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RIDGEVIEW TOWN CENTER

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
AND IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED PARTLY IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND PARTLY IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST AND CONSIDERING THE WEST LINE OF SECTION 7 TO BEAR SOUTH 01°58'20" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 37°57'05" EAST, 589.47 FEET TO THE SOUTHEAST CORNER OF K.M. LUDVIGSEN PROPERTY AND TRUE POINT OF BEGINNING;

THENCE SOUTH 39°08'58" EAST A DISTANCE OF 992.65 FEET TO THE NORTHERLY CORNER OF THE JONES PARCEL (RECEPTION NO. 9507389);

THENCE SOUTH 49°50'30" WEST ALONG THE NORTHWESTERLY LINE OF THE JONES PARCEL A DISTANCE OF 244.14 FEET TO THE BOUNDARY OF THE TOWN OF CASTLE ROCK AS SHOWN ON THE ANNEXATION MAP FILED AT (RECEPTION NO. 361801);

THENCE NORTH 51°44'42"WEST ALONG SAID BOUNDARY A DISTANCE OF 1472.90 FEET;

THENCE NORTH 86°59'44" EAST ALONG SAID BOUNDARY A DISTANCE OF 237.11 TO THE SOUTH LINE OF THE LUDVIGSEN PROPERTY (RECEPTION NO. 99091492);

THENCE NORTH 89°39'30" EAST ALONG SAID SOUTH LINE (AND THE EASTERLY EXTENSION THEREOF) A DISTANCE OF 479.72 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS

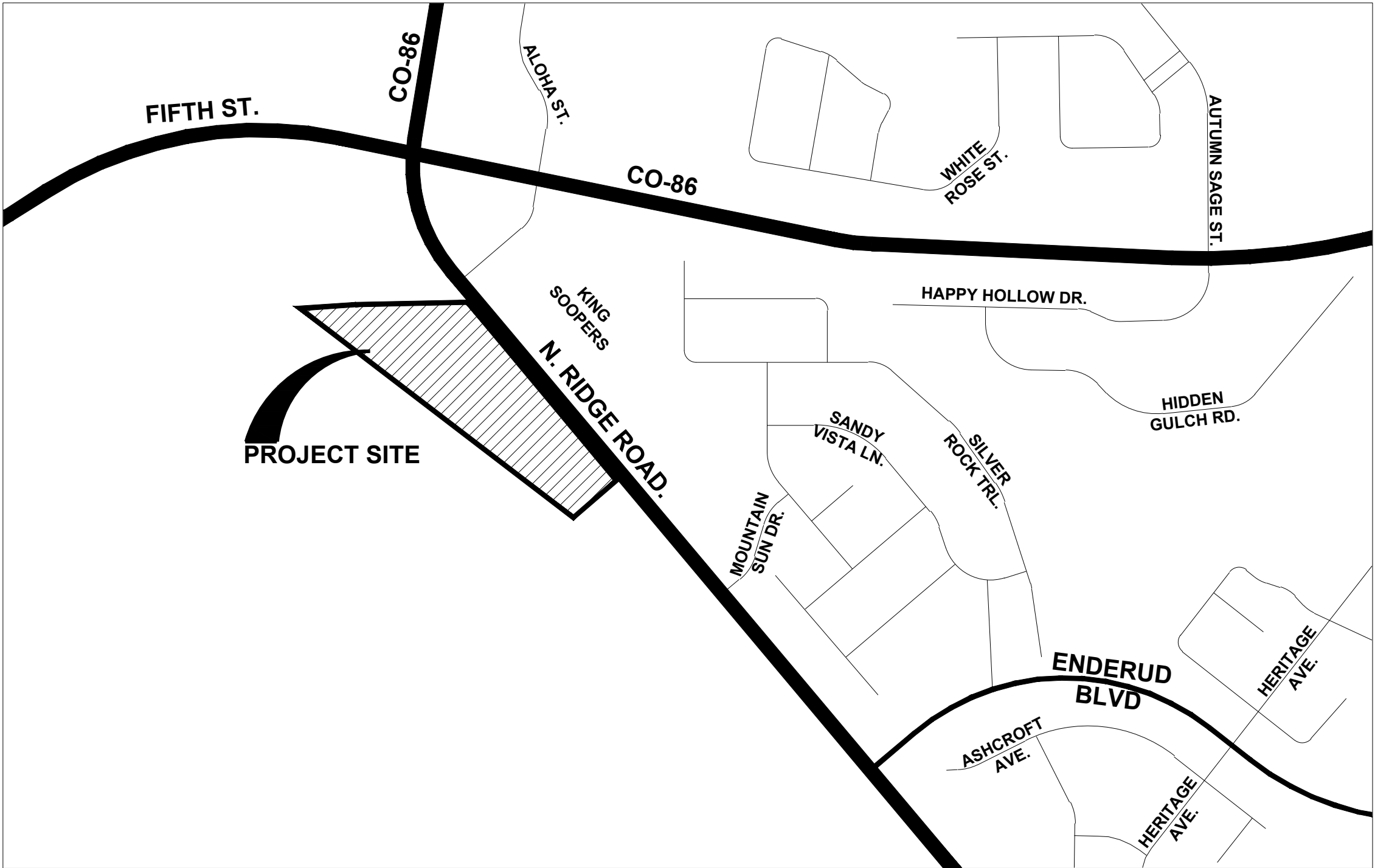
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING A GRID BEARING OF N01°14'46"E AS MEASURED AND BOUNDED BY A FOUND 3-1/4" ALUMINUM CAP ON A 2" PIPE MONUMENT STAMPED "PLS 22100" "1986" AT THE WEST ONE-QUARTER CORNER AND BY A FOUND 3-1/4" ALUMINUM CAP SET FLUSH STAMPED "LS 12046" "1985" AT THE NORTHWEST CORNER.

