THE BRICKYARD

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1

CASTLE ROCK, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE STATEMENT

THE PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1 IS MINOR REVISION TO THE ZONING REGULATIONS, ADDING ENTERTAINMENT / INDOOR RECREATION AS A PERMITTED USE TO PLANNING AREA 3 (PA-3), AND MODIFYING BUILDING SETBACK REQUIREMENTS TO BE ESTABLISHED AT THE SITE DEVELOPMENT PLAN.

VESTED PROPERTY RIGHTS

This Brickyard Planned Development Plan, inclusive of the embedded PD Zoning Regulations, constitutes a site-specific development plan pursuant to Chapter 17.08 of the Castle Rock Municipal Code and §24-86-101, *et seq.*, C.R.S., and establishes vested property rights that shall extend through March 1, 2045, to undertake and complete the development and use of the property in accordance with this Planned Development Plan.

PROPERTY DESCRIPTION:

PARCEL A:
LOT 1, BLOCK 1, BRICKYARD FILING NO. 1 RECORDED AT RECEPTION NO. 2025033598, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL B:
TRACT A , TRACT E, AND TRACT P, BLOCK 1, BRICKYARD FILING NO. 1 RECORDED AT RECEPTION NO. 2025033598, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

TOGETHER WITH:
A PARCEL OF LAND BEING A PORTION OF PRAIRIE HAWK DRIVE RIGHT OF WAY DEDICATED AS SANTE FE BOULEVARD BY THE PLAT OF CITADEL STATION FILING NO. 2 RECORDED AT RECEPTION NO. 305817, SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;

THENCE SOUTH 32°33'14" EAST, A DISTANCE OF 767.27 FEET TO A NORTHERLY CORNER OF TRACT A, BLOCK 1, BRICKYARD FILING NO. 1 RECORDED AT RECEPTION NO. 2025033598, BEING THE POINT OF BEGINNING;

THENCE NORTH 88°03'18" EAST ALONG A NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 23.07 FEET TO AN EASTERLY CORNER OF SAID TRACT A AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 155.57 FEET, SAID CURVE HAVING A RADIUS OF 1,725.58 FEET, A CENTRAL ANGLE OF 05°09'56", AND A CHORD WHICH BEARS SOUTH 04°29'56" EAST A CHORD DISTANCE OF 155.52 FEET;

THENCE SOUTH 01°56'42" EAST, A DISTANCE OF 543.12 FEET TO A POINT OF NON-TANGENT CURVATURE AND A POINT ON THE EAST LINE OF SAID TRACT A;

THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES:
1) ALONG THE ARC OF SAID CURVE TO THE RIGHT LENGTH OF 255.15 FEET, SAID CURVE HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 13°32'10", AND A CHORD WHICH BEARS NORTH 08° 42'47" WEST A CHORD DISTANCE OF 254.56 FEET;

2) NORTH 01°56'42" WET, A DISTANCE OF 445.70 FEET TO THE POINT OF BEGINNING.

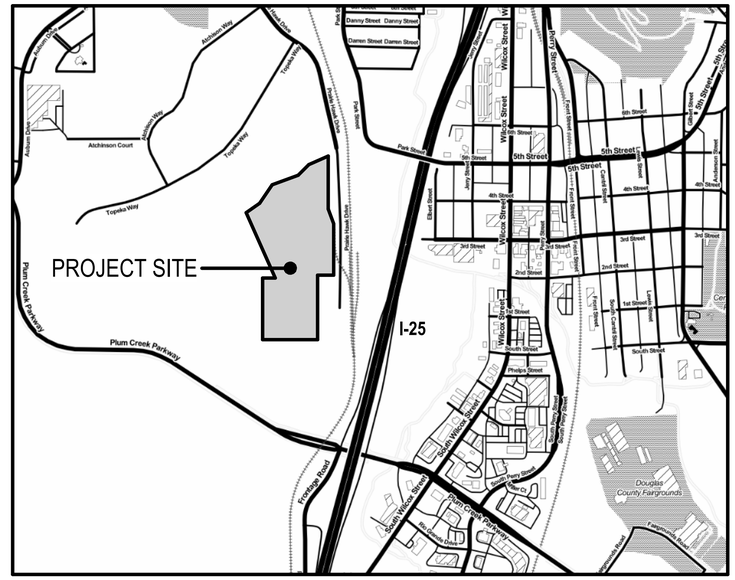
SAID PARCEL CONTAINS 18,084 SQUARE FEET OR 0.42 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHWEST CORNER BY A #6 REBAR WITH A 2.5" ALUM. CAP, STAMPED PLS 6935 AND BEING MONUMENTED AT THE WEST QUARTER CORNER BY A 1" STEEL PIPE WITH A 2" STEEL CAP, STAMPED PLS 6935, BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF BRICKYARD FILING NO. 1.

BENCHMARK:

BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NAVD88.



VICINITY MAP

0' 200' 400' 800' 1600'
SCALE: 1" = 400' - 0"

PDP SHEET INDEX	
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PDP NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE 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 08035C0301G DATED 03/16/2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
3. A LOMR WILL BE SUBMITTED AT THE TIME OF SITE DEVELOPMENT PLAN, IF NECESSARY.
4. 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 REGARDING MITIGATION PROCEDURES.
5. THIS DEVELOPMENT 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 REGARDING MITIGATION PROCEDURES.
6. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK MEADOWS BLUE WATER PRESSURE ZONE.
7. TYING INTO OR CROSSING CRITICAL INFRASTRUCTURE WILL REQUIRE A TMU PERMIT.
8. ALL-WEATHER (CONCRETE OR ASPHALT) SURFACE 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.
9. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
10. UTILITIES EASEMENTS ARE REQUIRED FOR ALL PRIVATE ROADS AND DRIVES.
11. THE BRICKYARD PD IS SUBJECT TO THE RECOMMENDATIONS AND MITIGATION MEASURES ESTABLISHED IN THE CASTLE ROCK 2022 COMMUNITY WILDFIRE PROTECTION PLAN. THE DEVELOPER SHALL COORDINATE WILDFIRE PROTECTION EFFORTS WITH THE CASTLE ROCK FIRE DEPARTMENT PRIOR TO SUBMITTAL OF THE SITE DEVELOPMENT PLAN.
12. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S). THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

