Such permitted uses or uses by Special Review shall be subject to all provisions of the Douglas County Zoning Resolution relating to the A-1 Zone District.

Commitments

In order to implement the Planned Development District, the developer hereby submits to the following commitments which shall be binding upon itself and its successors and assigns in interest with the respect to its properties within the Keene Ranch Planned Development **Third** Amendment, and upon the County, upon approval by the Board of Douglas County Commissioners of the Development Plan and related Development Guide. Said commitments are as follows:

Schools

The developer, its successors and assigns shall pay cash-in-lieu of school land dedication in accordance with Article 10 of the Douglas County Subdivision Resolution. The payment shall be made prior to recordation of any final plat approved within Keene Ranch **Third** Amendment. The dollar value amount to be used in determining said payment shall be determined by Douglas County at the time of said payment.

Parks

The developer, its successors and assigns shall pay cash-in-lieu of park land dedication in accordance with Article 10 of the Douglas County Subdivision Resolution. The payment shall be made prior to recordation of any final plat approved within Keene Ranch **Third** Amendment. The dollar value amount to be used in determining said payment shall be determined by Douglas County at the time of said payment.

TRANSPORTATION

1. Right of Way Dedication

- a. All public road Rights of Way within the development shall be dedicated in fee simple absolute to Douglas County at no cost to Douglas County at the time of the Final Plat approval.
- b. Additional Right of Way for Tomah Road as required by the County Engineer shall be dedicated in fee simple absolute to Douglas County at no cost to Douglas County at the time of the first Final Plat.

2. Road Construction

- a. All public roads (except the emergency vehicle access roads) within the development shall be constructed and paved to Douglas County Standards.
- b. Tomah Road shall be constructed and paved from the entrance of Keene Ranch First Phase as shown hereon, Easterly to the end of the existing paving.
- c. The costs of roadway improvements shall be secured by bond, letter of credit or other security acceptable to Douglas County prior to recordation of the final plat (on a per phase or filing basis).

WATER SUPPLY

Each residential site within PA-1 and PA-2 shall be allowed one individual domestic well into the Denver aquifer pursuant to the augmentation plan 93CWV102. The individual wells shall each be allocated a minimum of one acre foot per year. All water contained within the underlying Arapahoe and Laramie Fox Hills Aquifers shall not be conveyed to the purchasers of lots within Keene Ranch **Third** Amendment.

WASTE WATER TREATMENT

Each residential site within PA-1 and PA-2 shall be required to install an on-site sewage disposal system approved by Tri-County District Health Department. Where practical, unique natural site features and mature vegetation shall be preserved. All individual septic disposal systems shall be of the non-evaporative type in accordance with the Water Court Case No. 93CWV102.

FIRE PROTECTION

1. Water Source

Prior to issuance of the first certificate of occupancy, the developer, its successors and assigns shall install up to three (3) 20,000 gallon below-grade cisterns, each complete with a dedicated pipe for a water source for said cisterns, at no cost to Douglas County or the applicable fire district. Each well and cistern shall be part of an automated system to ensure the cisterns are kept full at all times while not in use by the fire districts. It is the intent of the developer to provide one cistern system as noted above within each of the first three of four (4) phases. Said cistern systems shall be located in easements or within the public right of way (as approved by Douglas County Engineering Division) and shall be shown on each applicable final plat.

2. Emergency Access

The developer, its successors and assigns shall construct at no cost to Douglas County one emergency access along the Western boundary to connect to Butte Circle (in the Southeast corner of Perry Pines). Such access shall be constructed and maintained to acceptable County standards and shall have a locked gate to prevent public vehicular use. The perpetual maintenance of such access including snow removal shall be the responsibility of the Developer, its successors and assigns. Timing of the construction of said emergency access shall be determined by Douglas County Engineering Division in conjunction with the three affected fire districts as part of the access phasing plan (as noted in approval condition # 2 at the December 21, 1994 Board of County Commissioners public hearing.)

3. Residential Fire Sprinkler Systems

Prior to approval of the first final plat within Keene Ranch, **Third** Amendment, the developer, its successors and assigns shall develop a plan in conjunction with the Douglas County Building Department and affected fire districts, to ensure every home within the development is constructed with a individual residential fire sprinkler system. The system shall be automatically monitored for flow and tamper. The homeowners association shall be responsible to keep the necessary paperwork on file, regarding periodic maintenance, for inspection by the affected fire districts.

WILDLIFE MITIGATION'S

In an effort to reduce possible conflicts between human inhabitants of Keene Ranch Planned Development **Third** Amendment and its native wildlife species, the developer shall provide to Douglas County with the submittal of the first final plat, covenants to satisfy the concerns of the Division of Wildlife as noted in their referral letter. Said covenants shall include, but not be limited to, the following.

- a. Providing food or salt licks for any animal species except livestock, birds or household pets shall be prohibited.
- b. Household pets shall be fed indoors or within an enclosed area to avoid attracting nearby wildlife.
- c. Household pets shall not be allowed to run at large and are subject to Douglas County's leash law, as well as State law regarding wildlife harassment.

- d. Garbage shall be stored in an enclosed area prior to removal and shall not be set out for removal in containers without lids which can easily be opened (i.e. boxes, plastic or paper bags) by any animal.
- e. No wildlife species, especially young or injured animals, should be petted or taken home as pets. In the case of an injured animal, the Division of Wildlife should be contacted.
- f. Fencing shall be of a type approved by the Colorado Department of Wildlife and as noted herein in the "Fencing Standards" for PA-1 and PA-2.

PHASING

Development of this project shall occur in 4 (four) phases, the first phase being the Southern portion, the second phase being the Northeast portion, the third phase being the Northwest portion and the fourth and final phase being the Southwest or remaining portion.

COUNTY REGULATIONS

The Developer its successors and assigns and the County agree that any off-site mitigation/impact fee and service cost/recovery regulations, guidelines or other authority of general applicability adopted or promulgated by the County shall apply to Keene Ranch Planned Development **Third** Amendment if such regulations, guidelines or other authority are of general applicability to the County. Additionally, the Developer shall cause the payment of fees, as applicable, into the Countywide "Trust Fund" specific to school impact fees.

HOMEOWNERS ASSOCIATION

A mandatory Master Homeowners Association shall be established with the right to assess fees on all property within Keene Ranch Planned Development **Third** Amendment sufficient for the maintenance of certain facilities and programs including, but not limited to perpetual maintenance of emergency access easements, including snow removal, development of a program to satisfy the requirements of the augmentation plan (Case No. 93CWV102) item #9 (Administration of Plan for Augmentation), drainage easements and pedestrian and equestrian trails.

SINGLE FAMILY RESIDENTIAL- ALL DISTRICTS

Intent

Within Keene Ranch Planned Development **Third** Amendment, Two types of single family planning areas have been established. These are PA-1 and PA-2.

To provide a mix of large-lot residential homesites that create country living in a rural atmosphere while preserving the vegetation, significant geological features, wildlife habitat/corridors, views, and privacy, and provide an appropriate transition from urban development to agricultural areas. The density range is from one dwelling per 35 acres to one dwelling per 5 acres.

Some lots shall be required to allow for easements as a method of providing for pedestrian, equestrian and wildlife corridors as indicated on the Keene Ranch P.D. - First Amendment, Sketch Plan - File No. SB94-001. The maintenance of any such easements shall be the responsibility of the Keene Ranch Homeowners Association. Some lots may also, include major natural drainage systems. In such cases, dwellings must be built outside of the 100 year flood plain for that drainage. Maintenance of these drainage's shall be the responsibility of the Keene Ranch Homeowners Association. These easements shall be precisely identified on the preliminary and final plats for each Phase.