BENCHMARKS

DOUGLAS COUNTY CONTROL MONUMENT #4.015000 - A STANDARD DOUGLAS COUNTY 3-1/4" DIAMETER ALUMINUM CAP STAMPED "4.015000" LOCATED APPROXIMATELY 132 FEET WEST AND 23 FEET SOUTH OF THE WEST ONE-QUARTER CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 33 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: 6567.375 FEET (NAVD 1988 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

PURPOSE STATEMENT

THE RIDGEVIEW TOWN CENTER PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS ESTABLISH PERMITTED USES AND DEVELOPMENT STANDARDS FOR A COMMERCIAL DEVELOPMENT. A MIX OF RETAIL, OFFICE AND RESTAURANT USES, AS WELL AS A CENTRALIZED PLAZA ARE PROPOSED.



VICINITY MAP

SCALE: 1"= 500'-0"

PDP STANDARD NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED. NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL MUST BE PROVIDED TO OWNERS OF MINERAL ESTATES.
2. THIS SITE LIES WITHIN FEMA FLOOD ZONE X PER MAP 08035C0189G DATED 03/16/2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
3. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.
4. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.
5. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.
6. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS.) AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
7. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
8. A WILDLAND/URBAN INTERFACE WILDFIRE VEGETATION MANAGEMENT PLAN (PLAN), OR COMPLIANCE LETTER, IS REQUIRED TO BE SUBMITTED FOR EACH PHASE OF THE PLANNED DEVELOPMENT, WITH THE FIRST SITE DEVELOPMENT PLAN OR CONSTRUCTION DRAWINGS FOR EVALUATION AND APPROVAL BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT. THE PLAN SHALL BE DEVELOPED BY A DESIGN PROFESSIONAL FAMILIAR WITH WILDFIRE MITIGATION TECHNIQUES AND STANDARDS. REFER TO THE TOWN OF CASTLE ROCK COMMUNITY WILDFIRE PROTECTION PLAN.
9. THIS RIDGEVIEW TOWN CENTER PLANNED DEVELOPMENT PLAN, INCLUSIVE OF THE EMBEDDED PD ZONING REGULATIONS, AND THE DEVELOPMENT AGREEMENT CONSTITUTES A SITE-SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 17.08 OF THE CASTLE ROCK MUNICIPAL CODE AND § 24-68-101, ET SEQ., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS THAT SHALL EXTEND THROUGH DECEMBER 31, 2036, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLANNED DEVELOPMENT PLAN AND THE DEVELOPMENT AGREEMENT.

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20____.

CHAIR _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

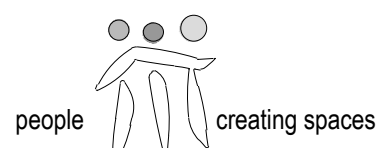
PROJECT TEAM:

DEVELOPER/ APPLICANT

GEORGE MATTIONE
PARKER CENTER LLC.
720-236-8500
G.MATTIONE@COMCAST.NET

PLANNER

PCS GROUP CO.
ALAN CUNNINGHAM
200 KALAMATH ST.
DENVER, CO 80223
720-259-8247
AL@PCSGROUPCO.COM



pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 f 303.531.4908

ENGINEER

BRIGHTLIGHTER ENGINEERING LLC.
CHARLIE KEENER
1 BROADWAY A225
DENVER, CO 80203
720-504-9295
CHARLIE@BRIGHTLIGHTERENG.COM



ARCHITECT

101 ARCHITECTURE
BUDDY POPPITT
8400 E. CRESCENT PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111
720-881-1600
BPOPPITT@101ARCHITECTURE.COM



SURVEYOR

ENGINEERING SERVICE COMPANY
JEFFERY MILLER
14190 EAST EVANS AVENUE
AURORA, CO 80014
303.3637.1393
JEFFM@ENGINEERINGSERVICECO.COM



OWNERSHIP CERTIFICATION

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

TOWN OF CASTLE ROCK REPRESENTATIVE

SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____,
20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATION

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

GEORGE MATTIONE

SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____,
20____ BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY

SIGNED THIS ____ DAY OF _____, 20____.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____,
20____ BY _____ AS AUTHORIZED REPRESENTATIVE
OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

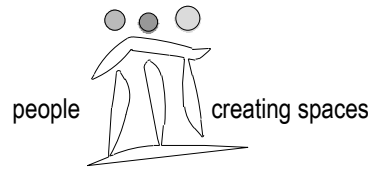
REGISTERED LAND SURVEYOR _____ DATE _____

Prepared For

GEORGE MATTIONE

PARKER CENTER LLC.
720-236-8500
G.MATTIONE@COMCAST.NET

Landscape Architecture



pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 f 303.531.4908

RIDGEVIEW TOWN CENTER

TOWN OF CASTLE ROCK, COLORADO

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

Drawn by: MS/ MLH
Checked by: AC
Issue Date: 1- 04/17/2024
Revisions: 2- 01/17/2025
3- 03/13/2026
4- 07/17/2026
5- 08/17/2026