DEVELOPER:

CD-ACME, LLC

CD-ACME, LLC
430 INDIANA STREET, SUITE 200
GOLDEN, CO 80401

PLANNER:

CRAINE ARCHITECTURE
2490 WELTON STREET
DENVER, CO 80205

ENGINEER/SURVEYOR:

HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203

LIENHOLDER/MORTGAGEE:

FIRSTBANK
12345 WEST COLFAX AVE
LAKEWOOD, CO 80215

OWNERSHIP CERTIFICATION (AS TO PARCEL B)

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

_____
(CD-ACME. LLC)
SIGNED THIS _____ DAY OF _____, 2025

BY ANTHONY DESIMONE

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2025
BY ANTHONY DESIMONE

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED DECEMBER 16, 2020 AT RECEPTION NO. 2020124739; MODIFICATION RECORDED DECEMBER 19, 2022 AT RECEPTION NO. 2022077403; MODIFICATION RECORDED ON DECEMBER 20, 2023 AT RECEPTION NO. 202305871; AND MODIFICATION RECORDED OCTOBER 7, 2024 AT RECEPTION NO. 2024042755; DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
(FIRSTBANK)
SIGNED THIS _____DAY OF _____, 20 _____.

NOTARY BLOCK
SUBSCRIBE 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
LAND TITLE GUARANTEE COMPANY _____, 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

LAND TITLE GUARANTEE COMPANY
TITLE COMPANY

SIGNED THIS _____ DAY OF _____, 2025.

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2025

BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____.

SURVEYOR'S CERTIFICATE

I, AARON MURPHY _____, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION PRESENTED IN 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.

_____ _____
AARON MURPHY, CO PLS#38162 DATE

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS AMENDED PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO
ON THE _____ DAY OF _____2025.

_____
DIRECTOR OF DEVELOPMENT SERVICES

TOWN OF CASTLE ROCK OWNERSHIP (AS TO PARCEL A)

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: _____
MAYOR

ATTEST:

_____
TOWN CLERK

SIGNED THIS _____ DAY _____OF _____, 2025

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2025

BY _____ AS MAYOR AND BY

_____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____.

THE BRICKYARD

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1

CASTLE ROCK, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

ZONING COMPARISON AND DEVELOPMENT STANDARDS

	EXISTING				
ZONING	THE BRICKYARD PLANNED DEVELOPMENT				
PLANNING AREA	PL-1 (PLD)	PLANNING AREA 1 (PA-1)	PLANNING AREA 2 (PA-2)	PLANNING AREA 3 (PA-3)	PLANNING AREA 4 (PA-4)
PERMITTED LAND USES	PUBLIC LAND DEDICATION (RECREATION CENTER)	HOTEL (THE GREAT LAWN, CONFERENCE)	MIXED-USE (OFFICE, RETAIL, RESTAURANT, MULTIFAMILY)	MIXED-USE (OFFICE, RETAIL, RESTAURANT, MULTIFAMILY)	GREAT HALL (CONFERENCE, OFFICE, RETAIL, RESTAURANT, MARKET PLACE)
BRICKYARD PD TOTAL ACREAGE	31.2 AC				
AREA (ACRE)	[3] 10.36 AC	2.57 AC	9.42 AC	7.97 AC	0.88 AC
% OF TOTAL AREA	33%	8%	30%	26%	3%
MAXIMUM # OF DWELLING UNITS / OVERALL PD	NOT ALLOWED	NOT ALLOWED	MULTIFAMILY: 540 APT/CONDO UNITS; TOWNHOME: 43 UNITS		NOT ALLOWED
[7] GROSS DENSITY OVERALL PD	19 DU/AC				
[7] GROSS DENSITY BRICKYARD MIXED USE AREA		28 DU/AC			
MAXIMUM # OF DWELLING UNITS / PLANNING AREA	NOT ALLOWED	NOT ALLOWED	[6] 194	[6] 389	NOT ALLOWED
GROSS DWELLING UNITS / PLANNING AREA	NOT ALLOWED	NOT ALLOWED	21 DU/AC	49 DU/AC	NOT ALLOWED
RESIDENTIAL GROSS SQUARE FOOTAGE			876,000 GSF		
[4] MAXIMUM NON-RESIDENTIAL GROSS SQUARE FOOTAGE					
HOTEL (KEYS, CONFERENCE)	99,000 SF (125 KEYS; 200-300 SEATS CONFERENCE)				
OFFICE	49,000 SF				
RETAIL	7,000 SF				
GREAT HALL (MARKET PLACE / RETAIL, RESTAURANT, OFFICE)	2,000 SF MARKET PLACE / RETAIL; 8,000 SF RESTAURANT; 10,000 SF OFFICE				
RESTAURANT	16,000 SF				
CASTLE ROCK SPORTS CENTER	145,000 SF				
TOTAL NON-RESIDENTIAL SF	336,000 SF				
TOTAL BRICKYARD MIXED USE MAXIMUM SF	1,212,000 SF				
MAXIMUM LOT COVERAGE (FAR)	1.0 FAR	1.0 FAR	1.0 FAR	1.5 FAR	1.0 FAR
MAXIMUM BUILDING HEIGHT	65'	HOTEL: 90' APPURTENANT: 65'	65'	75'	65'
MINIMUM FRONT YARD SETBACK FROM ROW	15' 25' IF ABUTTING AN ARTERIAL STREET	15'	15' NON-RESIDENTIAL & RESIDENTIAL	15' NON-RESIDENTIAL & RESIDENTIAL	15'
MINIMUM SIDE YARD SETBACK FROM PROPERTY LINE	15'	5' 3' FROM ADJACENT SIDEWALK	5' 3' FROM ADJACENT SIDEWALK	5' 3' FROM ADJACENT SIDEWALK	5' 3' FROM ADJACENT SIDEWALK
MINIMUM REAR YARD SETBACK FROM PROPERTY LINE	15'	5'	5'	5'	5'