PA-1 DEVELOPMENT STANDARDS

- a. Principal Uses: All those per the A-1 Section of the Douglas County Zoning Resolution as amended
- b. Accessory Uses: All those per Section R. R. of the Douglas County Zoning Resolution as amended

- c. Uses Permitted by Special Review: All those per the A-1 Section of the Douglas County Zoning Resolution as amended except

- Aircraft-related recreational facility
- Airport/heliport
- Bed & Breakfast
- Boarding house
- Campground
- Cemetery
- Church/church school
- Cultural facility
- Entertainment event
- Feed yard - commercial
- Firing range
- Fur farm - commercial
- Group home
- Guest ranch, including accompanying
- Resort cabins
- Heliport
- Zoo

- d. Setbacks: All setbacks shall be in accordance with the A-1 Section of the Douglas County Zoning Resolution as amended

- e. Building Heights: Building Height shall be in accordance with the R. R. Section of the Douglas County Zoning Resolution as amended

- f. Fencing Standards: Permitted fencing shall be constructed in accordance with the R. R. Section of the Douglas County Zoning Resolution as Amended. Fencing of any kind shall be prohibited within any "Natural drainage easement" or within any pedestrian and equestrian easement as said easements shall be left open so as to allow complete and un-restricted pedestrian, equestrian and wildlife movement. Fencing shall be prohibited within 50 feet of any Road Right of Way.

- g. Minimum Lot Size: The minimum lot size shall be as shown on Sheets 1 & 2 of the Keene Ranch P.D. - 1ST Amendment, Douglas County Planning Department File No. SB94-001, however at the time of final platting, lot sizes may vary in size, however no lot shall be less than 195,000 square feet. In an event however shall the number of lots within PA-2 exceed 232 lots.

Remove

PA-2 DEVELOPMENT STANDARDS

- a. Principal Uses: All those per the R. R. Section of the Douglas County Zoning Resolution as amended

- b. Accessory Uses: All those per Section R. R. of the Douglas County Zoning Resolution as amended

- c. Uses Permitted by Special Review: All those per the R. R. Section of the Douglas County Zoning Resolution as amended, except

- Bed & Breakfast
- Boarding house
- Church/church school
- Cultural facility
- Nursing or convalescent home or other Extended-care facility
- Retirement home
- Septic waste and domestic sludge application
- Water/wastewater treatment and water storage for domestic use in excess of 5,000 gallons for public, private or multiple use
- Wind energy conversion system

- d. Setbacks: All structures shall be setback a minimum of 100 feet from any lot line adjacent to a street, except as shown on the final plat. All structures shall be setback a minimum of 50 feet from any side or rear lot line.

- e. Building Heights: Building Height shall be in accordance with the R. R. Section of the Douglas County Zoning Resolution as amended

- f. Fencing Standards: Permitted fencing shall be constructed in accordance with the R. R. Section of the Douglas County Zoning Resolution as Amended. Fencing of any kind shall be prohibited within any "Natural drainage easement" or within any pedestrian and equestrian easement as said easements shall be left open so as to allow complete and un-restricted pedestrian, equestrian and wildlife movement. Fencing shall be prohibited within 50 feet of any Road Right of Way.

- g. Minimum Lot Size: The minimum lot size shall be as shown on Sheets 1 & 2 of the Keene Ranch P.D. - 1ST Amendment, Douglas County Planning Department File No. SB94-001, however at the time of final platting, lot sizes may vary in size, however no lot shall be less than 195,000 square feet. In an event however shall the number of lots within PA-2 exceed 232 lots.

Remove

REVISIONS

- Misc. II-7-94
- Rev. I-25-95
- Title Cert. 1-26-95
- Revised 3-2-95

- APR. 1995

<ul style="list-style-type:

KEENE RANCH PLANNED DEVELOPMENT Third AMENDMENT

A Major Amendment to PA-1 and PA-2 Development Standards, F. Fencing Standards

SECTIONS 29,30,31 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST and SECTION 5, TOWNSHIP 9 SOUTH, RANGE 67 WEST
2057.87 ACRES 247 DU'S ZR2023-007

ER2023-007

PROPERTY DESCRIPTION PLANNING AREA DATA

A tract of land situated in Sections 29, 30, 31 and 32, Township 8 South, Range 67 West and in Section 5, Township 9 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southeast corner of Section 31 and considering the South line of Section 31 to bear N 88°55'41"W with all bearings contained herein relative thereto;

Thence N 88°55'41"W along said South line a distance of 2364.46 feet;

Thence N 00°22'48"E a distance of 1442.54 feet;

Thence N 38°28'49"W a distance of 1494.59 feet;

Thence N 46°42'53"W a distance of 2695.61 feet to a point on the West line of Section 31, said point being S 00°54'10"E a distance of 845.88 feet from the Northwest corner of Section 31;

Thence N 85°22'22"E a distance of 2354.68 feet;

Thence S 10°18'45"E a distance of 211.44 feet;

Thence N 81°48'42"E a distance of 1496.90 feet;

Thence S 42°51'12"E a distance of 350.00 feet;

Thence N 44°33'57"E a distance of 1452.21 feet;

Thence Easterly along the arc of a curve to the left a distance of 733.97 feet, said curve has a radius of 330.00 feet and a central angle of 127°26'02" to a point of tangent;

Thence N 21°50'07"E along said tangent a distance of 131.40 feet to a point of curve;

Thence Northeasterly along the arc of a curve to the right a distance of 112.65 feet, said curve has a radius of 170.00 feet and a central angle of 37°58'01" to a point of tangent;

Thence N 59°48'08"E along said tangent a distance of 42.03 feet;

Thence Southeasterly along the arc of a curve to the left a distance of 94.52 feet, said curve has a radius of 205.00 feet and a central angle of 26°25'03" to a point of tangent;

Thence S 65°01'49"E along said tangent a distance of 155.39 feet to a point of curve;

Thence Southeasterly along the arc of a curve to the right a distance of 221.86 feet, said curve has a radius of 470.00 feet and a central angle of 27°02'44" to a point of tangent;

Thence S 37°59'05"E along said tangent a distance of 237.82 feet to a point of curve;

Thence Southeasterly along the arc of a curve to the right a distance of 266.40 feet, said curve has a radius of 470.00 feet and a central angle of 32°28'33" to a point of tangent;

Thence S 05°30'32"E along said tangent a distance of 270.30 feet to a point of curve;

Thence Southeasterly along the arc of a curve to the left a distance of 336.21 feet, said curve has a radius of 1530.00 feet and a central angle of 12°35'26" to a point of tangent;

Thence S 18°05'58"E along said tangent a distance of 690.20 feet to a point of curve;

Thence Southeasterly along the arc of a curve to the left a distance of 319.90 feet, said curve has a radius of 530.00 feet and a central angle of 34°34'59";

Thence S 68°33'10"W a distance of 1620.52 feet;

Thence S 42°51'12"E a distance of 283.61 feet;

Thence S 52°04'07"W a distance of 931.19 feet;

Thence Southeasterly along the arc of a curve to the right a distance of 48.82 feet, said curve has a radius of 470.00 feet and a central angle of 05°57'04" to a point of tangent;

Thence S 31°58'49"E along said tangent a distance of 395.44 feet to a point of curve;

Thence Southeasterly along the arc of a curve to the left a distance of 184.06 feet, said curve has a radius of 530.00 feet and a central angle of 19°53'52" to a point of tangent;

Thence S 51°52'41"E along said tangent a distance of 708.34 feet to a point of curve;