Sheet Name

COVER SHEET

Sheet Number

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PDP24-0002

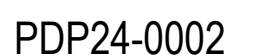
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COUNTY OF DOUGLAS, STATE OF COLORADO

SITE UTILIZATION TABLE		
Planning Areas	Acres	% of Total
Planning Area 1 (PA-1)	1.74	17%
Planning Area 2 (PA-2)	6.23	59%
Sub-Total Use Area Coverage	7.97	76%
Public Open Space (OSD-1) - PL-2	2.21	21%
Right-of-Way (ROW)- PL-1	0.36	3%
Total PD Area	10.54	100%

MISCELLANEOUS DETAIL	
Mineral Rights	Not Severed
Water Pressure Zone	Green Water Pressure Zone
Floodplain	No
FEMA Flood Zone ____	Flood zone <u>X</u> per map <u>08035C0189G</u> dated 03/16/2016
Skyline/Ridgeline Area	Yes
Residential/NonResidential Applicable	Yes - Western Boundary
Dissimilar Residential Applicable	No

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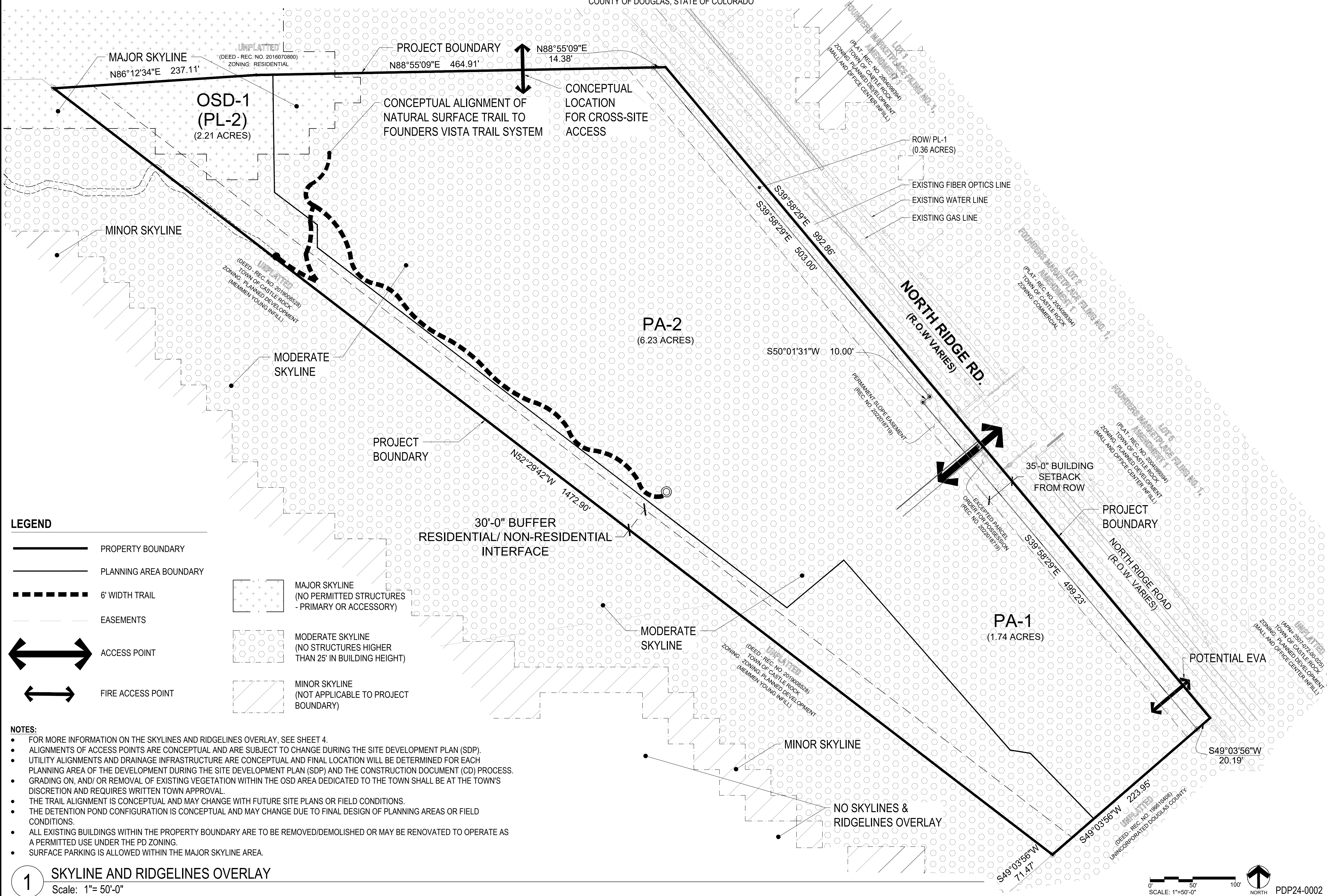
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RIDGEVIEW TOWN CENTER

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

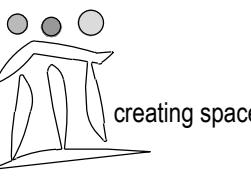
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GEORGE MATTIONE

ARKER CENTER LLC.
720-236-8500
TIONE@COMCAST.NET

Landscape Architecture



s group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
† 303.531.4905 • f 303.531.4908

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TOWN OF CASTLE ROCK, COLORADO

