Ref #2024054176, Date: 12/13/2024 4:39 PM, Pages: 1 of 9 ,RECORDING \$53.00 Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

DocuSign Envelope ID: F0F53A91-A428-4B82-924B-8BAF7A824330

### **ORDINANCE NO. 2023-034**

AN ORDINANCE APPROVING THE INITIAL ZONING FOR 73.76
ACRES OF LAND LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, DOUGLAS COUNTY, COLORADO, PURSUANT TO A
ZONING APPLICATION SUBMITTED BY 455 ALEXANDER, LLC, AND
TIERRA INVESTORS, LLC; AND APPROVING THE REZONING OF A
4.20 ACRE PARCEL OF LAND ADJACENT THERETO
(Alexander Way Initial Zoning/Maher Ranch Parcel Rezoning)

WHEREAS, Alexander Investors, LLC (the "Owner"), as successor in interest to 455 Alexander, LLC, and Tierra Investors, LLC (collectively, the "Petitioners") is the owner of two parcels totaling 73.76 acres of land located east of the Silver Heights subdivision, north of Alexander Place, and west of the Diamond Ridge Estates subdivision, as more particularly described on the attached *Exhibit A* (the "Annexed Property"); and

WHEREAS, the Annexed Property is the subject of a petition for annexation submitted by the Petitioners to the Town of Castle Rock (the "Town"), which annexation was approved by the Town Council at tonight's meeting; and

WHEREAS, the Petitioners have submitted an application to the Town for the initial zoning of the Annexed Property, to which the Owner has consented (the "Zoning Application"), requesting that it be classified as Planned Development; and

**WHEREAS**, in addition, the Owner, as successor in interest to the Petitioners, is the owner of a 4.20-acre parcel of land adjacent to the eastern boundary of the Annexed Property, as more particularly described on the attached *Exhibit A* (the "Previously Annexed Property"); and

WHEREAS, the Petitioners have submitted an application to the Town for the rezoning of the Previously Annexed Property, to which the Owner has consented (the "Rezoning Application"), requesting that it be excluded from the Maher Ranch Planned Development and included in a Planned Development with the Annexed Property; and

WHEREAS, according to Section 20.02.030 of the Castle Rock Municipal Code (the "Code"), the Town Council may evaluate any pending zoning requests for the Property concurrently with the annexation request, and the annexation hearing may be combined and held concurrently with the required public hearing on the zoning classification of the Property (the "Combined Hearings"); and

**WHEREAS**, in addition, prior to the date set for the Combined Hearings, the Owner's Zoning Application shall be reviewed in a public hearing by the Planning Commission; and

**WHEREAS**, the Planning Commission and Town Council have conducted the required public hearings in accordance with the applicable provisions of the Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

- **Section 1.** <u>Findings</u>. Based upon the testimony and evidence presented at the Combined Hearings, pursuant to the requirements of Section 17.02.060.C. of the Code, the Town Council makes the following findings:
  - A. The zoning of the Annexed Property and Previously Annexed Property is not subject to any existing land use intergovernmental agreements;
  - B. The proposed zoning conforms to the most recently adopted versions of the Town's Vision and Comprehensive Master Plan. The Annexed Property and Previously Annexed Property are not located within the boundaries of any sub-area or corridor plan;
  - C. The proposed zoning and use of the Annexed Property and Previously Annexed Property are compatible with existing and planned development on adjacent properties and in the surrounding area;
  - D. The redevelopment and future operation of the Annexed Property and Previously Annexed Property will be undertaken in accordance with Town regulations and technical criteria and, as such, any impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, will be minimal;
  - E. The Annexed Property and Previously Annexed Property will have access to Town services and infrastructure adequate to support their orderly development; and
  - F. Development of the Annexed Property and Previously Annexed Property is anticipated to have a generally positive economic impact on the Town.
- **Section 2. Zoning Approval**. The Annexed Property and Previously Annexed Property is hereby zoned to Planned Development zoning. The Town's Zoning District Map will be amended to reflect the zoning classification of Planned Development for the Annexed Property and Previously Annexed Property.
- **Section 3.** Plan Approval. The Alexander Way Planned Development Plan and Zoning Regulations in the form attached as *Exhibit B* is hereby approved.
- **Section 4. Severability**. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Ordinance.
- **Section 5.** <u>Safety Clause</u>. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relationship to the legislative object sought to be obtained.
- **APPROVED ON FIRST READING** this 7<sup>th</sup> day of November, 2023, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against, after publication; and

Ref # 2024054176, Pages: 3 of 9

DocuSign Envelope ID: F0F53A91-A428-4B82-924B-8BAF7A824330

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this

21st day of November, 2023, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against.