Thence Easterly along the arc of a curve to the left a distance of 247.20 feet, said curve has a radius of 230.00 feet and a central angle of 61°34'51" to a point of tangent;

Thence N 66°32'28"E along said tangent a distance of 80.47 feet to a point of curve;

Thence Northeasterly along the arc of a curve to the right a distance of 165.99 feet, said curve has a radius of 470.00 feet and a central angle of 20°14'08" to a point of tangent;

Thence N 86°46'36"E along said tangent a distance of 39.67 feet;

Thence Southeasterly along the arc of a curve to the left a distance of 393.65 feet, said curve has a radius of 530.00 feet and a central angle of 42°33'20" to a point of tangent;

Thence S 49°01'25"E along said tangent a distance of 953.90 feet to a point of curve;

Thence Southerly along the arc of a curve to the right a distance of 435.88 feet, said curve has a radius of 370.00 feet and a central angle of 67°28'00" to a point of tangent;

Thence S 18°26'35"W along said tangent a distance of 109.92 feet to a point of curve;

Thence Southerly along the arc of a curve to the left a distance of 327.09 feet, said curve has a radius of 530.00 feet and a central angle of 35°21'36";

Thence S 73°04'59"W a distance of 315.00 feet;

Thence S 43°41'04"W a distance of 668.33 feet;

Thence S 81°27'47"W a distance of 1289.45 feet;

Thence N 02°17'08"W a distance of 1286.89 feet to the point of beginning;

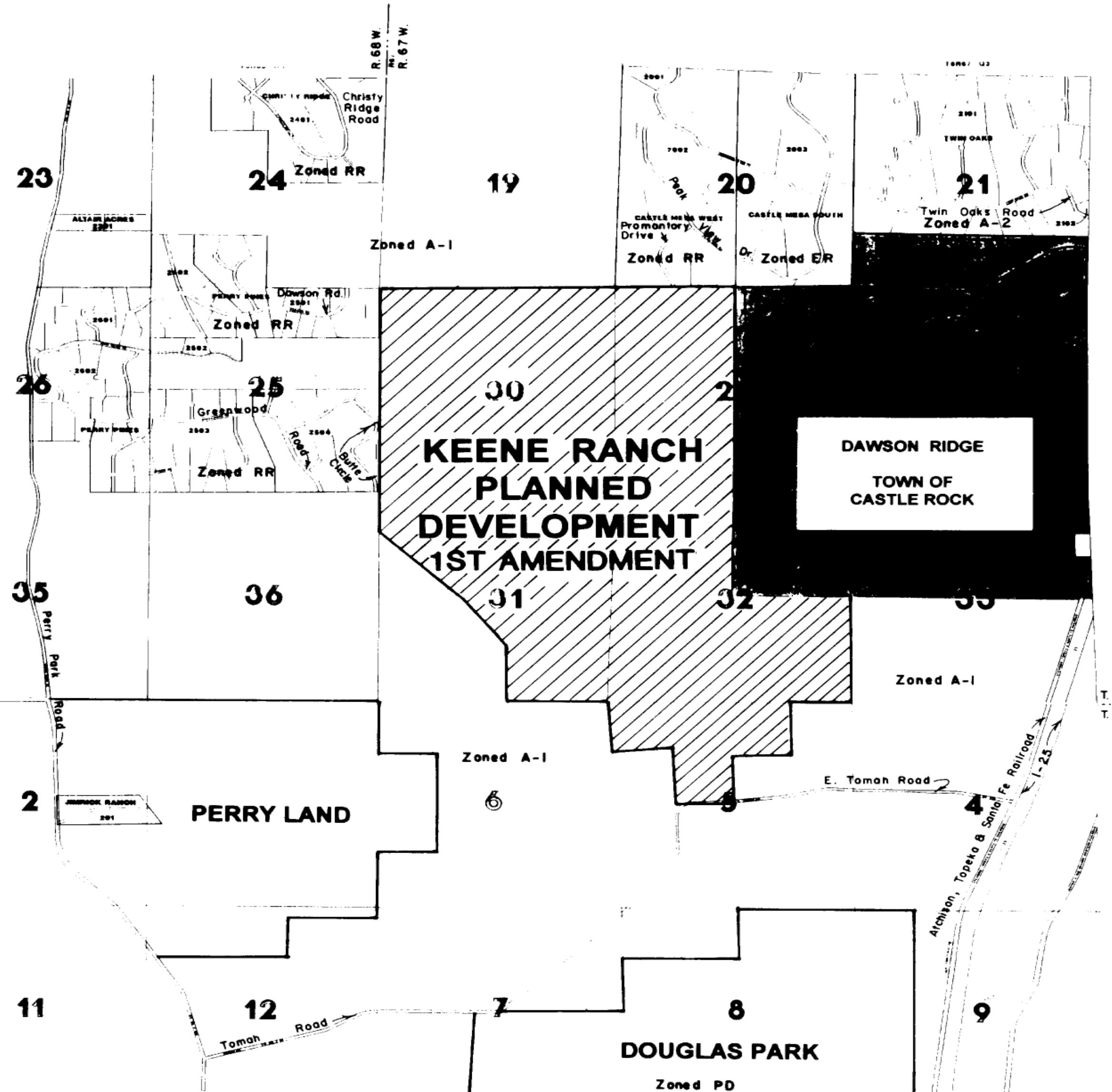
Containing 531.948 acres, more or less.

SEE Graphic Exhibit of Property Description of PA-1 and PA-2 on Sheet 3 of 5 Sheets