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

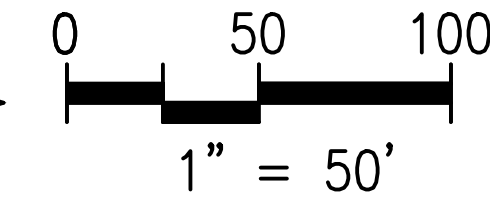
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Sheet Name

SKYLINE AND RIDGELINES OVERLAY

Sheet Number

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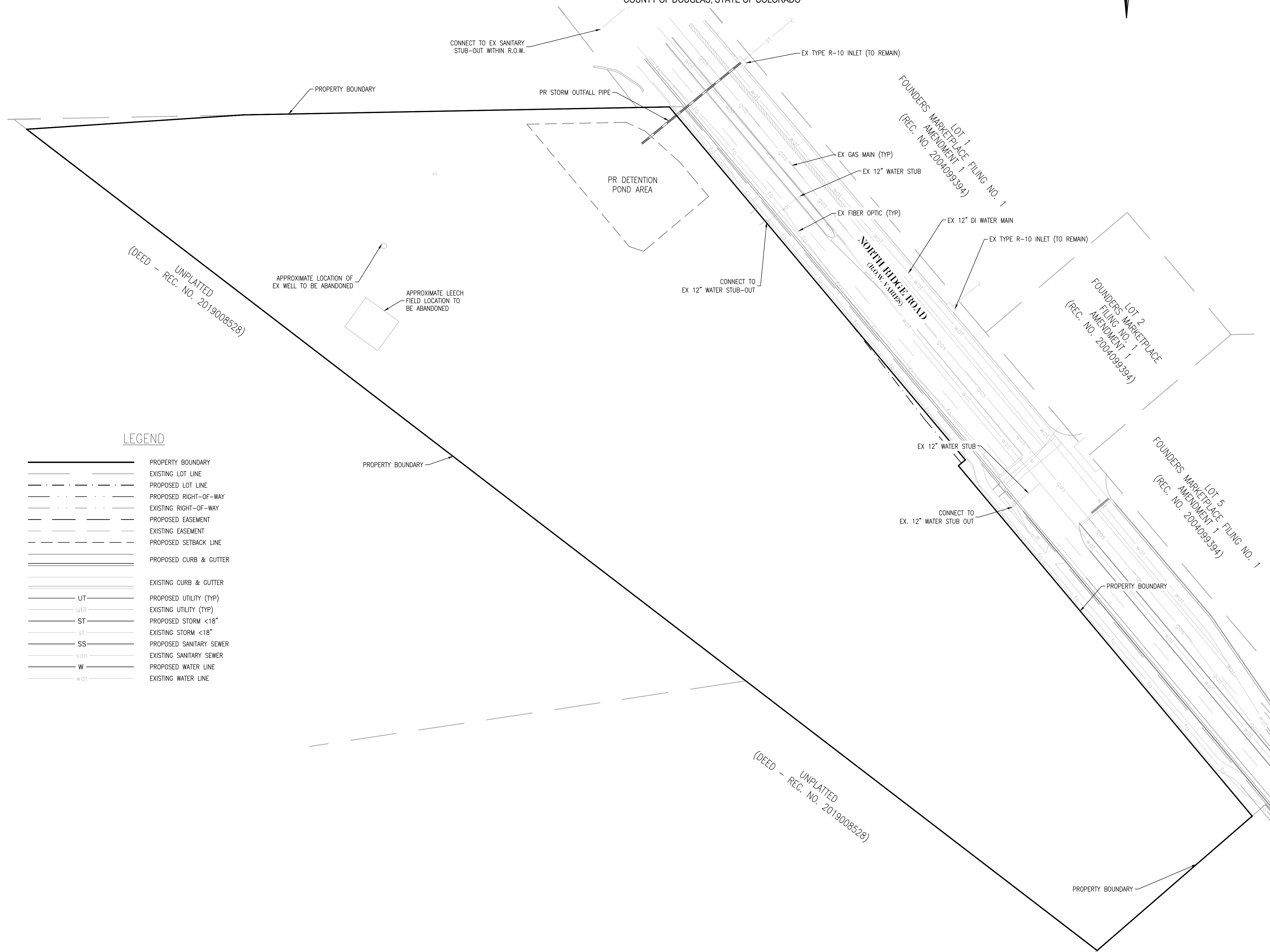


PARKER CENTER LLC.
720-236-8500
G.MATTIONE@COMCAST.NET

RIDGEVIEW TOWN CENTER
TOWN OF CASTLE ROCK, COLORADO

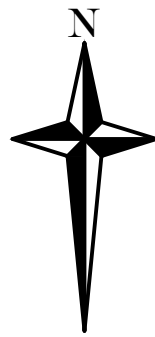
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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RIDGEVIEW TOWN CENTER
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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COUNTY OF DOUGLAS, STATE OF COLORADO



0 50 100
1" = 50'