ATTEST:

DocuSigned by:

Robbie Schonlier

Lisa Anderson, Town Clerk

DocuSigned by:

TOWN OF CASTLE ROCK

Jason Gray, Mayor

Jason Gray, May

Approxed, as to form:

Mike Hyman

F7347F32A6794D1...
Michael J. Hyman, Town Attorney

Approved as to content:

19 Kneewesky

Tara Vargish, Development Services Director

DocuSign Envelope ID: F0F53A91-A428-4B82-924B-8BAF7A824330

### **EXHIBIT A**

### Legal Description of the Annexed Property

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25' WC LS 13155", THENCE ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 1292.65 FEET TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 103535 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 913.25 FEET TO THE NORTHWEST CORNER OF TRACT A OF DIAMOND RIDGE ESTATES FILING TWO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE WESTERLY LIMITS OF SAID TRACT A THE FOLLOWING TWO COURSES: 1) SOUTH 00°31′06″WEST, 475.23 FEET; 2) SOUTH 53°29′05″EAST, 1424.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT A, AND THE INTERSECTION WITH A LINE THAT RUNS BETWEEN THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AS MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 6935", AND THE SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, AS MONUMENTED BY A 2 INCH DIAMETER ALUMINUM CAP, MARKED: "LS 27011"; THENCE ALONG SAID INTERSECTED LINE, SOUTH 89°11'37"EAST, 359.30 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077; THENCE ALONG THE EASTERLY LIMITS OF SAID PARCEL THE FOLLOWING TWO COURSES: 1) SOUTH 39°44′05″EAST, 253.32 FEET: 2) SOUTH 25°03'40"EAST, 528.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 89°41'25"WEST, 2392.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°04'19"EAST, 714.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE INTERSECTION OF SAID LINE THAT RUNS BETWEEN SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AND SAID SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION THENCE ALONG SAID INTERSECTED LINE, NORTH 89°11'37"WEST, 418.14 FEET TO SAID SOUTHEAST CORNER OF BLOCK 5; THENCE ALONG THE WEST LINE OF SAID BLOCK 5, NORTH 00°31′36″EAST, 1303.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 73.76 ACRES, MORE OR LESS.

DocuSign Envelope ID: F0F53A91-A428-4B82-924B-8BAF7A824330

### Legal Description of the Previously Annexed Property

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TO BEAR SOUTH 89 DEGREES 46 MINUTES 33 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 34 DEGREES 40 MINUTES 42 SECONDS EAST, A DISTANCE OF 802.20 FEET ALONG A LINE CONNECTING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2, A DISTANCE OF 478.38 FEET WESTERLY FROM THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 88 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 328.33 FEET; THENCE NORTH 26 DEGREES 04 MINUTES 18 SECONDS WEST, A DISTANCE OF 528.12 FEET; THENCE NORTH 40 DEGREES 44 MINUTES 43 SECONDS WEST, A DISTANCE OF 253.20 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 46 MINUTES 33 33 SECONDS EAST, A DISTANCE OF 269.19 FEET TO THE POINT OF BEGINNING, CONTAINING 4.20 ACRES, MORE OR LESS.

# ALEXANDER WAY . PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



### SCALE: 1" = 2,000"

SITE SUMMARY





- LIBBANANI,DI,AND INTERFACE AREA MANAGEMENT PLAN TO BE EVALUATED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT AS APPROPRIATE TO EACH PLANNED DEVELOPMENT (PD).
- NOTES

  I. THE MARCHA GRITH ASSOCIATED JATH'S THE GREAT COMPREY HAVE NOT RESUSTIFIED.

  I. THE MARCHA GRITH ASSOCIATED JATH'S THE COMPRESS OF TH

## LEGAL DESCRIPTION

COMMENCE HER DEFINENCE CORRECT SCANS STEPANS, AS COMMENSE OF THE AND DAMEST A

REQUERNED, AT THE RECENTRACT CORRESS OF THE SCIPILAGE T (A) OF THE RECOVERAGE TAY OF SKITCHES AND CHARGES THE RECOVERAGE THAT CORRESS AND CHARGES AND THE SAME CONSTRUCTION OF THE RECOVERAGE AND THE SAME CORRESS AND THE A TMACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 DESECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 INST GF THE GTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICILIARS? DESCRIBED AS FOLLOWS:

### TITLE CERTIFICATE

A THE EXAMANCE COMPANY LECEIDED AN AUTHORIZED REPRESENTATIVE OF LECEIDED OF THE BUILDER AND LECEIDED TO COMPANIE WHEELS THE FOR THE STATE OF COLORADO, HAVE BUILDER AND LECHCLOBER OF THE PROPER YEAR STATE THAT JULY CAMPERS, MORT CHARLESS AND LECHCLOBER OF THE PROPERTY ARE LISTED IN THE CEXTREMATE OF OWNERSHIP AND LERHOLDER SUBDICTIONATION CERTIFICATE.

ATTEST.	CHAIP	PLAYMING COMMISSION RECOMMENDATION THIS PLANNED DEVELOPMENT WAS RECOMM TOWN OF CASTLE ROCK COLORADO ON THE DAY OF
	DATE	PLANNING COMMISSION RECOMMENDATION  THIS PLANNED DEFICIORIEST WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE  TOWN OF BAY OF B

DIRECTOR OF DEVELOPMENT SERVICES

DAYE

MY COMMISSION EXPIRES

## TOWN COUNCIL APPROVAL

ATTEST

K I UK LAND LICCATED IN THE HORTH HALF CHESECTION 25. TOWNSHIP 7 SOUTH, DANGE 67 WEST OF THE STIMPHINCIPAL YAN, IDDUGLAS COUNTY, COLORADO 88 MG DESCRIBED AS FOLLOWS:

SURVEYORS CERTIFICATE

STAC PATE

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL NOTARY BLOCK SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL SUBSCRIBED AND SWORN BEFORE METHIS DAY OF NOTARY BLOCK 20 BY

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

REGIS' ERED LAND SURVEYOR

A

OWNERSHIP CERTIFICATE

A REDISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HERBY CERTIFY THAT THE SHRVEY AND ESCA DESCRIPTION REPRESENTED BY THE REANNED DESCRIPTION FOR WAS MADE UNDER MY SUPERVISION AND THE NOUNIEUR IS SHOWN THEREON ACTUALLY EXIST AND THE PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SHRVEY.

## DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLANNED DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT

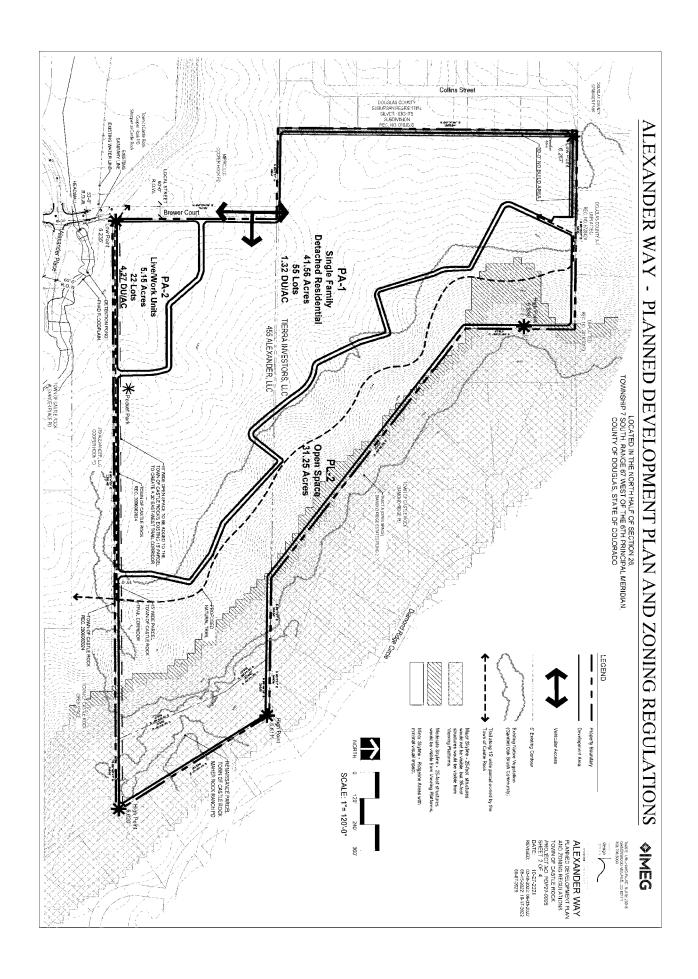
# PROJECT TEAM APPLICANT / OWNER Tiern Investors, LLC & 455 Alexander, LLC &65 South High Street Denver, CO 80208 303.314.246C