SITE UTILIZATION

	AREA (ACRE)		% TOTAL OF PD	
	REQUIRED	PD PLAN	REQUIRED	PD PLAN
PLANNING AREAS		20.84 AC		67%
PUBLIC LAND DEDICATION (PLD)	12.40 AC	[3] 10.36 AC	40%	33%
OPEN SPACE	6.24 AC	[2] 0 AC	20%	[2] 0%
TOTAL PD AREA	31.2 AC	31.2 AC		100%
ROW COVERAGE	N/A	[5] 4.71 AC		

FOOTNOTES:

[1] ZERO FEET EXCEPT WHERE THE SIDE YARD OR REAR YARD ABUTS AN ADJOINING ZONING OF A LESSER INTENSITY, THE SIDE OR REAR YARD OF THE LESSER ZONING DISTRICT SHALL APPLY FOR THE SIDE.

[2] MINIMUM OPEN SPACE REQUIRED FOR THE PD IS 20%, OR 6.24 ACRES. THE OPEN SPACE DEDICATIONS, PUBLIC OR PRIVATE, WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN AND PLATS WITHIN THE PLANNING AREAS. CASH-IN-LIEU OF OPEN SPACE MAY BE PROVIDED AT THE TOWN'S DISCRETION.

[3] REQUIRED PUBLIC LAND DEDICATION IS 12.40 ACRES. 10.36 ACRES ARE IDENTIFIED FOR THE CASTLE ROCK SPORTS CENTER. THE LOCATION OF THE REMAINING 2.04 ACRES WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN AND PLATS WITHIN IN THE PLANNING AREAS. CASH-IN-LIEU MAY BE PROVIDED AT THE TOWN'S DISCRETION.

[4] GROSS SQUARE FOOTAGE CALCULATION FOR DEVELOPMENT PURPOSE - SEE PD ZONING REGULATIONS, SECT. 3 FOR DEFINITION.

[5] THE PLANNING AREAS INCLUDE THE ROW COVERAGE AREA.

[6] A MAXIMUM OF 20% OF DWELLING UNITS MAY BE TRANSFERRED BETWEEN PLANNING AREAS 2 AND 3, UPON ADMINISTRATIVE APPROVAL OF THE TOWN OF CASTLE ROCK.

[7] GROSS DENSITY MEANS THE AVERAGE GROSS DENSITY, NOT INTENDED TO BE APPLIED AS A MAXIMUM GROSS DENSITY.

	PROPOSED				
ZONING	THE BRICKYARD PLANNED DEVELOPMENT AMENDMENT NO. 1				
PLANNING AREA	PL-1 (PLD)	PLANNING AREA 1 (PA-1)	PLANNING AREA 2 (PA-2)	PLANNING AREA 3 (PA-3)	PLANNING AREA 4 (PA-4)
PERMITTED LAND USES	PUBLIC LAND DEDICATION (RECREATION CENTER)	HOTEL (THE GREAT LAWN, CONFERENCE)	MIXED-USE (OFFICE, RETAIL, RESTAURANT, MULTIFAMILY)	MIXED-USE (OFFICE, RESTAURANT, RETAIL, MULTIFAMILY, ENTERTAINMENT/INDOOR RECREATION)	GREAT HALL (CONFERENCE, OFFICE, RETAIL, RESTAURANT, MARKETPLACE)
BRICKYARD PD TOTAL ACREAGE	31.61 AC				
[1] AREA (ACRE)	10.47 AC (TOTAL)	2.57 AC	9.29 AC	8.40 AC	0.88 AC
[1] % OF TOTAL AREA	33%	8%	29%	27%	3%
MAXIMUM # OF DWELLING UNITS / OVERALL PD	NOT ALLOWED	NOT ALLOWED	MULTIFAMILY: 530 UNITS		NOT ALLOWED
[5] GROSS DENSITY OVERALL PD	17 DU/AC				
[5] GROSS DENSITY BRICKYARD MIXED USE AREA		25 DU/AC			
MAXIMUM # OF DWELLING UNITS / PLANNING AREA	NOT ALLOWED	NOT ALLOWED	[4] 204	[4] 326	NOT ALLOWED
GROSS DWELLING UNITS / PLANNING AREA	NOT ALLOWED	NOT ALLOWED	22 DU/AC	39 DU/AC	NOT ALLOWED
RESIDENTIAL GROSS SQUARE FOOTAGE			770,000 GSF		
MAXIMUM NON-RESIDENTIAL GROSS SQUARE FOOTAGE					
HOTEL (KEYS, CONFERENCE)	99,000 SF (125 KEYS; 200-300 SEATS CONFERENCE)				
OFFICE	49,000 SF				
RETAIL	7,100 SF				
GREAT HALL (MARKETPLACE / RETAIL, RESTAURANT, OFFICE)	23,000 SF				
RESTAURANT	17,000 SF				
BOWLING ALLEY	67,900 SF				
CASTLE ROCK SPORTS CENTER	145,000 SF				
TOTAL NON-RESIDENTIAL SF	408,000 SF				
TOTAL BRICKYARD MIXED USE MAXIMUM SF	1,178,000 SF				
MAXIMUM LOT COVERAGE (FAR)	1.0 FAR	1.0 FAR	1.0 FAR	1.5 FAR	1.0 FAR
MAXIMUM BUILDING HEIGHT	65'	HOTEL: 90' APPURTENANT: 65'	65'	75'	65'
[8] SETBACKS					
MINIMUM FRONT YARD SETBACK FROM ROW	15' 25' IF ABUTTING AN ARTERIAL STREET	TO BE DETERMINED WITH THE SDP			
MINIMUM SIDE YARD SETBACK FROM PROPERTY LINE	15'	TO BE DETERMINED WITH THE SDP			
MINIMUM REAR YARD SETBACK FROM PROPERTY LINE	15'	TO BE DETERMINED WITH THE SDP			