Prepared For

PARKER CENTER LLC.
720-236-8500
G.MATTIONE@COMCAST.NET

BRIGHTLIGHTER
ENGINEERING
1 BROADWAY, A225
DENVER, CO 80203
CONTACT: CHARLES KEENER, PE

RIDGEVIEW TOWN CENTER
TOWN OF CASTLE ROCK, COLORADO

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

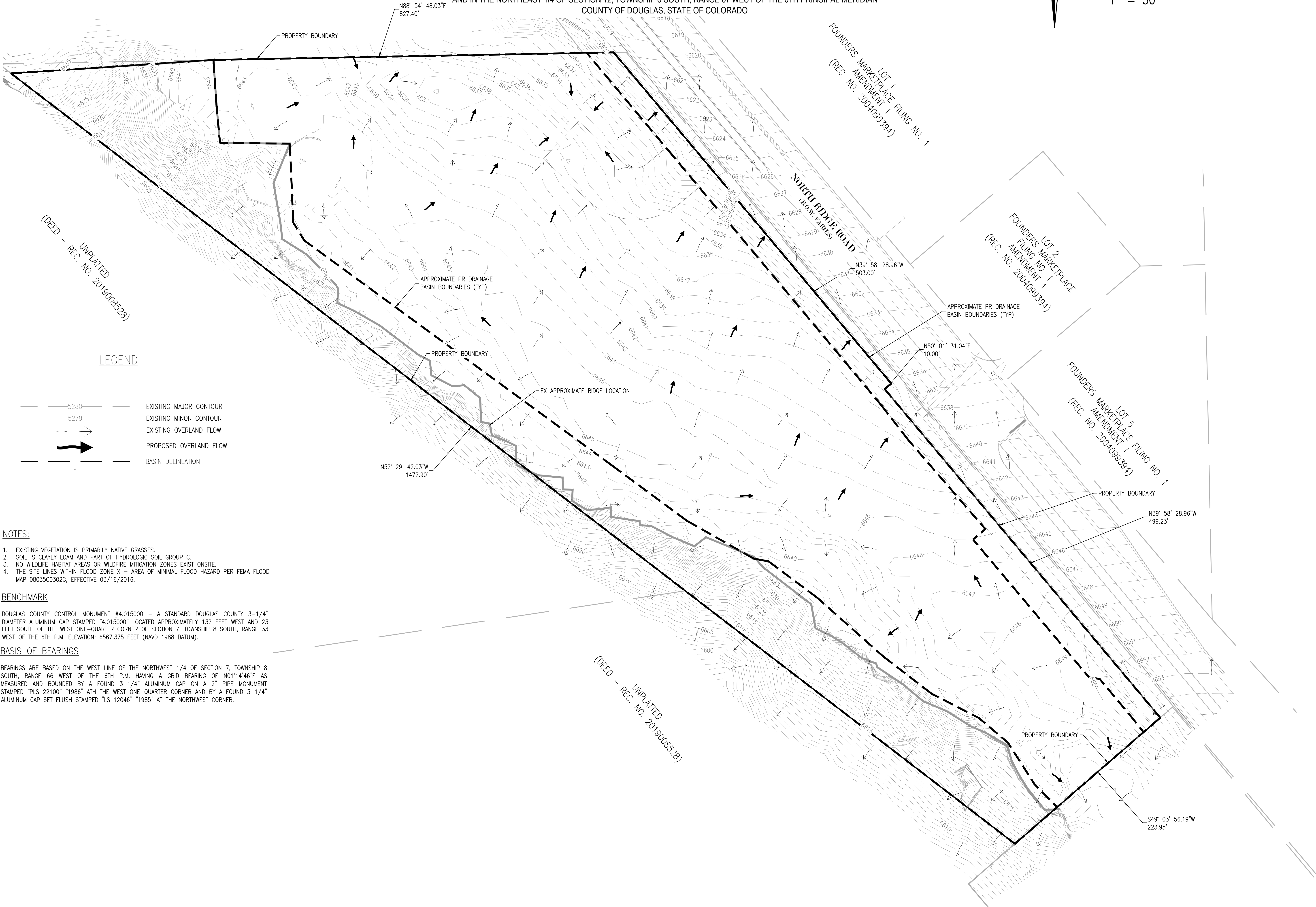
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Sheet Name

DRAINAGE &
NATURAL
FEATURES PLAN

Sheet Number

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(DEED - REC. NO. 2019008528)

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERLAND FLOW
- PROPOSED OVERLAND FLOW
- BASIN DELINEATION

NOTES:

- EXISTING VEGETATION IS PRIMARILY NATIVE GRASSES.
- SOIL IS CLAYEY LOAM AND PART OF HYDROLOGIC SOIL GROUP C.
- NO WILDLIFE HABITAT AREAS OR WILDFIRE MITIGATION ZONES EXIST ONSITE.
- THE SITE LINES WITHIN FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP 08035C03026, EFFECTIVE 03/16/2016.

BENCHMARK

DOUGLAS COUNTY CONTROL MONUMENT #4.015000 - A STANDARD DOUGLAS COUNTY 3-1/4" DIAMETER ALUMINUM CAP STAMPED "4.015000" LOCATED APPROXIMATELY 132 FEET WEST AND 23 FEET SOUTH OF THE WEST ONE-QUARTER CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 33 WEST OF THE 6TH P.M. ELEVATION: 6567.375 FEET (NAVD 1988 DATUM).

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M. HAVING A GRID BEARING OF N01°14'46"E AS MEASURED AND BOUNDED BY A FOUND 3-1/4" ALUMINUM CAP ON A 2" PIPE MONUMENT STAMPED "PLS 22100" "1986" AT THE WEST ONE-QUARTER CORNER AND BY A FOUND 3-1/4" ALUMINUM CAP SET FLUSH STAMPED "LS 12046" "1985" AT THE NORTHWEST CORNER.