CIVIL ENGINEER
INEG
7630 E. Ordrard Rd.. Suite 250-S
Greenwood Village, CO 80111
303,796,6000

LAND PLANNER
The Henry Design Group Inc.
1501 Wazee St. Suite 1-C
Denver, CO 80202
303-446-2366

ALEXANDER WAY
PLANNED DEVELOPMENT PLAN
AND ZONNOR BEGLATIONS
TOWN OF EASTE PROX
PROJECT NO PER 2-4005
SHEET 1 OF 4
DATE 11-27-2021
REVISED 41-5-2021
BEG-7-2021
BEG-7-2021
BEG-7-2021

Sheet 2 Planned Development Plan Sheet 1 Cover Sheet SHEET INDEX



# ALEXANDER WAY ī PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

Unisap Unisap Visitor 760 E. ORCHARD RCAC SUITE 259-S GREENWOODVILLAGE, COR0111 303,794,8000

LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH. RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

B. Application

### AUTHORITY A. Authority

The authority of these PD Zoning Regulations is Chapter 17.32 (PD-Planned Davalopment District) of the Castle Rock Municipal Code, as amended

## Maximum Level of Development

I is can inwiher all dwelling units approved by development which the astablehed Rinning along is the \*\* revining allowed for pilet rg and dwelopment. The study unable of development is the data funded and before the study unable of development pilet in the study of the other content and the development pilet at study all the other through all the development of the study of the development of the study of the development of the study of the s

### CONTROL PROVISIONS

## The PD Filan for Alexander Way includes the type, localism and boundaries of land used see as shown on the Alexander Way Filanned Javelepment Flun FP Filan, which is ethorized as Edwish. A and is hereby incorporated by reference into these FD Zo weg Regulations. A. Incorporation of the Planned Development Plan

B. Planning Area Boundaries

The boundaries and stronger of Ill Planning Ansan which Advancer May a shown on the Advanced Way of the Planning Ansan which are reached board street or driven the boundary pall the the certainers of the street. Where a Planning Ansan about a collection grower the boundary well be the public change of the Advanced Ansan and Ansan Ansan and Ansan Ansan and Ansan An

2.5 2.4

## Administrative Amendments to the PD Plan and PD Zoning Regulations

Amendments to the PD Plan and PD Zoning Regulations shall comply with Chapter 17:36 of the Yown of Castle Rock Municipal Code, as amended.

## D. Road Alignments

The Planned Dwellymouse Plans is like stylet to electing mense location on the primary probables. Percognizing the limit and sold alignments are subject to expline energy states, minor road a significant of streak are expected, and can be accomplished by the developer through the planning process without any amendment to these explaintors or to the PD that their the plans of the planning process without any amendment to these explaintors or to the PD that their their plans of the p

## I' re purpose of this Planned Deve gomein Plan (P.D. Plan) and Planned Development Denned plans, alternat Plan Zerung Begusharcon it so seabled bewelopment and seasons and any provious of the property. The standards contained in these Zening Regulations are intended to curry ou golds of this planned community.

These standards shall apply to all property contained or thin the Alexander PD as shown on the PD Plan and these PD Zoning Regulations. These PD Zoning Regulations can with the lead and thino owners of record and successors in interest to the property.

## B. Adoption

The Town Council has adopted the Alexander Way PD Plan and PD Poning Regulations pursuant to Section 17:34 of Title 17 (Zoning) of the Costle Rock Municipal Code after appropriate public rictics and hearing.

## Relationship of Town of Castle Rock Regulations

All Town ordinance and regulations, as the same are amended from time to the schell apply or suit fee individually and alliand Development. Accordingly, such Town ordinance and egulations shall gowern are control over any conflicting provisions in the PD Sering Regulations, a cess such conflicting provision is restrict as an expires development right under the schildred development at presentment.

# Detached Dwelling Units Detached Dwelling Units Dwelling arts which are not physically connected to other dwelling units. As used herein, the firm detected dwelling units shall include, but not be limited to single family detected divelling units.