SITE UTILIZATION

	AREA (ACRE)		% TOTAL OF PD	
	REQUIRED	PD PLAN	REQUIRED	PD PLAN
PLANNING AREAS		21.14 AC		67%
PUBLIC LAND DEDICATION (PLD)	12.40 AC	[3] 10.47 AC	40%	33%
OPEN SPACE	6.32 AC	[2] 0 AC	20%	[2] 0%
TOTAL PD AREA	31.61 AC	31.61 AC		100%

FOOTNOTES:

[1] THE TOTAL PD IS 31.61 ACRES, WHERE 10.47 ACRES ARE IDENTIFIED FOR THE CASTLE ROCK SPORTS CENTER (PLD); THE REMAINING PLANNING AREAS IS 21.41 ACRES.

[2] MINIMUM OPEN SPACE REQUIRED FOR THE PD IS 6.24 ACRES. THE OPEN SPACE DEDICATIONS, PUBLIC OR PRIVATE, WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN AND PLATS WITHIN THE PLANNING AREAS. CASH-IN-LIEU OF OPEN SPACE MAY BE PROVIDED AT THE TOWN'S DISCRETION.

[3] REQUIRED PUBLIC LAND DEDICATION IS 12.40 ACRES. 10.47 ACRES ARE IDENTIFIED FOR THE CASTLE ROCK SPORTS CENTER. THE LOCATION OF THE REMAINING 1.93 ACRES WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN AND PLATS WITHIN IN THE PLANNING AREAS. CASH-IN-LIEU MAY BE PROVIDED AT THE TOWN'S DISCRETION.

[4] A MAXIMUM OF 20% OF DWELLING UNITS MAY BE TRANSFERRED BETWEEN PLANNING AREAS 2 AND 3, UPON ADMINISTRATIVE APPROVAL OF THE TOWN OF CASTLE ROCK.

[5] GROSS DENSITY IS THE MAXIMUM DENSITY ALLOWED PER PLANNING AREA, WITH THE EXCEPTION OF DWELLING UNIT TRANSFERS DEFINED IN NOTE 4.

[6] GARAGE AREA IS NOT USED FOR LOT COVERAGE (FAR).

[7] PRAIRIE HAWK DRIVE RIGHT-OF-WAY VACATED BY THE TOWN OF CASTLE ROCK PER ORDINANCE 2005-_____.

[8] SETBACK IS MEASURED FROM PROPERTY LINE TO THE FACE OF THE STRUCTURE.

THE BRICKYARD

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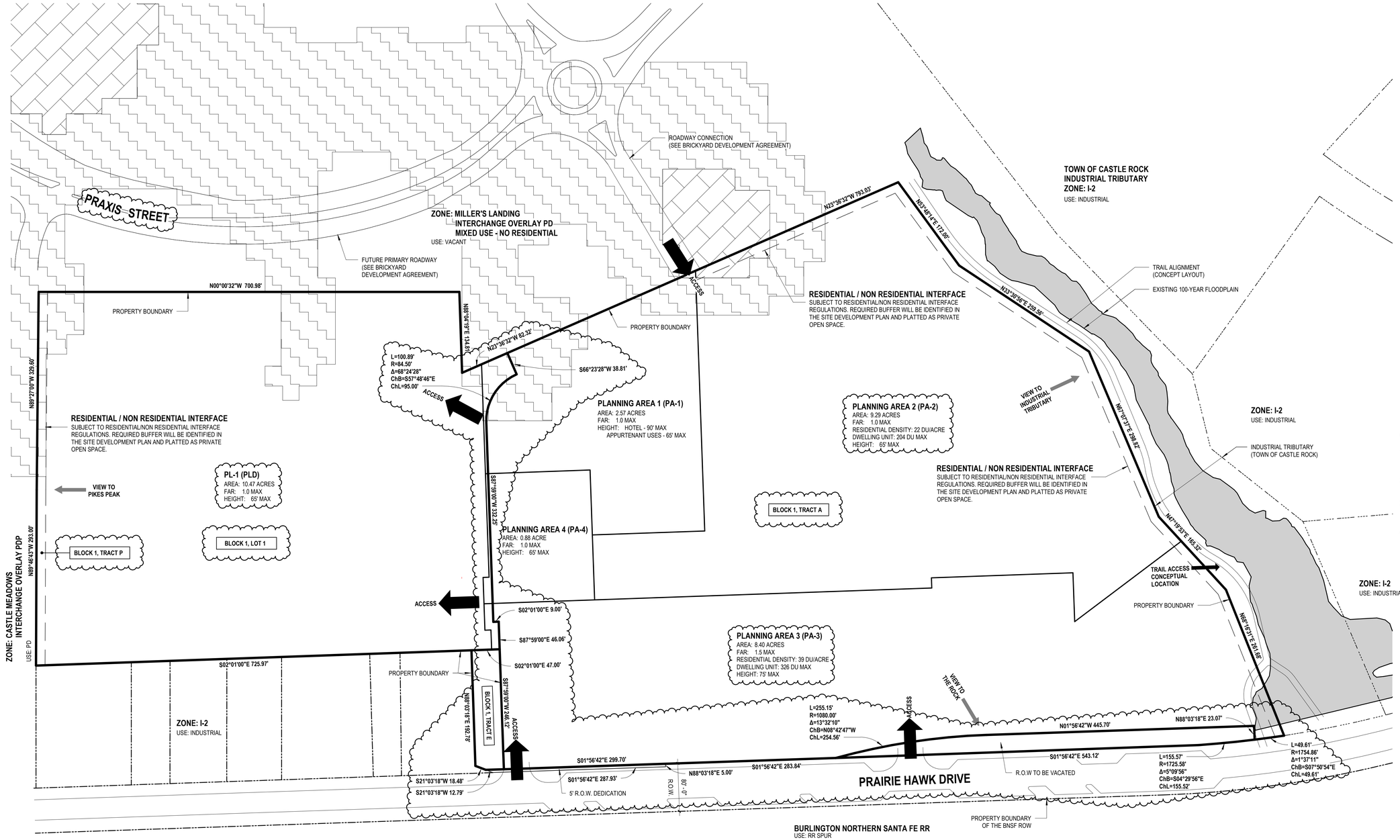
CASTLE ROCK, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GENERAL NOTES