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COUNTY OF DOUGLAS, STATE OF COLORADO

SECTION 1: GENERAL PROVISIONS

A. Statement of Purpose

B. Application

C. Development Phasing

D. Severability of Provisions

E. Annexation and Development Agreement

1.2 AUTHORITY

A. Authority

B. Adoption

C. Relationship of Town of Castle Rock Regulations

D. Maximum Level of Development

A maximum square footage is not established by Planning Area. The actual amount of gross square footage within each Planning Area will be determined with the Site Development Plan / Plat.

A. Incorporation of the PDP

B. Planning Area Boundaries

C. Administrative Amendments to Planning Area Acreage

D. Road Alignments

SECTION 2: DEFINITIONS

2.1 Owner

2.2 Open Space Dedicated - OSD

2.3 Full-Service Restaurant

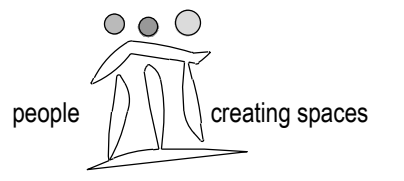
2.4 Centralized Urban Amenity Plaza

An outdoor gathering space with scenic views to the west of the property.

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p.o. box 18287
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† 303.531.4905 . f 303.531.4908

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TOWN OF CASTLE ROCK, COLORADO

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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RIDGEVIEW TOWN CENTER

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COUNTY OF DOUGLAS, STATE OF COLORADO

PDP ZONING REGULATIONS (CONTINUED)

SECTION 3: OVERALL DEVELOPMENT / PROJECT STANDARDS

- 3.1 GENERAL PROJECT DESCRIPTION
- The PDP includes uses that can consist of a combination of retail, office, and restaurant buildings with a centralized urban amenity plaza. See Section 2 for the definition of centralized urban amenity plaza. The general character and layout of the development will include the preservation of the existing major ridgeline, vegetation and topographic features.
- 3.2 OVERALL PROJECT STANDARDS
- The following standards and uses are applicable throughout the RidgeView Town Center Planned Development.
- 3.2.1 Maximum Development:
- The maximum amount of non-residential gross square footage allowed within the PD is 54,000 square feet.
- 3.2.2 Permitted Uses Throughout RidgeView Town Center
- A. Community information kiosks
- B. Outdoor merchandise displays, limited to a maximum 120 square feet, and subject to architectural standards and maintenance controls and covenants.
- C. Public and private open space, plazas, parks, and recreational uses such as trails, gathering area, etc.
- D. Public facilities
- E. Utilities and appurtenant facilities
- F. Drainage and detention facilities
- 3.2.3 Uses by Special Review
- Application requirements, review and approval criteria subject to the Town of Castle Rock Municipal Code Chapter 17.
- A. Daycare centers, pre-school facilities
- 3.2.4 Prohibited Uses
- A. Automobile service/fuel station/carwash
- B. Autobody and vehicle/RV/boat storage, equipment, repair, sales or leasing
- C. Convenience store with fuel station
- D. Marijuana establishments
- E. Drug, alcohol or substance abuse rehabilitation and treatment clinic or facility
- F. Storage: indoor, outdoor, climate-controlled.
- G. Animal kennels, doggy daycare
- 3.2.5 Temporary Uses
- A. Construction offices, sales trailers, construction material storage shall be permitted during, and for a maximum period of sixty consecutive days after cessation of construction within the PD.
- 3.2.6 Development Standards
- A. Maximum non-residential square footage: 54,000 s.f.
- B. Maximum building height: 25 feet, except,
1. Major Skyline/Ridgeline Area: No buildings permitted
- C. Setbacks
1. Setback from North Ridge Road: 35'-0"
2. Front: TBD with Site Development Plan
3. Side: TBD with Site Development Plan
4. Rear: TBD with Site Development Plan
- 3.2.7 Grease Interceptors
- A minimum of two grease interceptors are required in the PD, to ensure potential food and beverage uses, and shall be shown on the future Site Development Plans.
- 3.2.8 Retaining Walls
- All retaining walls adjacent to Public Street Right-of-Way shall be constructed of masonry materials, including, brick, split-face CMU block, or stone veneer, and shall be identified on the approved Site Development Plan. Retaining walls on Town-owned property are allowed solely at the Town's discretion.
- 3.2.9 Existing Vegetation
- Areas of significant existing vegetation located within Planning Areas 1 and 2 will remain undeveloped wherever practical to provide wildlife habitat, erosion protection, and visual buffering. Selective clearing or thinning of brush and vegetation, within Planning Areas 1 and 2, may occur on an as-needed basis to reduce fire hazards, improve safety, and support ongoing maintenance and management of the vegetation. Removal of existing vegetation within the OSD area dedicated to the town shall be at the town's discretion and requires written town approval.
- 3.2.10 Signage
- Freestanding signage, such as monument signs, must be depicted during the Site Development Plan submittal process. All signage will require an approved Sign Permit from the Town of Castle Rock and must comply to Chapter 19 of CRMC.

SECTION 4: PLANNING AREA 1 (PA-1) DEVELOPMENT STANDARDS

4.1 INTENT

Planning Areas represent the developable acreage within the RidgeView Town Center Planned Development, excluding required open space and public land. The following permitted uses and development standards are applicable to development within the RidgeView Town Center Planned Development.

