

CENTENNIAL RIDGE SECOND AMENDMENT TO PLANNED DEVELOPMENT GUIDE SHEET 2 OF 2

INTRODUCTION PLANNED DEVELOPMENT GUIDE

The purpose of the following information is to respond to the submittal requirements as identified in Part II, Section 13, Planned Development, Douglas County Zoning Resolution, adopted November 15, 1982 (The "Zoning Resolution").

As an Amendment, this Development Guide reflects the Rezoning of Planning Area B of the Centennial Ridge Planned Development, from multi-family residential to single family residential.

PLANNED DEVELOPMENT GUIDE

This development guide sets forth land uses and development standards for Centennial Ridge, a planned residential community in the County of Douglas, State of Colorado. This Development Guide is authorized under the power and authority of Part II, Section 13, Planned Development, Douglas County Zoning Resolution, adopted November 15, 1982 (The "Zoning Resolution").

Centennial Ridge is a 40 acre parcel of land under single development control and is suitable for creation of an exclusive residential community.

The Planned Unit Development Act of 1972 and the Board of Douglas County Commissioners permit adoption of a development guide within the context of the planned unit development zoning regulations applicable to such land. A comprehensive plan has been formulated for Centennial Ridge encompassing such beneficial features as a balance of residential and recreational uses; creation of an aesthetically pleasing environment; and promotion of high standards of development quality by site planning, landscaping controls and architectural design guidelines all for the benefit of the existing and future citizens of Douglas County.

SECTION I PURPOSE, OBJECTIVES AND INTENT

A. PURPOSE

The purpose of this guide is to assure that Centennial Ridge is developed as a comprehensively planned residential community with adequate provision for the orderly development and improvement of the property and to assure provision of public services and on-going maintenance at a level of highest quality.

B. OBJECTIVES

The community of Centennial Ridge is intended to accommodate a mix of residential and recreational land uses.

C. LEGISLATIVE INTENT

It is also the intent of this Development Guide to be consistent with, and to assist in the implementation of the legislative declaration contained in the Planned Development Act of 1972 of the State of Colorado to:

1. Encourage innovations in residential and recreational development so that the growing demands of the population may be met by greater variety in type, design and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings.
2. Encourage a more efficient use of land and public services, or private services in lieu thereof.
3. Preserve natural land forms.
4. Encourage the building of a residential community incorporating the best features of design.
5. Conserve and enhance the value of the land.
6. Encourage integrated planning in order to achieve the above purposes.

SECTION II AUTHORITY

A. Authority. The authority for this Development Guide is Part II, Section 13, of the Zoning Resolution. The Authority for Part II, Section 13 of the Zoning Resolution is Article 67, Title 24 (Planned Unit Development Act of 1972), of the Colorado Revised Statutes, 1973, as amended.

B. Adoption. The adoption of this Development Guide shall evidence the finding and decision of the Douglas County Board of County Commissioners that this Development Guide for Centennial Ridge is authorized by the provisions of the Zoning Resolution and that this Development Guide complies with the Planned Unit Development Act of 1972.

C. Enforcement. The provisions of this Development Guide relating to the use of land and the location of open space shall run in favor of Douglas County without any limitation of power or authority otherwise granted by law. All provisions of this Development Guide shall run in favor of the residents, occupants and owners of the land within Centennial Ridge to the extent expressly provided in this Development Guide and in accordance with its terms and conditions.

D. Modifications. Modifications, removals and releases of the provisions of this Development Guide may be made in accordance with the Zoning Resolution, when it is determined by the appropriate governmental entity that the modification, removal or release is not inconsistent with the purpose, objectives and intent of this Development Plan.

SECTION III CONTROL PROVISIONS

A. The plan of development for Centennial Ridge, including the location of each Planning Area, is shown upon the "SECOND AMENDMENT TO CENTENNIAL RIDGE DEVELOPMENT PLAN" which Development Plan is hereby incorporated by reference into this Development Guide.

B. No building permit for any construction, improvements or alterations at Centennial Ridge shall be applied for or issued until the plans, specifications and details have been reviewed by the appropriate governmental entities.

C. No Certificate of Occupancy for any building at Centennial Ridge shall be issued until the necessary review process has been carried out by the appropriate governmental entity.

SECTION IV DEFINITIONS

1. OPEN SPACE. Public or private land and aquatic areas which are acquired, regulated or managed to protect the natural environment and significant cultural resources; provide recreational opportunities; shape the pattern of development, or any continuation thereof, including open space easements, common elements and any buildings authorized for construction on open space.

2. PLANNING AREA. An area of land indicated on the Development Plan, the boundaries of which are defined on said plan. The specific uses in, and the corresponding development standards and requirements applicable to any area of land are determined by the Planning Area, within which such area is placed, and the provisions on this Development Guide.

3. RECREATION FACILITIES. Swimming pools, tennis courts, racquet courts, basketball courts, swings, slides and other recreational facilities customary in the area.