2

2. Single samily Autocked own/ling Union Antocked Union/Mork Unit Andelling in linework in it with promising your old concepts or the outdoe which between common wall or in another and amoust opening. Single Email, Autoched devellings peocled period thomes and a single period and one of the condition, Earl Single Family Standard Develling Union or Lee/Work user Shall an occased on his own let simple lets.

and primition with execution of the first access accessions and the second of the companion where the creative and that percent is a subject to the second of the companion where the second of the se

## **Developer** Tierra Investors, LLC and Alexander 455, LLC or assigns as Developer.

# Open Space - Private Space which is untable for landscaping passive and/or active recreation, trails, gardone, view prosteriors and orbanicament buffers and/or other appropriate uses, which is to remain in private ownership.

hich is suitable for lar dscaping, passive and/or active recreation, tralls, view protections and enhancement, buffers and/or other appropriate which are to dedicated to the fown of Castle Brick and available for the buffer.

2.7

Solar/Mind Energy/Geothermal
A dissider that is accessory to, and statated on, a private origin family attached
or stackhood to or borner for the purpose of previding an alternative energy
source for the horne. Not tricer deep as a communal feature.

### GENERAL PROVISIONS

### A. Purpose

in the event that any provision herein shall be by the final order of any court of competent in provisions shall remain in full lords and effect.

E. Site Development Plans and Plats

r addition to the standard definitions lound in the Town of Castle Rock Zoning Ordinance (Title 17), the following definitions of terms shall apply to this PD:

## 2.3 Live/Work Units \_we/work units are with a compatible or

## Open Space/Park Public Space which is suitable for la

The phasing order will be indicated on the Alexander Way Site Development an and will be subject to the criteria in the American and Development Agroement.

addition to their regulations, or an injustions of the development of the Alexander way file regulations, or an injustice is controlled by an agreement in Town of Cardie Rock and the PD product power in The Development Agreement is subject to the Alexand Development as approved by the Town on the — May of II— 22— by Teachdaten No.

- the from the front setback from iceal street right of way or oriente access drive):
- women;
  25 leet to face of garage for front loaded attached garage
  25 leet to face of home
  7.5 rest to side of a side loaded garage
  15 rest to side of a side loaded garage
  15 rest to rese of a side loaded garage
  15 rest to rese of the side loaded garage
  15 rest to rese of the side loaded garage
  15 rest to rese of the side loaded garage
  15 rest to rese of the side loaded garage
  15 rest to rese of the side loaded garage
  15 rest to rese of the side loaded garage
  15 rest to rese of the side loaded garage
  15 rest to rese of the side loaded garage
  15 rest to rese of the side loaded garage
  15 rest to rest to rese of the side loaded garage
  15 rest to rest to rese of the side loaded garage
  15 rest to re
- ucture maximum building height: 25 feet ucture setbacks: and setback not permitted in front of the Iro

Severability of Provisions

### Development Agreement

To five on a principle of the Effering Chandle Change of the Change of t

- 4. Corner bit vide serbabit. 19-test No Build Zones: More than design from a side in the and a 50 feet "No build" solve on a read in the cits adjacent to the solve or a read in the cits adjacent to the solve or a read left in a build be provided on the cits adjacent to the Sheet Height Subdivision and along the anothern poperty the where adjacent to 20-yalls of country, or Sheet Bell by the primary or excession and solve or the solve of the solve of the solve one and the solve of the solve of the solve one and the solve of the solve of the solve of the solve one and solve or the solve of the s

### intent

Considerant, sindow wells, channeys, existent primary centers, by or but windows, counted (no. bud on store tridges, and tool or withing party encounts) may be greatly a security of a return of the counter of 18 or return of the counter of 18 or return or counter of the counter of 18 or return of the counter of the coun

- Detached single family dwe lings with attached or detached private

- A Construction offices and marked stronger shall be generated in all alle access during any life as percent of thing (0) all per plant creatation of access construction in those week thang severed by such construction effice or marked strongs are called the construction effice or marked strongs are called those strongs and construction effice or marked strongs are called those such puts and opposite the construction continues and construction continues and construction of the const
- Micrown Loodard bases. 2786 quare feet
  Maainm Bul bing height: 25 feet by pines; a fractic's
  Micrown Ed offer.
  In All the steet. 30 feet and a minimum of 70 feet at the front
  bullets steet. 20 feet and a minimum of 70 feet at the front
  coulding stroots and
  bullets of the steet of the steet of the steet at the foot
  bullets of the steet of the steet of the steet of the steet

  31 feet.
- Flag lot width at street or private drive: 20 feet at the flag between lot lines beyond the flag, the lot width shall be 70 feet a the fract.