PROPERTY DESCRIPTION: PLANNING AREA PA-2

tract of land situated in Sections 29, 30, 31 and 32, Township 8 South, Range 67 West and in Section 5, Township 9 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:
beginning at the Northwest corner of Section 31 and considering the West line of Section 31 to bear S 00°54'10"E with all bearings contained herein relative thereto;
hence S 00°54'10"E along said West line a distance of 845.88 feet;
hence N 85°22'22"E a distance of 2354.68 feet;
hence S 10°18'45"E a distance of 211.44 feet;
hence N 81°48'42"E a distance of 1496.90 feet;
hence S 42°51'12"E a distance of 350.00 feet;
hence N 44°33'57"E a distance of 1452.21 feet;
hence Easterly along the arc of a curve to the left a distance of 733.97 feet, said curve has a radius of 330.00 feet and a central angle of 127°26'02" to a point of tangent;
hence N 21°50'07"E along said tangent a distance of 131.40 feet to a point of curve;
hence Northeasterly along the arc of a curve to the right a distance of 112.65 feet, said curve has a radius of 170.00 feet and a central angle of 37°58'01" to a point of tangent;
hence N 59°48'08"E along said tangent a distance of 42.03 feet;
hence Southeasterly along the arc of a curve to the left a distance of 94.52 feet, said curve has a radius of 205.00 feet and a central angle of 26°25'03" to a point of tangent;
hence S 65°01'49"E along said tangent a distance of 155.39 feet to a point of curve;
hence Southeasterly along the arc of a curve to the right a distance of 221.86 feet, said curve has a radius of 470.00 feet and a central angle of 27°02'44" to a point of tangent;
hence S 37°59'05"E along said tangent a distance of 237.82 feet to a point of curve;
hence Southeasterly along the arc of a curve to the right a distance of 266.40 feet, said curve has a radius of 470.00 feet and a central angle of 32°28'33" to a point of tangent;
hence S 05°30'32"E along said tangent a distance of 270.30 feet to a point of curve;
hence Southeasterly along the arc of a curve to the left a distance of 336.21 feet, said curve has a radius of 1530.00 feet and a central angle of 12°35'26" to a point of tangent;
hence S 18°05'58"E along said tangent a distance of 690.20 feet to a point of curve;
hence Southeasterly along the arc of a curve to the right a distance of 319.90 feet, said curve has a radius of 530.00 feet and a central angle of 34°34'59";
hence S 68°33'10"W a distance of 1620.52 feet;
hence S 42°51'12"E a distance of 283.61 feet;
hence S 52°04'07"W a distance of 931.19 feet;
hence Southeasterly along the arc of a curve to the right a distance of 48.82 feet, said curve has a radius of 470.00 feet and a central angle of 05°57'04" to a point of tangent;
hence S 31°58'49"E along said tangent a distance of 395.44 feet to a point of curve;
hence Southeasterly along the arc of a curve to the left a distance of 184.06 feet, said curve has a radius of 530.00 feet and a central angle of 19°53'52" to a point of tangent;
hence S 51°52'41"E along said tangent a distance of 708.34 feet to a point of curve;
hence Easterly along the arc of a curve to the left a distance of 247.20 feet, said curve has a radius of 230.00 feet and a central angle of 61°34'51" to a point of tangent;
hence N 66°32'28"E along said tangent a distance of 80.47 feet to a point of curve;
hence Northeasterly along the arc of a curve to the right a distance of 165.99 feet, said curve has a radius of 470.00 feet and a central angle of 20°14'08" to a point of tangent;
hence N 86°46'36"E along said tangent a distance of 39.67 feet;
hence Southeasterly along the arc of a curve to the left a distance of 393.65 feet, said curve has a radius of 530.00 feet and a central angle of 42°33'20" to a point of tangent;
hence S 49°01'25"E along said tangent a distance of 953.90 feet to a point of curve;
hence Southerly along the arc of a curve to the right a distance of 435.68 feet, said curve has a radius of 370.00 feet and a central angle of 67°28'00" to a point of tangent;
hence S 18°26'35"W along said tangent a distance of 109.92 feet to a point of curve;
hence Southerly along the arc of a curve to the left a distance of 327.09 feet, said curve has a radius of 530.00 feet and a central angle of 35°21'36";
hence S 73°04'59"W a distance of 315.00 feet;
hence S 43°41'04"W a distance of 668.33 feet;
hence S 01°07'14"W a distance of 253.13 feet to the North line of the Southwest 1/4 of Northwest 1/4 of Section 5;
hence S 89°35'43"E a distance of 46.09 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 5;
hence S 02°13'07"E a distance of 1302.86 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4;
hence S 89°31'21"E a distance of 1312.79 feet to the Southeast corner of the Southeast 1/4 of the Northwest 1/4;
hence N 02°09'06"W a distance of 1304.46 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4;
hence S 89°35'43"E a distance of 1314.24 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 5;
hence N 02°05'06"W a distance of 1342.63 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4;
hence S 89°38'30"E a distance of 1315.75 feet to the Southeast corner of Section 32;
hence N 00°08'10"E a distance of 2730.13 feet to the East 1/4 corner of Section 32;

ence N 88°59'23"W a distance of 2623.87 feet to the Center ¼ corner of Section 32;
ence N 00°17'50"E a distance of 2714.45 feet to the North ¼ corner of Section 32;
ence N 00°01'35"W a distance of 5308.70 feet to the Northeast corner of the West ½
Section 29;
ence N 88°24'38"W a distance of 2861.03 feet to the Northeast corner of Section 30;
ence S 88°05'32"W a distance of 5205.81 feet to the Northwest corner of Section 30;
ence S 01°00'18"W a distance of 1309.88 feet to the Southwest corner of the
thwest ¼ of the Northwest ¼ of Section 30;
ence S 00°35'54"W a distance of 1308.87 feet to the West ¼ corner of Section 30;
ence S 00°22'54"W a distance of 2651.22 feet to the point of beginning;
ntaining 1525.922 acres, more or less.
s property description was prepared under the direct supervision of David E. Archer
S 6935), 105 Wilcox Street, Castle Rock, CO 80104.



VICINITY MAP 10-20001

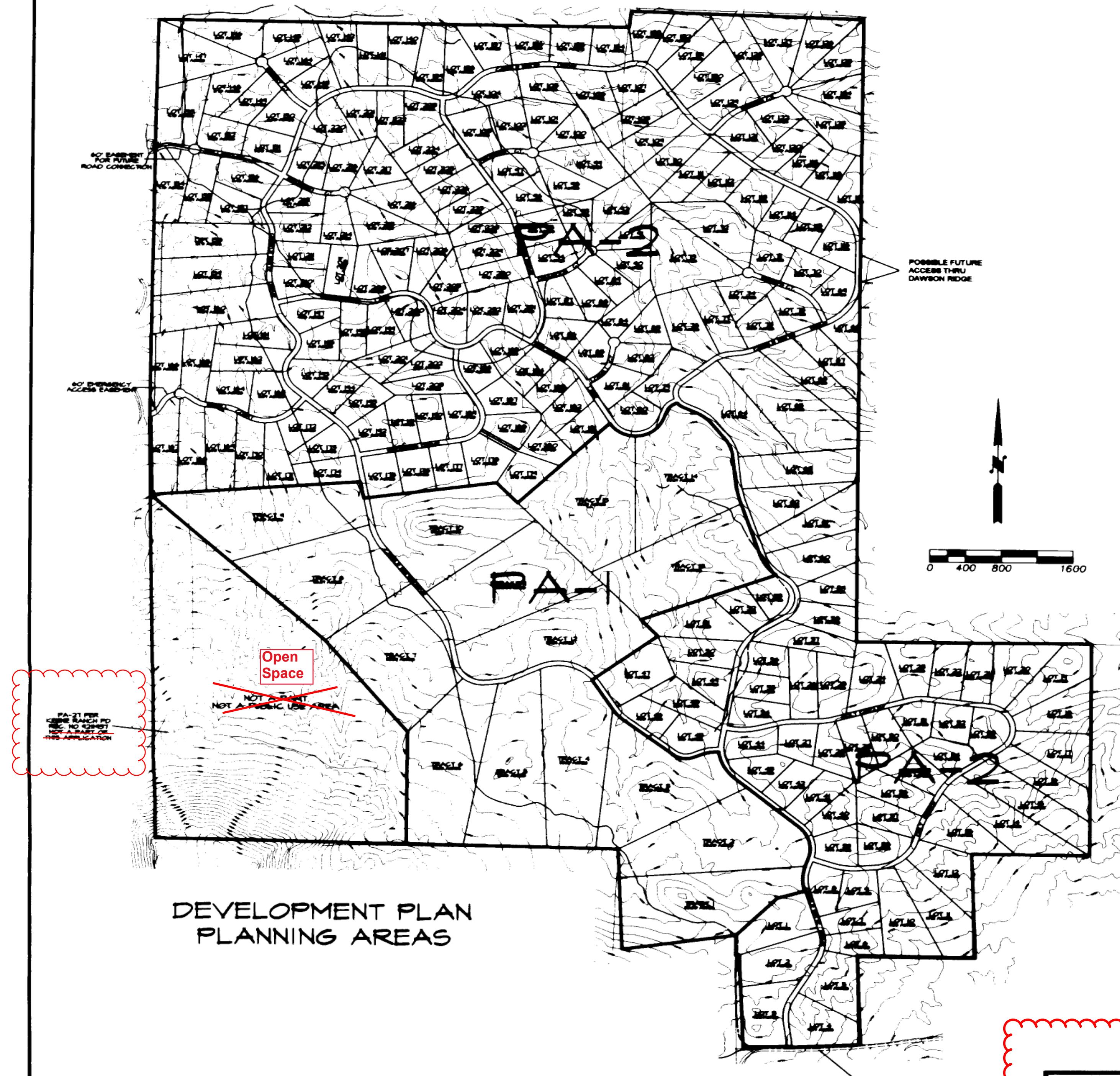
REVISIONS			
Misc. 11-7-44			
Rev. 1-29-45			
			