4.2 Permitted Uses

- A. Retail
- B. Office
- C. Urgent Care
- D. Hospital
- E. Medical or Dental Clinic
- F. Medical Lab
- G. Veterinary Clinic
- H. Health Club, gym
- I. Alcoholic beverage sales
- J. ATM / Kiosk (Stand-alone)
- K. Restaurant
- L. Restaurant with Drive-through services (Limited to one within PA-1).
- M. Recreation (Indoor)
- N. Private club
- O. Service (Commercial)
- P. Service (Personal)
- Q. Studio classes
- R. Nursery greenhouse, excluding wholesale
- S. Uses listed in section 3.2.2 above.
- T. Any use determined by the Development Services Director to be functionally equivalent with the itemized uses above.

4.3 Uses by Special Review

- A. Uses listed in Section 3.2.3 above.

SECTION 5: PLANNING AREA 2 (PA-2) DEVELOPMENT STANDARDS

5.1 INTENT:

Planning Areas represent the developable acreage within the RidgeView Town Center Planned Development, excluding required open space and public land. The following permitted uses and development standards are applicable to development within the RidgeView Town Center Planned Development.

5.2 Permitted Uses

- A. Retail
- B. Full-service restaurant. See Section 2 for the definition of Full-service Restaurant.
- C. Office
- D. Urgent Care
- E. Hospital
- F. Medical or Dental Clinic
- G. Medical Lab
- H. Veterinary Clinic
- I. Health Club, gym
- J. Alcoholic beverage sales
- K. ATM / Kiosk (Stand-alone)
- L. Restaurant
- M. Recreation (Indoor)
- N. Private club
- O. Service (Commercial)
- P. Service (Personal)
- Q. Studio classes
- R. Nursery greenhouse, excluding wholesale
- S. Uses listed in section 3.2.2 above.
- T. Any use determined by the Development Services Director to be functionally equivalent with the itemized uses above.

5.3 Uses by Special Review

- A. Uses listed in Section 3.2.3 above.

SECTION 6: OSD-1 | DEDICATED OPEN SPACE (OSD)

6.1 INTENT

Dedicated open space is intended to be municipally-owned land that is used for public purposes. OSD-1 is zoned Public Land -1 (PL-2) and subject to the uses and development standards established in the Town of Castle Rock Municipal Code Chapter 17.30, as amended.

SECTION 7: ROW / PL-1 RIGHT OF WAY

Town-owned right-of-way zoned Public Land - 1 and subject to the uses and development standards established in the Town of Castle Rock Municipal Code Chapter 17.30, as amended.

SECTION 8: SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

- 8.1 Following approval of the RidgeView Town Center PD Plan and Zoning Regulations, the Property Owner(s) shall submit a Site Development Plan for all or any portion(s) of the PD, as are then ready for development.
- 8.2 No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town.

SECTION 9: TRANSITIONAL LAND USE

- 9.1 After approval of the RidgeView Town Center PD Plan and Zoning Regulations, any portion or portions of the property currently in use as a single-family residence shall be considered a valid pre-existing non-conforming use, until a construction permit for such area or areas has been approved. At such time the residential well and septic system must be abandoned and closed per the standards of the State Engineer and the Colorado Department of Public Health and Environment. Certification of proper closures must be submitted to the Town prior issuance of the construction permit.
- 9.2 Any existing structures on the property may be occupied subject to the permitted uses established in the RidgeView Town Center PD, Site Development Plan criteria and applicable Building Code approvals.

SECTION 10: DESIGN STANDARDS

Architectural design review of primary and accessory structures within the PD will be conducted by the Town. The purpose of the design review is to ensure that primary and accessory structures are consistent with the design vision and objectives of the PDP, as well as the standards set forth in this Section 10.

10.1 BUILDING DESIGN STANDARDS:

10.1.1 GENERAL FORMS AND MASSING STANDARDS:

- A. Free standing buildings shall incorporate four-sided design. All sides of a building open to view shall display a similar level of material quality and architectural interest.
- B. Pedestrian oriented façade design shall be required, including variation in the building facade by using vertical or horizontal articulation, window and entry variations as well as patios, plazas or other landscaped pedestrian areas is encouraged. Vertical design elements such as windows, pilasters, columns, and roof forms should be used to break up the massing of the building and to identify individual spaces.
- C. The elevation plane variations of a building's facade should be emphasized by use of color, arrangement of facade elements, or a change of exterior materials.
- D. Large façade volumes or planes should be broken up into smaller elements in order to reduce the visual scale of a building.

10.1.2 ROOFING STANDARDS

- A. Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality. Roofing color and material specifications are to be provided at the site development plan.
- B. Variations in roofline and building parapet walls shall be utilized to effectively break up massing, provide visual interest, and reinforce the pedestrian scale.
- C. A variety of building roof lines and parapet heights incorporating changes or elements should be provided.
- D. Variations in rooflines can include sloped roofs, flat roofs, and well-defined parapets. Offsets in the roofline break up the mass of the roof and are encouraged.
- E. Roof overhangs or canopies at pedestrian entries provide protection for shoppers and are encouraged.
- F. All roof top or pad mounted mechanical units must be screened from general public view and integrated into the over-all building design.

10.1.3 MATERIAL STANDARDS

- A. Building design shall incorporate textured surfaces, projections, recesses, shadow lines, window patterns, overhangs, reveals, changes in parapet height to avoid monolithic shapes and surfaces.
- B. Buildings shall be designed with a mountain modern style incorporating natural stone, wood columns and beams, and have sloped or curved roof forms to accent corners and building entrances. Roofing and fascia shall be of a metal color that complements elements of the natural environment of the the site and natural geological formations in the area.
- C. Color palette shall complement the colors of the natural stone and vegetation along the ridgeline.
- D. Buildings shall be designed using high quality, durable and low maintenance materials.