- permitted in front of the Iron: lace of the
- ar yard schock: 25 feet ar yard selback: '0 'eet. The accessory structure may be access which has cide yard by may not catend beyond the feet se of the pr may structure. Interior to sole retiback: 13-teet

## Accessory Direlling Units

2

Intent

4.0 PLANNING AREA 2 (PA-2)

I reargies to reason and the bocated within public rights of way with the execution of within it edulars in the rights of way.

The monutewistizinnay as illuminated by ether an internal or enternal light source.

- 3.4 Accessory Uses
- A. Tempory User pursuant Section 3.5
  B. Commonly information house
  C. Accessory successes such as strongs shed 170 square fiscal and/or
  green house (180 squarefred), resonance, pool brancacebas 200
  squarefred, resonance southers as controlled and maniferance controlled
  Displacement from pool accesses.
  Displacement from pool accesses.
  Displacement from pool accesses.
  Displacement from pool accesses.

## 3.6 Development Standards

- the book the post setands: 25 feet vy structure riem setands: 75 feet vy structure side setands: 75 feet vides de setands for primary structures adjacent to a focal in the feet.

## 3.0 PLANNING AREA- 1 (PA-1)

## Uses Permitted by Right

- genege.
  Pull: builings, it studing but not limited to the and police station Pull: builings, it is dependent on the control prode policy space, pales, and recessional uses, it is it.
  Retitings.
  Retiting Finals Ubildes and apputitionant builing.
  Dampage or detection fluiding.

## 3.3 Prohibited Uses

# The invitors continued includes ongle or material blowing brounded for bedrook under one transport and addition, or action 2.3 blows. The set area may also be conversed to triple termy destined this in accordance with the cliental strander's others. A resource of 22 havious, faint to vising a many destined of the law or permitted. A single destined destining and it permitted of the law or act as provided the set factors as small neith and control to their corner. FAA and the "Desdeptiment Sandaires are numeral to distinct a small control as before the factors."

## 4.2 Uses Permitted by Right

- Attraction dand detached single (smily dwellings with attached or detached prize galaxies.

  Attached and detact for homes with or without a line/work component. (Maumann of a line) was a permitted in a haliding). Public and of a line was marked as permitted in a haliding.) Public and or was expenses and recreational uses, traits, and recreational uses, traits, and recreational uses, traits, and
- no santas. Uhl tee and appurtenant facilites Doziniage and detention facilit es: Wireless cells ar faciliteet as per the Town of Castle Rock Municipal Code.

### 4.3 Prohibited Uses Accessory Divelling Units

## 4.4 Live/ Work Permitted Uses and Regulations

Incent for Non-Hirig uses.
The element for provide complementary work uses premitted if
The element for provide complementary work as septembried if
conducted using all to conclude the billing. Start have shalf be
conducted using all to conclude the rest employees,
the cent employees.

- General Use Standards and Regulations in-home Child Day Care and Ekler Care as parelited by store

- or anjuganeti, sed in romestive with an anjuganetist sed in romestive with the colors, heart, glains or light notice the lot.

  Traffic shall be on page and other traffic shall not be given a said white transport of an area of the lot.

  Traffic shall not be given and other transport of the area of the lot of ing Dietrict, and I swion and backer sheps (2)
- chairs maximum). Group classes shall have a maximum of tive (\$) participants at

### ALEXANDER WAY PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS TOWN OF CASTLE ROCK DATE: 10-27-2021 REVISED: 05-78-2022; 06-03-2022 06-15-2022; 10-17-2022 06-07-2023; PROJECT NO. PDP21-0005 SHEET 3 OF 4