1. IF VEGETATION IS TO BE REMOVED DURING MIGRATORY BIRD BREEDING SEASON A MIGRATORY BIRD SURVEY SHALL BE CONDUCTED AND MUST BE SUBMITTED WITH THE CONSTRUCTION DOCUMENTS APPLICATION.
2. A TITLE SEARCH HAS DETERMINED THAT THE MINERAL RIGHTS FOR THIS PROPERTY HAVE BEEN SEVERED.
3. A WETLAND DELINEATION REPORT SHALL BE PREPARED AND SUBMITTED TO THE ARMY CORP OF ENGINEERS PRIOR TO THE APPROVAL OF DEVELOPMENT PLANS FOR THE SITE.
4. INTERSECTIONS, TRAIL ALIGNMENT & ACCESS POINTS SHOWN AS ARROWS ARE CONCEPTUAL.

LEGEND

- PROPERTY BOUNDARY
- CONCEPTUAL TRAIL ALIGNMENT
- PLANNING AREA
- RESIDENTIAL / NON RESIDENTIAL INTERFACE AREA
- FLOODPLAIN BOUNDARY
- MINOR SKYLINE AREA
- MODERATE SKYLINE AREA

PDP SITE PLAN
SHEET 3 OF 12

THE BRICKYARD PLANNED DEVELOPMENT PLAN AMENDMENT NO. 1
TOWN OF CASTLE ROCK PROJECT NO: PDP25-0005

THE BRICKYARD

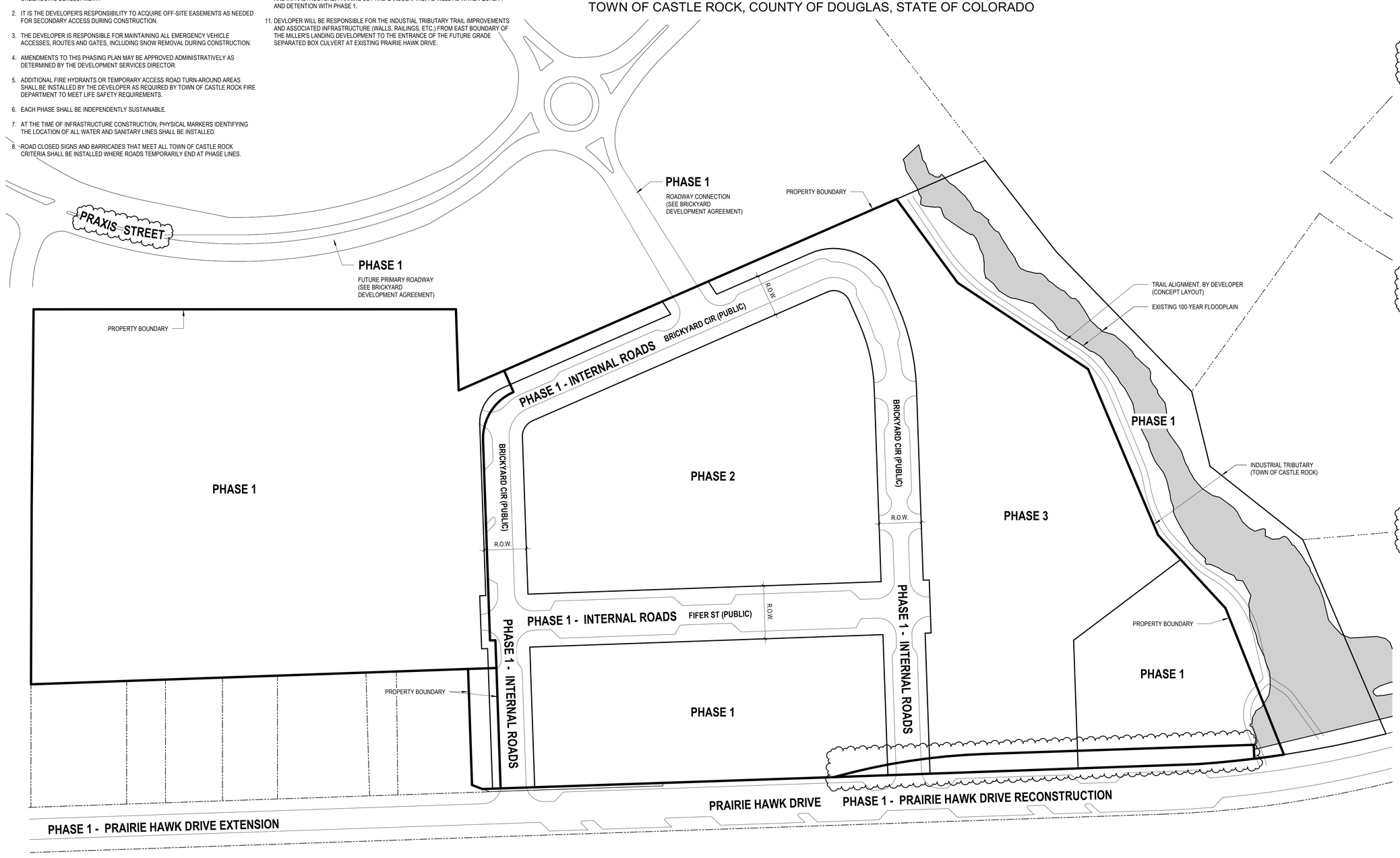
PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1