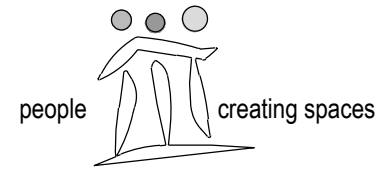
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Prepared For

GEORGE MATTIONE

PARKER CENTER LLC.
720-236-8500
G.MATTIONE@COMCAST.NET

Landscape Architecture



pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 f 303.531.4908

RIDGEVIEW TOWN CENTER
TOWN OF CASTLE ROCK, COLORADO
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

Drawn by:	MS/ MLH
Checked by:	AC
Issue Date:	1- 04/17/2024
Revisions:	2- 01/17/2025
	3- 03/13/2026
	4- 07/17/2026
	5- 08/17/2026

Sheet Name

ZONING
REGULATIONS

Sheet Number

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RIDGEVIEW TOWN CENTER

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
AND IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

PDP ZONING REGULATIONS (CONTINUED)

10.1.3 MATERIAL STANDARDS (CONTINUED)

- E. Building materials and colors shall be selected to create exterior surface distinction. Primary materials shall include natural or manufactured stone, architectural fiber cement wood panels or any other similarly high quality material.
- F. Secondary material shall include metal panel veneer, portland cement stucco, or any other similarly high quality material.
- G. EIF systems, and exposed CMU is not permitted.
- H. Tilt wall is not permitted.
- I. The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.

10.1.4 Other Architectural Standards

- A. Metal awnings and trellises are encouraged. A variety of wall mounted exterior light fixtures are encouraged, which fit the modern mountain architectural style. Delivery, loading, trash, and other service areas must be screened on two sides or integrated into the building.
- B. Trash enclosures material to match approved building architecture. Screening must comply with site design standards: CMU three sided trash enclosure with metal gates; no roof; exterior of CMU trash enclosure shall have stone veneer.
- C. Parking shall incorporate a mix of on-street parking and smaller parking lots spread throughout the development to encourage a walkable commercial core. Final parking configuration will be determined at Site Development Plan.

10.2 BUILDING PLACEMENT AND ORIENTATION:

- A. Buildings adjacent to a sidewalk shall be situated to provide a visual and physical connection between the sidewalk and the first floor.
- B. Development shall relate to the site's aesthetic setting and context considering impacts and enhancements to natural features and important pedestrian view corridors.
- C. The importance of spaces between buildings should be recognized in over-all building design, and these spaces should be planned as useful space that are an expansion of the building.
- D. A sense of entry shall be created into the development by using signage and landscaping.
- E. The arrangement of buildings, parking, and outdoor areas should recognize the site characteristics and relate to the surroundings in pattern, function, scale, character and materials.
- F. Trash storage areas, mechanical equipment, and similar areas must be screened. Equipment screens shall be integrated with the building design and materials.

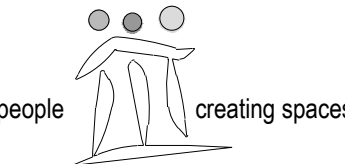
10.3 AMENDMENTS TO DESIGN STANDARDS:

Amendments to this Section may be submitted by the Owner, or any successor, to the Town and subject to an administrative review and approval. At the sole discretion of the Director, the proposed amendment may be referred to Planning Commission and Town Council. Amendments must meet the intent of the RidgeView Town Center design vision.

Prepared For

GEORGE MATTIONE
PARKER CENTER LLC.
720-236-8500
G.MATTIONE@COMCAST.NET

Landscape Architecture



pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 f 303.531.4908

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PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

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RIDGEVIEW TOWN CENTER
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS
SITUATED IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
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COUNTY OF DOUGLAS, STATE OF COLORADO

CONCEPTUAL RENDERINGS OF THE PLAZA AREA



VIEW - 5: ADDITIONAL VIEW FROM THE WEST OF THE PROPERTY LOOKING INTO MAIN PLAZA AMENITY SPACE.



VIEW - 6: VIEW LOOKING EAST TO WEST INTO INTERNAL MAIN PLAZA AMENITY SPACE. SHOWING MAINTAINED VIEWS OF THE FRONT RANGE.



VIEW - 7: VIEW LOOKING EAST TO WEST OF SECONDARY AMENITY PLAZA AREA.



VIEW - 8: LOOKING FROM SEATING AREAS UNDER BUILDING OVERHANGS ASSOCIATED WITH THE BUILDINGS GENERAL BUSINESS, LOOKING OUT TO PLAZA AMENITY SPACE.

NOTE:
THE IMAGES PROVIDED ARE CONCEPTUAL IN NATURE AND SHOULD ONLY BE USED AS A REFERENCE FOR THE INTENDED ARCHITECTURAL AND DESIGN CHARACTER AND QUALITY OF MATERIALS. THE LAYOUT AND DESIGN OF BUILDINGS AND AMENITY AREAS WILL BE DETERMINED DURING THE SITE DEVELOPMENT PLAN.

Prepared For

GEORGE MATTIONE
PARKER CENTER LLC.
720-236-8500
G.MATTIONE@COMCAST.NET

Landscape Architecture

people creating spaces

pcs group inc. www.pcsgroupco.com
p.o. box 18287
denver, co 80218
t 303.531.4905 f 303.531.4908

101architecture

ARCHITECTURE PLANNING INTERIOR DESIGN

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