### design 760 E. ORCHARD ROAD SUITE 250-S GREED/MODD VILLAGE CO-80111 WG NA 3901 ALEXANDER WAY -5.0 OPEN SPACE/PUBLIC LANDS - OPEN SPACE - (PL-2) 4.7 Development Standards 4.5 Accessory Uses 4.6 Temporary Uses A Visimum date part los ana Alached unit. 1900 equan fee: 1 Var num Building height: 5 referont. 5000 spanel lea 1 Var num Building height: 5 left primary structures C. Visimum lu and h. 20 left and a minimum 20 legt at the building 2 var and hos. 2 var and var lunder or visit and connect finnings at the material storage area. B. Temporary saits trailers, model homes with parking area, show home completes, tomporary sales signage, and accociated uses: PARK AND OPEN SPACE REQUIREMENTS (WITHIN PA-1, 2 AND PL-2) Construction offices and material storage shall be permitted in a loss areas during and for a period of thiny (30) days after cessation of actual construction in those areas being served by such construction office or material starrage areas. If 2 is intelligit to provide about loops appeared representation of the billiot. If The capes present the provide is define the exemption of Bage insighborhood and allowards after. The open space is intelligit to prevent unabushed to de event more contrainable to exemption as an actual to which will formed to demonstrate the contract of the actual and which will formed to demonstrate the prevention as a contract of the form of Cost 4 flood Managad Code, as amended. 2 Command or consequent device upont that 30 critical base positions or consequent to easi or size stable provided for your positions or consequent to easi or size that a stable of the 20 country on the first or Ash (20°) for the count before the 20°. Leading, statistical structure, unto shall period an administration of country to the country of Accusing a large transfer of break-based attended grange 2 to Stefan to face of break-based appage 3 to Stefan to Stefan to Stefan based appage 4 to Stefan to Stefan to Stefan based attended break shallow shallow pages above this pool of a many structure or brian whole 4. The Stefan based of the grange at state of the stefan based of the Stefan based attended to Stefan based of the S not be illuminated. Two project identifications gins are permitted. One is permitted in each Planning Area. Each sign face shall be a maximum of 32 square. A minimum of 40% of the ownall size shall be provided in prick brisk, and open space in addition of 640 Open Agrees, a via mum of 1.5 and open space public by provided in PA 1 and 2 which may record the power and violence and Primary structure front setpack from local street right-of-way or private The maximum height of the monument shall be eight (8) feet There is no maximum square footage requirement for the Tremainmant/sign shall not be located within a new reversion. Trainfels Virunear/Signage shall not be located within public rights of way with the exception of within medians in the rights of way. The manufacture and pay be illuminated by either an interral for Shrinches, and parties and parios 30 inches or less chose gradie may encroach the eart or side seaback provided they are of close than five §\$\text{less to the side property line and \$25 feet to the side property line and \$25 feet to a rear lost or PA.1 and 10 feet to a rear lost or the side property line and \$25 feet to a rear lost or PA.1 and 10 feet to a rear lost or the side property line and \$25 feet to a rear lost on Cantilevers, window wells, chimneys, entertainment certars, to by or box windows, counterforts, brick or stone ledges and roof overhangs may entroach into the serback a maximum of 36 network. $\sigma$ -de-sac, knowlete, or similarly curved frontage at the 20 faat wicth at street or private drive. 20 feet at the flag. In live lines beyond the flag, the lot width shalf he 35 feet at PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO 7.5 Grading / Drainage 7.4 Landscaping A following inquiented stably to promee forcing. A following inquiented stably to promee forcing an inhabit open all and nomenum height of but all years at a fall of consist of an amount of the following stables as plant opportunit, and the following stables as plant opportunit, and the classes of the opportunities on the classes of the opportunities on the classes of the opportunities of the classes of the opportunities opportunities of the opportunities opportunities of the opportunities opportunities of the opportunities of 7.3 Fencing 7.2 Lighting These Pongulations shall not possible the suplication of from ordinances, unduring researchs in Elimberha e poperar applicants morphochthe Town or essue that project or confession with an appear sensed properly ordinant. The supposition of the project or confession with the specific property of the supposition of the project or the form of the State Pongulation of the supposition of the project of the supposition of the supposition of the supposition of the supposition of the project of the supposition of the 7.1 Architectural Design Standards All lighting shall be in accordance with chapter 17.58 of the Castle Rock Municipal Code, as amended. The grading demage of an arbitral little cooper space and stall cities of the following the first little damped from which is were entered proposed of the HAS and fixed high gradiest little produced work profound will be recursed to be returned to the space of the first little gradiest little should have on the following work of the produced by the should have on the first little work of the first little gradiest little should be open approach. At little are in the gradiest ground are the first little gradiest ground and the first little gradiest gra Colors and Materials Architectura design of andscape design legulations will be provided in future design guidelinationerants established by the HDA. All landscape grided be in conformatine