CASTLE ROCK, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTES

1. ALL PHASES, ASIDE FROM PHASE 1, MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT.
2. IT IS THE DEVELOPER'S RESPONSIBILITY TO ACQUIRE OFF-SITE EASEMENTS AS NEEDED FOR SECONDARY ACCESS DURING CONSTRUCTION.
3. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EMERGENCY VEHICLE ACCESSES, ROUTES AND GATES, INCLUDING SNOW REMOVAL DURING CONSTRUCTION.
4. AMENDMENTS TO THIS PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
5. ADDITIONAL FIRE HYDRANTS OR TEMPORARY ACCESS ROAD TURN-AROUND AREAS SHALL BE INSTALLED BY THE DEVELOPER AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
6. EACH PHASE SHALL BE INDEPENDENTLY SUSTAINABLE.
7. AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LINES SHALL BE INSTALLED.
8. ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.
9. INSTALLATION OF BMP'S THAT MEET THE TOWN OF CASTLE ROCK TEST CRITERIA WILL BE REQUIRED TO CONTROL SEDIMENT TRANSPORT WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTED.
10. DEVELOPER WILL BE RESPONSIBLE FOR PROVIDING THE SPORTS CENTER'S UTILITIES AND INFRASTRUCTURE, PARKING LOT AND LANDSCAPING, AS WELL AS WATER QUALITY AND DETENTION WITH PHASE 1.
11. DEVLOPER WILL BE RESPONSIBLE FOR THE INDUSTIAL TRIBUTARY TRAIL IMPROVEMENTS AND ASSOCIATED INFRASTRUCTURE (WALLS, RAILINGS, ETC.) FROM EAST BOUNDARY OF THE MILLER'S LANDING DEVELOPMENT TO THE ENTRANCE OF THE FUTURE GRADE SEPARATED BOX CULVERT AT EXISTING PRAIRIE HAWK DRIVE.



DEVELOPMENT PHASES

PHASING GENERAL NOTES

1. PHASING WILL BE COMPLETED IN A LOGICAL MANNER WITH THE EXTENSION OF INFRASTRUCTURE AS DEVELOPMENT OCCURS OVER TIME.
2. THE BRICKYARD DEVELOPMENT AGREEMENT DETAILS THE OBLIGATIONS FOR OFF-SITE IMPROVEMENTS LISTED IN THE PHASING PLAN.
3. PUBLIC LAND DEDICATION:
   A TOTAL OF 12.4 ACRES TO BE PROVIDED FOR THE BRICKYARD PD OF WHICH 10.47 ACRES IS DEDICATED FOR THE SPORTS CENTER AND 1.93 ACRES TO BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN FOR PHASES 1, 2, 3, SUBJECT TO APPROVAL BY THE TOWN.
4. OPEN SPACE:
   A TOTAL OF 6.24 ACRES (PUBLIC OR PRIVATE) WILL BE DISTRIBUTED ACROSS ALL PLANNING AREAS. THE AREA TO BE DEDICATED IN EACH PHASE WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PLAN. LOCATION AND ACREAGE OF PUBLIC OPEN SPACE MUST BE ACCEPTABLE TO THE TOWN.

PHASE 1

1. THE REGIONAL WATER QUALITY / DETENTION POND AND ABUTTING LANDSCAPE AND HARDSCAPING FEATURES.
2. ROADWAYS (BRICKYARD CIR AND FIFER ST) AND UTILITY INFRASTRUCTURE WITHIN THE BRICKYARD PD.
3. DEVELOPMENT ELEMENTS IN PLANNING AREA 3 SHALL INCLUDE, BUT ARE NOT LIMITED TO THE BUILDING WITH COMMERCIAL AND MULTIFAMILY COMPONENTS, COURTYARDS, ON-SITE PARKING FACILITIES, LANDSCAPE AND HARDSCAPING FEATURES.
4. IMPROVEMENTS TO EXISTING 'PRAIRIE HAWK DRIVE' TO 'WOLFENSBERGER ROAD'.
5. "PRAXIS STREET" FROM BRICKYARD TO 'WEST PLUM CREEK PARKWAY'.
6. INDUSTRIAL TRIBUTARY TRAIL IMPROVEMENTS EXTENDING FROM 'PRAXIS STREET' TO THE PEDESTRIAN BOX CULVERT UNDER EXISTING 'PRAIRIE HAWK DRIVE', BY DEVELOPER.
7. 12' X 10' BOX CULVERT FOR THE INDUSTRIAL TRIBUTARY DRAINAGE (EXISTING PRAIRIE HAWK DRIVE).