DAVID E. ARCHER & ASSOCIATES, INC.		SCALE	FILE
LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 888-4442 108 WILCOX ST. CASTLE ROCK, COLORADO 80104		DATE SEPT. 1944	PLANNED DEVELOPMENT FIRST AMENDMENT A MAJOR AMENDMENT TO THE KEENE RANCH PLANNED DEVELOPMENT
SHEET NO. 100		CLERK	CASTLE BUTTE L.L.C.
SHEET NO. 100		2 of 3	JOB NUMBER 92-802

KEENE RANCH PLANNED DEVELOPMENT **Third AMENDMENT**

A Major Amendment to PA-1 and PA-2 Development Standards, F. Fencing Standards

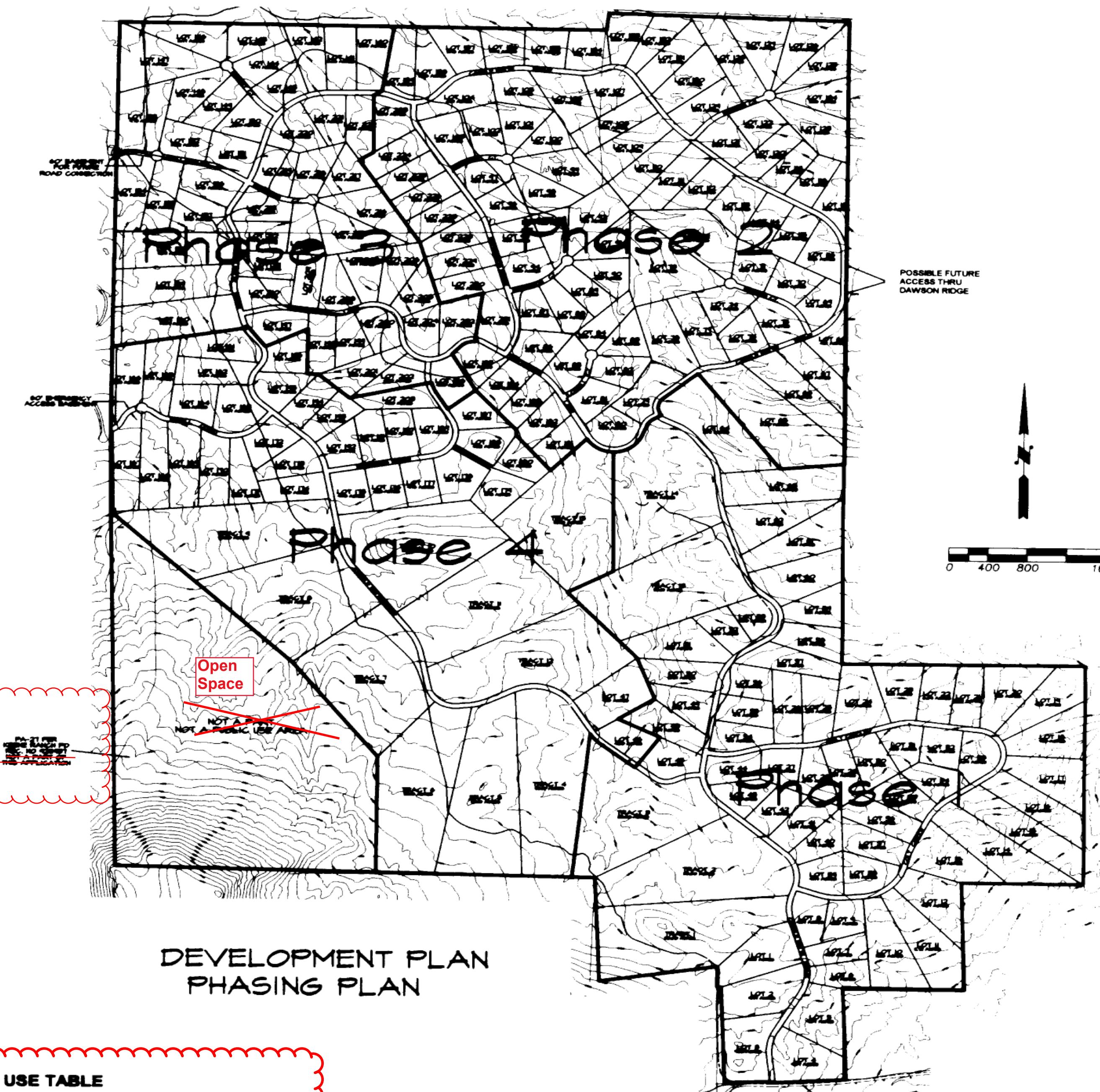
SECTIONS 29,30,31 & 32 TOWNSHIP 8 SOUTH, RANGE 67 WEST and SECTION 5, TOWNSHIP 9 SOUTH, RANGE 67 WEST
2057.87 ACRES 247 DU'S

ZR2023-007



LAND USE TABLE					
SYMBOL	LAND USE	DENSITY	GROSS UNITS	ACRES	%
PA-1	Residential	0.028	15	631.948	24
PA-2	Residential	0.15	232	1525.922	68
OS	Open Space			197.145	8
TOTAL		0.120	247	2,255	100

REVISED MAY 17-14	DAVID E. ARCHER & ASSOCIATES, INC.	KEENE RANCH PLANNED DEVELOPMENT FIRST AMENDMENT A MAJOR AMENDMENT TO THE KEENE RANCH PLANNED DEVELOPMENT
REVISED MAY 17-14	LAND SURVEYORS CONSULTANTS SURVEYS & ENGINEERING PHONE (970) 882-4442	100 WILCOX ST. CASTLE ROCK, COLORADO 80104
REVISED MAY 17-14	CASTLE BUTTE L.L.C.	
REVISED MAY 17-14		Sheet 3 of 3 92-802



KEENE RANCH PLANNED DEVELOPMENT THIRD AMENDMENT

A MAJOR AMENDMENT TO PA-1 AND PA-2 DEVELOPMENT STANDARDS, F. FENCING STANDARDS

SECTIONS 29, 30, 31 & 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST & SECTION 5, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

2057.87 ACRES 247 DU'S ZR2023-007

KEENE RANCH PLANNED DEVELOPMENT THIRD AMENDMENT DEVELOPMENT GUIDE

GENERAL PROVISIONS

Authority
The Development Plan is authorized by Section 18—Planned Development District of the Douglas County Zoning Resolution adopted pursuant to the Colorado Planned Unit Development Act of 1972.

Applicability
The provisions of this Development Plan shall run with the land. The land, owners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning 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 the Keene Ranch Planned Development is in conformance with the Douglas County Master Plan; is authorized by the provision of Section 18—Planned County Zoning Resolution; and that such Section 15 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to County Requirements
This Development Plan shall prevail and govern the development of Keene Ranch Planned Development Third Amendment, provided, however, that where the provisions of this Development Plan do not address a particular requirement of the Douglas County Zoning Resolution, the Resolution, as Amended, or any other applicable resolutions or regulations of Douglas County, shall be applicable.

Enforcement
For 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 development, the Development Plan shall be enforced in the location of common open space shall run in favor of Douglas County and shall be enforceable in law or equity by the County without limitation on any power or enforcement 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 than the provision which is most permissive shall be determined otherwise by the Director of Planning and Community Development.

