

Meadows Medical
Preliminary PD SITE PLAN

INTRODUCTION:

This piece of property was omitted from The Meadows Preliminary PD Site Plans. We propose to create a continuous zoning designation for the entire lot. Currently the lot in discussion is where the existing Hew Hope Presbyterian church is located (3737 New Hope Way). The property has two different zoning designations. The first being the northwest portion where the building sits is zoned Multi-family under The Meadows PD Site Plan filing No. 3 (reception no. 8802433). The second zoning is Town Center associated with The Meadows PD Site Plan filing No. 4 (reception no. 2005055505). With this DP amendment application we propose to rezone to Town Center. Below are the guidelines we propose for this requested zoning designation.

LEGAL DESCRIPTIONS:

Parcel A

The Meadows Filing No. 3 as recorded under Reception No. 8802433 of the records of Douglas County, Colorado.

Parcel B

Tract HH, The Meadows Filing No. 18 Final Plat as recorded under Reception No. 2005055505 of the records of Douglas County, Colorado.

Overall Lot:

Lot 1, The Meadows Filing No. 21

7.3517 Acres

Proposed zoning within planned area: Meadows Medical:

The primary intent of the meadows medical zone is to provide appropriately located groups of retails stores, office buildings, service establishments and civic uses serving the needs of the surrounding

neighborhood, of such character, scale, appearance, and intensity to be compatible with the surrounding areas.

PERMITTED USES:

1. **Medical offices.**
2. **Offices.**
3. **Churches, synagogues, places of worship.**
4. **Daycare**

DEVELOPMENT STANDARDS:

The Development standards below shall be implemented on all development within this PD area. The landscape setback along Red hawk Dr. is considered a Residential/Nonresidential Interface. The setback shall be 30' to help the transition (these requirements can be found within section 17.50). All development shall conform to the maximum number of units, maximum Non-Residential Floor Area, Building Height and Building Ground Coverage requirements provided in the Table V as follows:

**TABLE V
NEIGHBORHOOD USE AREA ZONING RESTRICTIONS**

			Zone TC*
Maximum F.A.R.(Non-residential Use)			1.50
Minimum Setbacks			20'
Maximum Building Height			50'
Maximum Building Coverage			60%
Maximum Building Coverage			80%

***For the purpose of this Table V, "Zone: shall mean Town Center**

PARKING:

Off-street parking is required to be provided for this piece of property. Except as provided in **Section 8.2** below, the number and size of all required parking spaces are to be in conformance with the applicable Town of Castle Rock regulations at the time of Final PD Site Plan review. The developer may request fewer or smaller spaces at the time of the Final PD Site Plan review. Such request shall be administratively granted if it can be demonstrated to the satisfaction of Town staff that shared parking is warranted because peak parking demand for two or more uses occurs at different times or it is otherwise demonstrated that provision of a lesser number of spaces or spaces of a lesser size will still provide adequate off-street parking for the proposed use(s).

Meadows Medical:

Off-street parking for this Use Area shall be provided in accordance with the parking ratios provided at **Table VI**. On-street parking within 300' of a proposed use may be counted to meet the parking requirements for retail and other Non-Residential uses. Assignment of on-street parking shall be allocated at the time of approval of the Final PD Site Plan.

TABLE VI
PARKING REQUIREMENTS

USE	Parking Space Requirements
Multi-Family Dwelling Units	One space per bedroom
Retail	One space for each 250 sf of useable retail floor area
Restaurant	One space for each 100 sf of dining space floor area
Hotel/Motel	One space per guest room
Office	One space per 330 sf of useable office space
Civic/Institutional Uses	One space per 330 sf of useable floor area

LANDSCAPING:

In the Town Center Area, street tree planting and tree lawn areas shall be provided. All landscaping shall conform to the Castle Rock water conservation standards. Tree planting areas and tree lawn areas may be located within public right-of-way and shall meet the requirements shown at **Table VII** and the diagrams attached hereto as **Exhibit C**.

TABLE VII
LANDSCAPING

STREET TYPE	MAXIMUM TREE SPACING	TREE LAWN
Boulevard	35 feet on center	5'
Market Street	35 feet on center	NA
Local Collector	35 feet on center	5'
Residential Streets	35 feet on center	5'
Alleys	NA	NA
Street Types – B, C, D, E	35 feet on center	5'

DEVELOPMENT PLANS/PLATS:

Submission of Final PD Site Plans and Plats and Additional Information

Following approval of this Preliminary PD Site Plan, the landowners may submit a Preliminary Plat for any portion or all of the Neighborhood Use Areas as are then ready for development. No building permit shall be issued until Final PD Site Plan and Final Subdivision Plat has been approved for such portion of the Property by the Town and duly recorded. Building permits for temporary uses may be issued at the discretion of the Director of Development Services or such Town of Castle Rock official authorized in the same or similar capacity.