PHASE 2

1. DEVELOPMENT ELEMENTS IN PLANNING AREA 1 MAY INCLUDE, BUT ARE NOT LIMITED TO HOTEL BUILDING, CONFERENCE CENTER, THE GREAT LAWN, OUTDOOR AMENITIES, COURTYARDS, SIDEWALKS, ON-SITE PARKING LOT, LANDSCAPE AND HARDSCAPING FEATURES.
2. DEVELOPMENT ELEMENTS IN PLANNING AREA 2 AND PLANNING AREA 4 MAY INCLUDE, BUT ARE NOT LIMITED TO THE GREAT HALL BUILDING, THE RESTAURANT / OFFICE BUILDING, AND THE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR AMENITIES, COURTYARDS / PATIOS, SIDEWALKS, ON-SITE PARKING LOTS, LANDSCAPE AND HARDSCAPING FEATURES.

PHASE 3

1. DEVELOPMENT ELEMENTS IN PLANNING AREA 2 MAY INCLUDE, BUT ARE NOT LIMITED TO MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR AMENITIES, SIDEWALKS, ON-SITE PARKING LOTS, LANDSCAPE AND HARDSCAPING FEATURES.
2. DEVELOPMENT ELEMENTS IN PLANNING AREA 3 MAY INCLUDE, BUT ARE NOT LIMITED TO MULTIFAMILY BUILDINGS, COMMERCIAL BUILDING, PARKS, OUTDOOR AMENITIES, SIDEWALKS, ON-SITE PARKING LOTS, LANDSCAPE AND HARDSCAPING FEATURES.

LEGEND

- PROPERTY BOUNDARY
- CONCEPTUAL TRAIL ALIGNMENT
- PHASING AREA
- FLOODPLAIN BOUNDARY

1" = 80' –0" 0' 40' 80' 160'

PDP PHASING PLAN
SHEET 4 OF 12

THE BRICKYARD PLANNED DEVELOPMENT PLAN AMENDMENT NO. 1
TOWN OF CASTLE ROCK PROJECT NO: PDP25-0005

HARRIS KOCHER SMITH
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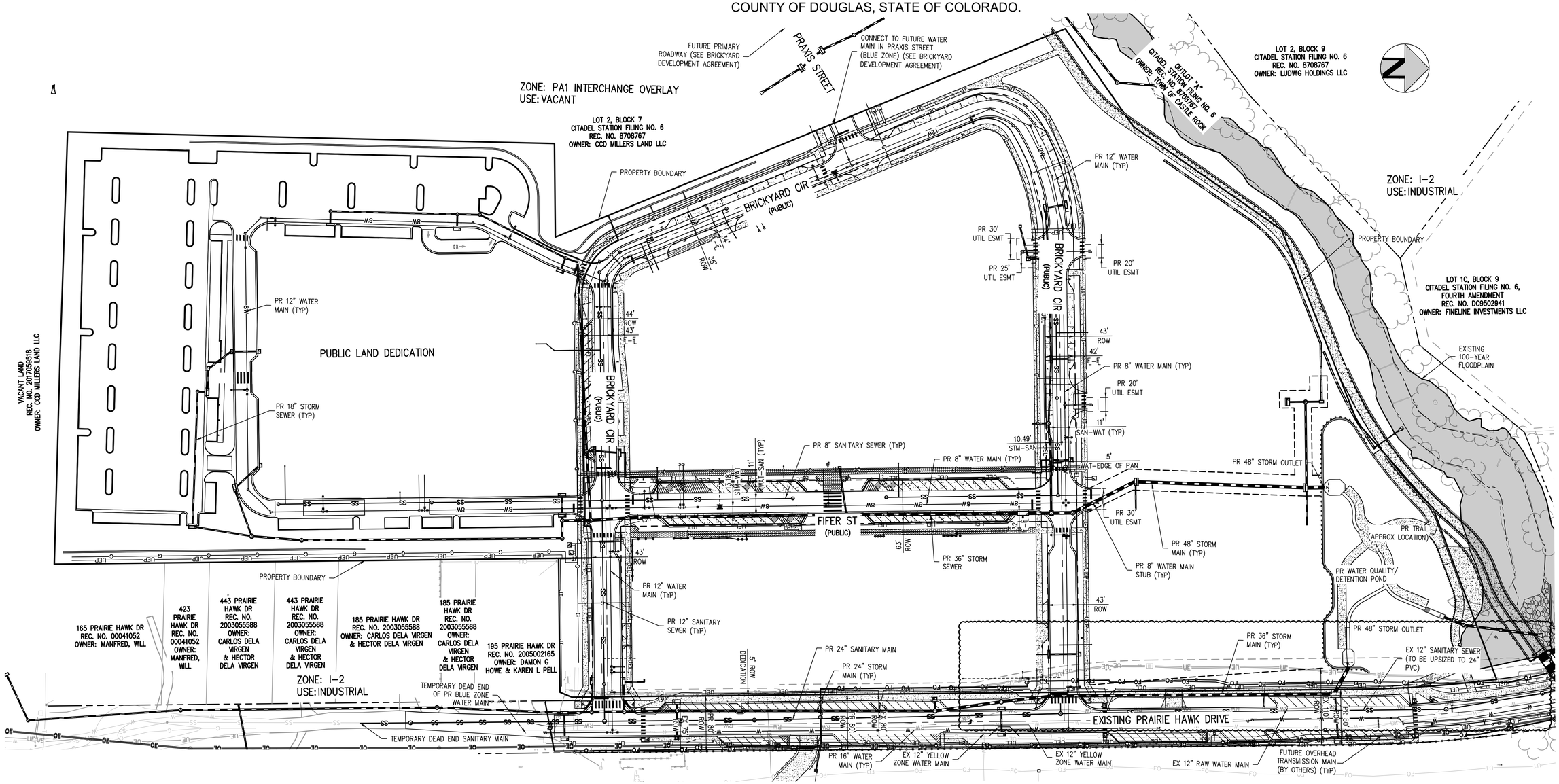
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