Minimum Level of Development
The number of dwelling units required for development within the Planned Development and the density requirements for development within the Areas in the Keene Ranch Planned Development shall be determined by the applicable density transfers, if any. The actual number of dwellings commercial, institutional, and other improvements shall be determined by the requirements of the Board of County Commissioners.

Project Tracking
At the time of subdivision final plot, the applicant shall provide a summary of the file number and date of filing to the Planning Division, in order to ensure maximum development rights are not exceeded.

Continuous Agricultural Use
Prior to final plotting or dedication of property for public use, all uses permitted by Article 10 of the Douglas County Subdivision Resolution shall be required to continue to be allowed for all properties not platted or dedicated. Such permitted uses, or uses by Special Review shall be subject to all provisions of the Douglas County Zoning Resolution relating to the A-1 Zone District.

Commitments
In order to implement the Planned Development District, the developer hereby commits to the Douglas County Commissioners, who shall be the upholders of the successors and assigns in interest, to its properties within the Keene Ranch Planned Development Third Amendment, and upon the County, the Board of County Commissioners, and Douglas County Commissioners of the Keene Ranch Planned Development and related Development District. Said commitments are as follows:

Schools
The developer, its successors and assigns shall pay cash-in-lieu of school land dedication in accordance with Article 10 of the Douglas County Subdivision Resolution. All payments shall be made prior to recording of any final plot approved within Keene Ranch, Third Amendment. The dollar value amount to be used in determining said payment shall be determined by Douglas County at the time of said payment.

Permits
The developer, its successors and assigns shall pay cash-in-lieu of park land dedication in accordance with Article 10 of the Douglas County Subdivision Resolution. All payments shall be made prior to recording of any final plot approved within Keene Ranch, Third Amendment. The dollar value amount to be used in determining said payment shall be determined by Douglas County at the time of said payment.

TRANSPORTATION

1. Right of Way Dedication

- a. All public road Right of Way within the development shall be dedicated to the County, subject to the payment of no cost to Douglas County at the time of the final Plot approved.
- b. Additional Right of Way for Tomich Road as required by the County Engineer, shall be dedicated to the County, subject to the payment of no cost to Douglas County at the time of the final Plot.

2. Road Construction

- a. All public roads (except the emergency vehicle access roads) within the development shall be constructed and paved to Douglas County Standards.
- b. Townsite roads shall be constructed and paved from the areas of Keene Ranch First Plot, those areas being the areas to the west and of the existing paving.
- c. The cost of all paving improvements shall be assured by bond, letter of credit or other security acceptable to Douglas County prior to the recording of the final plot (on a per phase or filing basis).

WATER SUPPLY

Each residential site within PA-1 and PA-2 shall be allowed one individual domestic well into the Denver aquifer pursuant to the augmentation plan 93CW102. The individual wells shall each be allocated a minimum of one acre of surface area, with the exception of the underlying Arapahoe and Laramie Fox-Hills Aquifers shall not be conveyed to the purchasers of lots within Keene Ranch, Third Amendment.

WASTE WATER TREATMENT

Each site within PA-1 and PA-2 shall be required to install an on-site sewage disposal system approved by Tri-County District Health Department, or any other applicable health department. On-site sewage disposal sites and mature vegetation shall be preserved. All individual sewage disposal systems shall be of the non-evaporative type in accordance with the Water Court Case No. 93CW102.

FIRE PROTECTION

1. Water Source

Prior to issuance of the first certificate of occupancy, the developer, its successors and assigns shall install up to three (3) 25,000 gallon below-grade cisterns, each complete with a dedicated well for a water source for fire protection. The developer shall be responsible for the applicable fire district. Each well and cistern shall be part of an underground system, and shall be connected to the fire hydrant system, while not in use by the fire districts. It is the intent of the developer to provide one cistern system, as noted above, within each of the first plots, and to have the same connected to the fire hydrant system. Cisterns shall be located in accordance with the applicable code in assessments or within the public right of way (as approved by Douglas County Engineering Division) and shall be shown on each applicable final plot.

2. Emergency Access

The developer, its successors and assigns shall construct at no cost to Douglas County one emergency access along the Western boundary to connect to Buff Circle (In the Southeast corner of Perry Ranch). The emergency access shall be dedicated to acceptable County standards and shall have a locked gate to prevent unauthorized access. The developer shall be responsible for access including snow removal shall be the responsibility of the developer, its successors and assigns. Timing of the construction of the emergency access shall be determined by the County Engineering Division in conjunction with the three affected fire districts. The developer, its successors and assigns shall be required to provide a written affidavit to the Board of County Commissioners at the December 21, 1994 Board of County Commissioners public hearing.

3. Residential Fire Sprinkler Systems

Prior to approval of the first final plot within Keene Ranch Third Amendment, the developer, its successors and assigns shall develop a Residential Fire Sprinkler System for the Douglas County Fire Department and affected fire districts, to ensure every home within the development is in compliance with an individual residential fire sprinkler system. The system will be required to be installed for flow and temper. The homeowners association shall be responsible for the maintenance of the system, including periodic maintenance, inspection by the affected fire districts.

WILDLIFE MITIGATION'S

In an effort to reduce possible conflicts between human inhabitants of Keene Ranch Planned Development Third Amendment and its native wildlife, the developer, its successors and assigns shall file with the Division of Wildlife as noted in their referral letter. Said covenants shall include, but not be limited to, the following:

- a. Providing food or salt licks for any animal species except live stock.
- b. Household pets shall be held indoors or within an enclosed area to prevent hunting nearby, as well as.
- c. Household pets shall be allowed to run at large and are subject to Douglas County's leash law, as well as State law regarding hunting.
- d. Garbage shall be stored in an enclosed area prior to removal and shall be removed to a general container for removal that does not easily be opened (i.e. metal or paper bags).
- e. No hunting areas, especially young or injured animals, should be patrolled or taken home as pets. In the case of an injured animal, the developer, its successors and assigns shall be responsible for the care and treatment of the animal.
- f. Fencing shall be of a type approved by the Colorado Department of Wildlife and as noted herein in the "Fencing Standards" For PA-1 and PA-2.

PHASING

Development of this project shall occur in four (4) phases, the first phase being the Northwest portion, the second being the Northeast portion, the third phase being the Northwest portion and the fourth and final phase being the Southwest or remaining portion.

COUNTY REGULATIONS

The Developer, its successors and assigns and the County agree that any off-site mitigation/impact fee and service cost recovery regulations, guidelines, and standards as may be adopted by the County or the State of Colorado shall apply to Keene Ranch Planned Development Third Amendment. Any such guidelines or other authority are of general applicability to the County. Additional Development Fund costs specific to school impact fees.

HOMESTEAD ASSOCIATION

A mandatory Master Homeowners Association shall be established with the right to assess fees on all property within Keene Ranch Planned Development Third Amendment, for the maintenance of common facilities and programs including, but not limited to, perpetual maintenance of emergency access assessments, including snow removal, development of a master plan for the subdivision, and the filing of a Master Plan (Case No. 93CW102) Item #9 (Administration of Plan for Augmentation), drainage easements and pedestrian and equestrian trails.

SINGLE FAMILY RESIDENTIAL — ALL DISTRICTS

Intent

Within Keene Ranch Planned Development Third Amendment, two types of single family planning areas have been established. These are PA-1 and PA-2.

To provide a mix of large-lot residential homesites, that create country living in a rural atmosphere while preserving the vegetation, significant open space, and natural drainage systems. In such cases, provide an appropriate transition from urban to rural and agricultural areas. The density range is from one dwelling per 35 acres to one dwelling per 100 acres.