4. SPECIAL COMMUNITY EVENTS. Concerts, plays, cookouts and other community events customary for the area and which do not unreasonably interfere with home occupation by others.

5. DESIGN REVIEW COMMITTEE. A Committee appointed in accordance with the covenants, conditions and restrictions applicable to Centennial Ridge and charged with responsibility for reviewing and approving site plans, landscaping plans, Uses by Special Review, and specifications including the location of structures, any planned removals of vegetation with the power of approval or disapproval thereof, with no additional review and approval by Douglas County required. Approval by the Design Review Committee shall be obtained prior to building permit issuance. Initially, the members of the Design Review Committee shall be appointed by the developer and subsequently by the Homeowners Association.

SECTION V GENERAL PROVISIONS

A. Purpose. The purpose of this section is to provide general provisions and clarifications of standards and requirements for development which occurs in Centennial Ridge.

B. Development Phasing. Any project may be constructed in phases, provided that there is compliance with the development standards and requirements applicable to each phase.

C. Utility Requirements. All electrical and communications distribution lines shall be placed underground, unless specifically determined otherwise by the Board of County Commissioners.

D. Uses by Special Review. These uses shall be reviewed and approved by the Design Review Committee, prior to building permit issuance.

E. Site Plans. Site plans shall be reviewed and approved by the Design Review Committee prior to building permit issuance.

F. Conflict. The provisions of this Development Guide shall prevail and govern the development of Centennial Ridge Planned Development. However, where the provisions of this Development Guide do not clearly address a specific subject, the provisions of the Douglas County Zoning Resolution, or any other applicable ordinances, resolutions or regulations of Douglas County shall prevail.

G. Safety, Security, Environmental Protection.
1. Contractors shall be required to provide flagmen and/or erect or maintain all necessary barricades and shall take all necessary precautions for the security of the project, the protection of the work and the safety of the public.

2. Roads, streets, driveways or excavations closed to traffic or in a stage of construction that could cause injury to the public, shall be protected by effective barricades.

3. Construction contracts will require that care and understanding be exercised by all equipment operators to prevent any damage to the landscape.

4. Construction offices, supply yards, shops, trailers, workers' cars, etc. will be maintained in a way so as to minimize visual impact.

5. Waste materials will be promptly removed from the construction site. Under no circumstances should waste materials of any kind be dumped or temporarily stored on slopes or in water courses.

6. Measures will be taken by every member of the construction force as needed to eliminate or minimize any interference with or disturbance to wildlife.

7. Tree, brush and grass area will be fertilized as necessary to insure best care and growth.

SECTION VI TOWNHOME/CONDOMINIUM RESIDENTIAL PLANNING AREA A

A. PURPOSE AND INTENT

The purpose of this section is to make provisions for the highest quality development of townhome/condominium residential development.

B. USES PERMITTED BY RIGHT

1. Multiple family dwelling units
2. Accessory uses and buildings
3. Household pets
4. Hiking, riding and biking trails
5. Temporary contractor storage areas
6. Temporary residential sales and construction offices
7. Utility service facilities
8. Recreational facilities
9. Open space
10. Home occupations
11. Public and private schools

C. USES PERMITTED BY SPECIAL REVIEW

1. Churches
2. Major facilities of a public utility
3. Day care centers and nursery schools
4. Group homes

D. DEVELOPMENT STANDARDS

1. Maximum number of dwelling units: 211
2. Maximum dwelling units per gross acre: 10.7
3. Minimum distance between buildings: 20 feet
4. Minimum setback from all property lines: 20 feet
5. Maximum building height: 35 feet

E. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted.
2. Fences, hedges and walls shall not exceed six (6') feet in height and shall not exceed four (4') feet in height when located in front yards.
3. Tennis courts backstops and other recreational uses for fences are exempted from the height restrictions in E.2.

F. GENERAL REQUIREMENTS

1. Dedication requirement: A portion of the gross site area to Douglas County for public use or cash-in-lieu shall be required subject to the Douglas County Subdivision Resolution.
2. Road requirement: Roads will be dedicated to the County for public use, and will be built in accordance with the Douglas County standards.
3. Minimum parking requirements: 1.5 spaces per dwelling unit which shall include a minimum of one attached covered parking space per dwelling unit.
4. Landscaping: Each parcel or tract shall be landscaped in accordance with an approved landscaping plan. Such plan shall be reviewed by the Design Review Committee.
5. Signs: Signs shall be in accordance with the requirements outlined in Part II, Section 19, of "The Zoning Resolution".
6. Energy Conservation: Energy conserving design, construction and siting is encouraged. No construction shall be of a height and location so as to substantially obstruct sunlight on neighboring buildings or streets.
7. Water and Sanitation Requirement: Use must be served by a central water and sanitation facility approved by Tri-County Health District.
8. Change in Use: With any change in land use in Planning Area A, a traffic study with queuing analysis and on-site vehicular circulation shall be provided to the City.