with flown of Cast e Nock landscape and langation Performance Standards and Specifications. Architectural Design Approval All prohitectures of the focuses must be submitted to it it is alterander Way. All prohitectures of the focuses must be submitted to it building parent. Plans not a building parent. Plans not approved shall be modified on accordance with the requirements of the "DA and featurements of pageonal. As building parent may not be obtained the HOA has not supproved the architectural or and. Building Siding All building siding shall cover exposed foundations to grade level, except as required by Applicable Building Code. Seating nodes and lookouts Grading and diseage improvements sublic utilities are associated structures Vergithorhood parts and phygrovinds trigation, water storage, distribution and well facilities An additional 15 feet shall be provided along if a southern boundary adjacent to the 15-feet owned by the Town creating a 30-foot wide east/westfail (crind );. \*\*Cnr c areas.\*\* Architectural design of the home shall be in accordance with the design guidelines established by the HOA All occupied in norm en all accessory or netween shell be constructed and memberates and memberates and the production of the dominal of color of in shell on the color of the sentence in a discolor of the sentence in the color of the sentence in the roots Reflective makels a sind bright colors that contract disminishly with the colors of the sky, find, and vegetation around them that not be used as predoministic colors. Contraind makels sind the approved by the Alexander Way HPA as recurred below. stone, or stucco. Roof marer als shall include the or standing seam metal. The ranoclastic Polyclefin (TPO) materials are permitted on flat. SECTION 7 OVERALL PROJECT STANDARDS 9.3 8.2 9.2 7.8 Wildland Fire Mitigation 7.7 Compliance with the Dissimilar Residential Interface Regulations 7.6 Compliance with Skyline/Ridgeline Protection District After acrossed of the Averaged Way Florend Development Flor. Increased the relation for whethere, are produced to consider the region of profitted all considerations of their individual support with the proposed of Flore (in cities are as an areas in a paraticum Agradust in class the proposed of Flore (in cities as a consistent in produced in lose the produced in the rection of profitted in costs, by the consistent in produced in the produced in the produced in the consistent in produced in the consistent in produced in the consistency in the consistency of the consistency in In these sease where the Subdivision Republious of the Town of Cast e Rock require approad of a 3 art yield Found council prior to also or zarder of what a sale or travels of a portion of portions of the Land's premiatel without pro-approad 3.5 Size Demployment Plan, provided a Flat has been approved, which must contain the following languages: Such rensitional use areas shall be closed to weh order traffic and official recreations in notice billing exepting agricultural vehicles and implements, enreggingly which is, whiches engaged in utility and other maintenance work and designees of the Developer. Any activity, permitted by this Section shall be considered to be a vs i'd pre-axisting non-conforming use within the area described above until a Plan for such area or creas has been approved. No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town. Following approval of the Alexander Way Planned Development, the Property Conners shall admit a Site Development Flan for all, or any portion or pot cins of the general Use Areas as are then ready for development. Planning and Design The natural lappography and exacting segentation of the convolution in size and adjacent to pose space a suggestar that the disaging of the horizon are the completion location of composition effected to limit the potential for the speed and saffard free min on the community. I latent the Process or Association on measures approved by you flow of Cade or Book of Cade or technique and introduced the Development "Stand" for Cheantment shall be recomposited into the Stand Development. Stand for Cheantment shall be set to the Cade of Cade of Cade or Cade of Cade or Cade of Cade of Cade or Cade of All areas within Alexander Way that creatident fied as within the Skyline/Ridgetine protection area as shown on the District Mep shall be in compliance with Chapter 17 48 of the Castle Rock Municipal Code, as The southern propetly line of Abnander Way may be subject to the Dissimilar Beschends Incorace Regulators as addined in Chapter 17.51 Gs of the Cattle Rock Marchael Code, as amouted, depending on the asjecent land use and when the adjacent uses are developed. SECTION 8 SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS informs or informs are shall be designed to conform to the slope by means of singuped for metalons, making maken other methods that will seek for minimizing shallong and the proposation for additional to the despect to complement for sound baselforms. Acade is receipt sloping or breastly resplaced a new shall be not given brink, to proceed the new of facility forms. 'Pursuant to the Town of Castle Rock Municipal Code, no building permit will be issued for the exection of any structival in provenient in any area described theyen for which a Site Development Plan and Plan has not been approved by the Town of Castle Rock!" The design are construction of any lot or structure shall consider the relationship of reads and buildings to existing slope grades and distingneyays and shall achieve a fit with the landscape that is not SECTION 9 TRANSITIONAL USE ALEXANDER WAY P. ANNED DORELOWING TEAM AND ZONING RESULTIONS TOWN OF CASTLE ROOK TOWN OF CASTLE ROOK TOWN OF CASTLE ROOK TOWN OF CASTLE ROOK SPEET 4 OF 4 10-27-2027 REVISED. 019-2020 689-2022 689-2023 689-2023 689-2023