Some lots shall be required to allow for assessments as a method of providing for pedestrian, aquifer and wildlife corridors as indicated on the Keene Ranch PA-1, First Amendment, Sketch Plan — File No. 93CW102. The developer shall be responsible for the maintenance of the natural drainage systems. Some lots may be required to provide drainage systems. In such cases, dwellings must be built outside of the area of the wetland, flood plain, or drainage. Maintenance of these drainage's shall be the responsibility of the developer, its successors and assigns. The drainage easements shall be identified on the final plot for each phase. Motorized or wheeled vehicles shall be prohibited within these assessments. These drainage assessments shall be precisely manifested on the preliminary and final plots for each phase.

PA-1 DEVELOPMENT STANDARDS

- a. **Principal Uses:** All those per the A-1 Section of the Douglas County Zoning Resolution as Amended.
- b. **Accessory Uses:** All those per the A-1 Section of the Douglas County Zoning Resolution as Amended.
- c. **Uses Permitted by Special Review:** All those per the A-1 Section of the Douglas County Zoning Resolution as Amended except the following:
 - 1. Agricultural/recreational facility
 - 2. Bed & Breakfast
 - 3. Boarding house
 - 4. Campground
 - 5. Church
 - 6. Cultural facility
 - 7. Event
 - 8. Feed yard - commercial
 - 9. Farming
 - 10. Funeral home
 - 11. Group home
 - 12. Guest ranch, including accompanying resort cabins
 - 13. Helper!
 - 14. Zoo
- d. **Setbacks:** All setbacks shall be in accordance with the A-1 Section of the Douglas County Zoning Resolution as amended.
- e. **Building Height:** Building height shall be in accordance with the A-1 Section of the Douglas County Zoning Resolution as Amended.
- f. **Permitted Residential Lot Size:** All those per the A-1 Section of the Douglas County Zoning Resolution as Amended except the following:
 - 1. Agricultural/recreational facility
 - 2. Bed & Breakfast
 - 3. Boarding house
 - 4. Campground
 - 5. Church
 - 6. Cultural facility
 - 7. Event
 - 8. Feed yard - commercial
 - 9. Farming
 - 10. Funeral home
 - 11. Group home
 - 12. Guest ranch, including accompanying resort cabins
 - 13. Helper!
 - 14. Zoo
- g. **Minimum Lot Size:** The minimum lot size shall be as provided in the A-1 Section of the Douglas County Zoning Resolution as Amended, Douglas County Planning Department File No. SB94-001, however, at the time of final platting, the minimum lot size shall be less than 19,500 square feet. In no event however, shall the number of lots within PA-2 exceed 232 lots.

PA-2 DEVELOPMENT STANDARDS

- a. **Principal Uses:** All those per the R.R. Section of the Douglas County Zoning Resolution as Amended.
- b. **Accessory Uses:** All those per the R.R. Section of the Douglas County Zoning Resolution as Amended.
- c. **Uses Permitted by Special Review:** All those per the R.R. Section of the Douglas County Zoning Resolution as Amended except the following:
 - 1. Agricultural/recreational facility
 - 2. Bed & Breakfast
 - 3. Boarding house
 - 4. Campground
 - 5. Church
 - 6. Cultural facility
 - 7. Event
 - 8. Feed yard - commercial
 - 9. Farming
 - 10. Funeral home
 - 11. Group home
 - 12. Guest ranch, including accompanying resort cabins
 - 13. Helper!
 - 14. Zoo
- d. **Setbacks:** All structures shall be setback a minimum of 100 feet from any lot line adjacent to a street, except for structures located on a corner lot. All structures shall be setback a minimum of 50 feet from any side or rear lot line.
- e. **Building Height:** Building height shall be in accordance with the R.R. Section of the Douglas County Zoning Resolution as Amended.
- f. **Permitted Residential Lot Size:** All those per the R.R. Section of the Douglas County Zoning Resolution as Amended except the following:
 - 1. Agricultural/recreational facility
 - 2. Bed & Breakfast
 - 3. Boarding house
 - 4. Campground
 - 5. Church
 - 6. Cultural facility
 - 7. Event
 - 8. Feed yard - commercial
 - 9. Farming
 - 10. Funeral home
 - 11. Group home
 - 12. Guest ranch, including accompanying resort cabins
 - 13. Helper!
 - 14. Zoo
- g. **Minimum Lot Size:** The minimum lot size shall be as provided in the A-1 Section of the Douglas County Zoning Resolution as Amended, Douglas County Planning Department File No. SB94-001, however, at the time of final platting, the minimum lot size shall be less than 19,500 square feet. In no event however, shall the number of lots within PA-2 exceed 232 lots.

COUNTY CERTIFICATION

THIS MAJOR AMENDMENT OF THE KEENE RANCH DEVELOPMENT PLAN AMENDED BY THE KEENE RANCH PLANNED DEVELOPMENT DISTRICT A-1, AS DEPICTED HEREIN PURSUANT TO PA-1 DEVELOPMENT STANDARDS, AND PA-2 DEVELOPMENT STANDARDS, AND PA-3 DEVELOPMENT STANDARDS F. FENCING STANDARDS, AS APPROVED BY BOARD RESOLUTION NO. 2024, ON SEPTEMBER 20, 2024. THIS AMENDMENT NO. 3 AFFECTS ONLY PA-1 AND PA-2 AS DESCRIBED IN FILE ZR2023-007

Chair, Board of Douglas County Commissioners _____ Date _____

Director of Community Development _____ Date _____

I hereby certify that this plan was filed in my office on this _____ day of _____, 2024, at _____ o'clock _____ M.

and was recorded per Reception No. _____

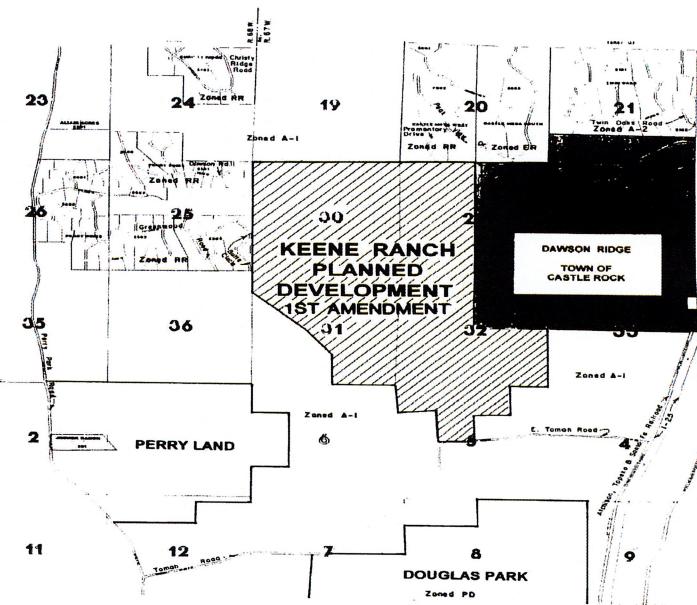
Douglas County Clerk and Recorder _____

REVISIONS	Mac. II-744	Rev. L-25-10	3rd Amend. 7-10-24	DATE Sept. 1994	FILE #	NAME DAVID E. ARCHER	ASSOCIATES, INC.	LAND DEVELOPMENT CONSULTANT SURVEYORS & ENGINEERS PARK CITY, UTAH 105 WELLS ST. CASTLE ROCK, COLORADO 80104	ITEM KEENE RANCH PLANNED DEVELOPMENT THIRD AMENDMENT A MAJOR AMENDMENT TO PA-1 AND PA-2 DEVELOPMENT STANDARDS F. FENCING STANDARDS	RECEIVED KEENE RANCH HOMEOWNERS ASSOCIATION DUE DATE Sheet 1 of 3 92-802
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**KEENE RANCH PLANNED DEVELOPMENT THIRD AMENDMENT
A MAJOR AMENDMENT TO PA-1 AND PA-2 DEVELOPMENT STANDARDS, F. FENCING STANDARDS
SECTIONS 29, 30, 31 & 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST & SECTION 5,
TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
2057.87 ACRES 247 DU'S ZR2023-007**