A. PURPOSE AND INTENT

The purpose of this section is to make provisions for the highest quality development for single-family residential development.

B. USES PERMITTED BY RIGHT

1. Single family dwelling units
2. Accessory uses and buildings
3. Household pets

4. Hiking, riding and biking trails
5. Temporary contractor storage areas
6. Temporary residential sales and construction offices
7. Utility service facility
8. Recreational facilities
9. Open space
10. Home occupations

C. USES PERMITTED BY SPECIAL REVIEW

1. Churches and church schools
2. Hospitals and nursing homes
3. Public and private schools
4. Major facilities of a public utility
5. Group homes
6. Nursery schools and day care centers

D. DEVELOPMENT STANDARDS

1. Maximum number of homes: 26
2. Maximum dwelling units per gross acre: 5.2
3. Minimum distance between buildings: 10 feet
4. Minimum side setback: 5 feet
5. Minimum rear and front setback: 20 feet
6. Maximum building height: 35 feet
7. Minimum side setback abutting a street: 15 feet

E. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted.
2. Fences, hedges and walls shall not exceed six (6') feet in height and shall not exceed four (4') feet in height when located in front yards.
3. Tennis courts, backstops and other recreational uses for fences are exempted from the height restrictions in E.2.

F. GENERAL REQUIREMENTS

1. Road requirement: Roads will be dedicated to the County for public use, and will be built in accordance with the Douglas County standards.
2. Parking requirements: A minimum of two (2) parking spaces per dwelling unit.
3. Landscaping: Each parcel or tract shall be landscaped in accordance with an approved landscaping plan. Such plan shall be reviewed by the Design Review Committee.
4. Signs: Signs shall be in accordance with the requirements outlined in Part II, Section 19, of "The Zoning Resolution".
5. Energy Conservation: Energy conserving design, construction and siting is encouraged. No construction shall be of a height and location so as to substantially obstruct sunlight on neighboring buildings or streets.
6. Water and Sanitation Requirement: Use must be served by a central water and sanitation facility approved by Tri-County Health District.

SECTION VIII SINGLE-FAMILY RESIDENTIAL PLANNING AREA C

A. PURPOSE AND INTENT

The purpose of this section is to make provisions for the highest quality development for single-family residential development.

B. USES PERMITTED BY RIGHT

1. Single family dwelling units
2. Accessory uses and buildings
3. Household pets
4. Hiking, riding and biking trails
5. Temporary contractor storage areas
6. Temporary residential sales and construction offices
7. Utility service facility
8. Recreational facilities
9. Open space
10. Home occupations

C. USES PERMITTED BY SPECIAL REVIEW

1. Churches and church schools
2. Hospitals and nursing homes
3. Public and private schools
4. Major facilities of a public utility
5. Group homes
6. Nursery schools and day care centers

D. DEVELOPMENT STANDARDS

1. Maximum number of homes: 120
2. Maximum dwelling units per gross acre: 6.0
3. Minimum distance between buildings: 10 feet
4. Minimum side setback: 5 feet
5. Minimum rear and front setback: 20 feet
6. Maximum building height: 35 feet
7. Minimum side setback abutting a street: 15 feet

E. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted

2. Fences, hedges and walls shall not exceed six (6) feet in height and shall not exceed four (4) feet in height when located in front yards.
3. Tennis courts, backstops and other recreational uses for fences are exempted from the height restrictions in E.2.

F. GENERAL REQUIREMENTS

1. Dedication requirement: A portion of the gross site area to Douglas County for public use or cash-in-lieu shall be required subject to the Douglas County Subdivision Resolution.
2. Road requirement: Roads will be dedicated to the County for public use, and will be built in accordance with the Douglas County standards.
3. Parking requirements: A minimum of two (2) parking spaces per dwelling unit.
4. Landscaping: Each parcel or tract shall be landscaped in accordance with an approved landscaping plan. Such plan shall be reviewed by the Design Review Committee.
5. Signs: Signs shall be in accordance with the requirements outlined in Part II, Section 19, of "The Zoning Resolution".
6. Energy Conservation: Energy conserving design, construction and siting is encouraged. No construction shall be of a height and location so as to substantially obstruct sunlight on neighboring buildings or streets.
7. Water and Sanitation Requirement: Use must be served by a central water and sanitation facility approved by Tri-County Health District.

SECTION IX OPEN SPACE

A. PURPOSE AND INTENT

The purpose and intent of this Section is to establish land uses considered appropriate for open space areas. A significant amount of land should be preserved for communal open space and community recreational areas.

B. USES

The uses that will be considered in open space areas will include:

- bike trails, hiking trails and riding trails
- artificial waterways and ponds
- community events
- outdoor athletic fields
- maintenance facilities
- recreation areas and facilities