PROPERTY DESCRIPTION: PLANNING AREA PA-1

PROPERTY DESCRIPTION: PLANNING AREA PA-

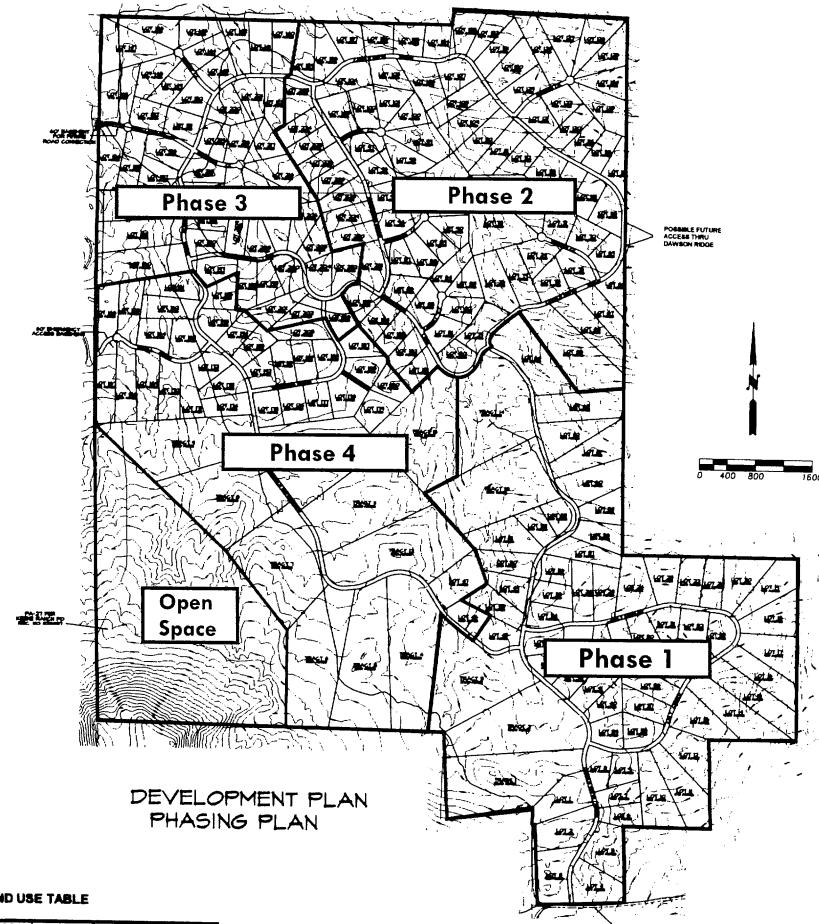
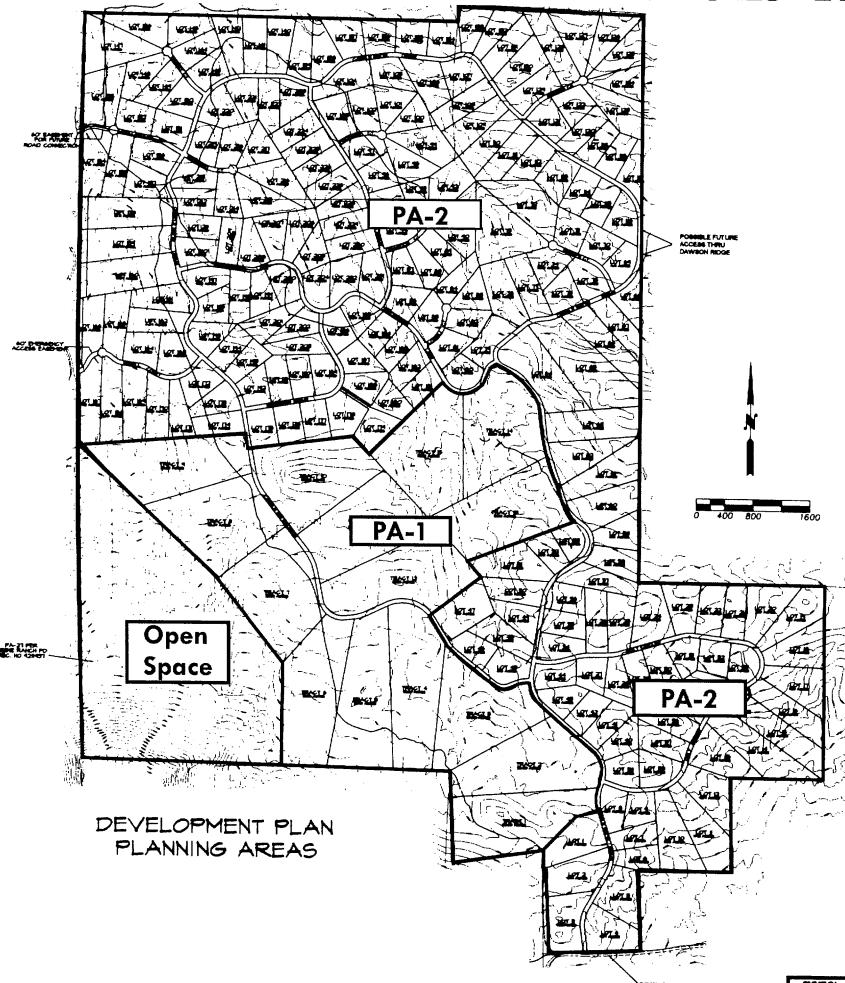


REVISIONS
Misc. 11-7-9
Rev. 1-25-9
3rd Amend.



NAME	KEENE RANCH PLANNED DEVELOPMENT THIRD AMENDMENT A MAJOR AMENDMENT TO THE PA-1 AND PA-2 DEVELOPMENT STANDARDS, F. FENCING STANDARDS	
994	CLIENT	KEENE RANCH HOMEOWNERS ASSOCIATION
	Sheet 2 of 3	JOB NUMBER 92-802

**KEENE RANCH PLANNED DEVELOPMENT THIRD AMENDMENT
A MAJOR AMENDMENT TO PA-1 AND PA-2 DEVELOPMENT STANDARDS, F. FENCING STANDARDS
SECTIONS 29, 30, 31 & 32, TOWNSHIP 8 SOUTH, RANGE 67 WEST & SECTION 5,
TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO
2057.87 ACRES 247 DU'S ZR2023-007**



LAND USE TABLE

SYMBOL	LAND USE	DENSITY	GROSS UNITS	ACRES	%
PA-1	Residential	0.026	16	431.946	24
PA-2	Residential	0.15	232	1625.822	68
OS	Open Space			197.145	8
TOTAL		0.120	247	2,255	100

REVISED
Mac. 11-7-44
Rev. 1-29-45
3rd Amend. 7-

DAVID E.
ARCHER



WILKES KEENE RANCH PLANNED DEVELOPMENT
THIRD AMENDMENT
A MAJOR AMENDMENT TO THE PA-1 AND PA-2
DEVELOPMENT STANDARDS, E FENCING STANDARDS
SEPT. 1994