THE BRICKYARD

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1

CASTLE ROCK, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND

	EX		PR
MANHOLE		MANHOLE	
HYDRANT		HYDRANT	
STREET LIGHT		INLET	
UNDERGROUND ELECTRIC	UE	WATER	BW
WATER	W	STORM SEWER	
IRRIGATION WATER	IR	SANITARY SEWER	SS
GAS	G	SANITARY SERVICE	
STORM SEWER	ST	WATER QUALITY/ DETENTION POND	
SANITARY SEWER	SS	SIDEWALK	
UNDERGROUND ELECTRIC	UE		
EXISTING TREE CANOPY			

70 0 70 140
SCALE: 1" = 70'

*NOTE: THE PROPOSED UTILITY SIZES ARE BASED ON PRELIMINARY ASSUMPTIONS AND HAVE NOT BEEN ANALYZED FOR CAPACITY. SIZING IS SUBJECT TO CHANGE. UTILITY DESIGN WILL BE FINALIZED IN THE CONSTRUCTION DOCUMENTS.

P:\2020\200726\Engineering\Utilities\PDP - Conceptual Utility Plan.dwg, Layout1, 10/27/2025 3:45:09 P.M. lendersbe, ARCH D (24.00 x 36.00 Inches), 1:1

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CASTLE ROCK, COLORADO

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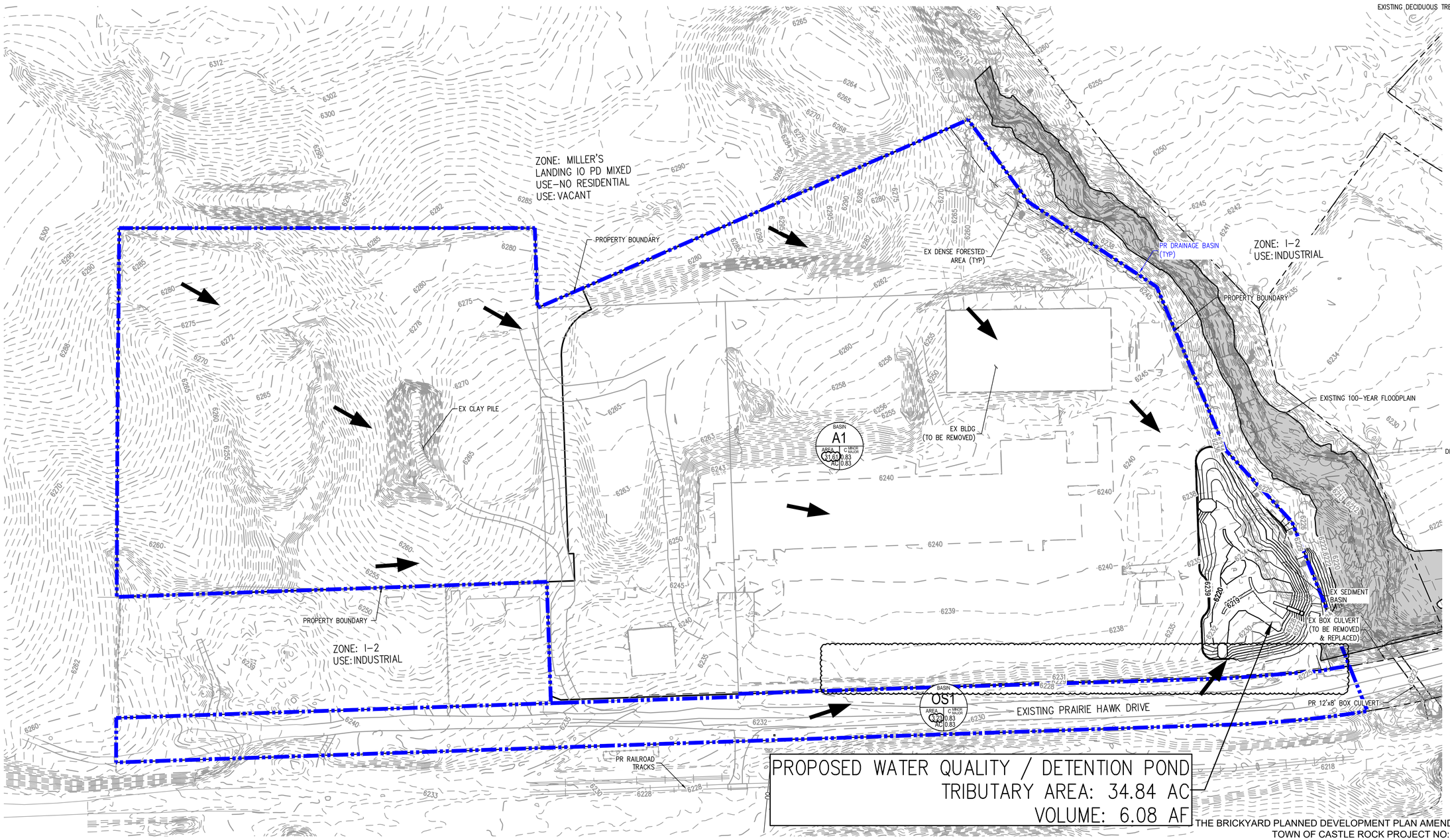
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

LEGEND:

- EXISTING CONTOUR LINES (5173, 5170)
- PROPOSED BASIN BOUNDARY
- FLOW ARROW
- EXISTING STORM (ST)
- EXISTING TREE CANOPY
- EXISTING CONIFER TREE
- EXISTING DECIDUOUS TREE



BASIN DESIGNATION — BASIN OS 1 — 5-YR RATIONAL C COEFFICIENT
BASIN SIZE IN ACRES — AREA 1.23 AC — C MINOR 0.45 C MAJOR 0.67 — 100-YR RATIONAL C COEFFICIENT

80 0 80 160
SCALE: 1" = 80'

PDP DRAINAGE PLAN

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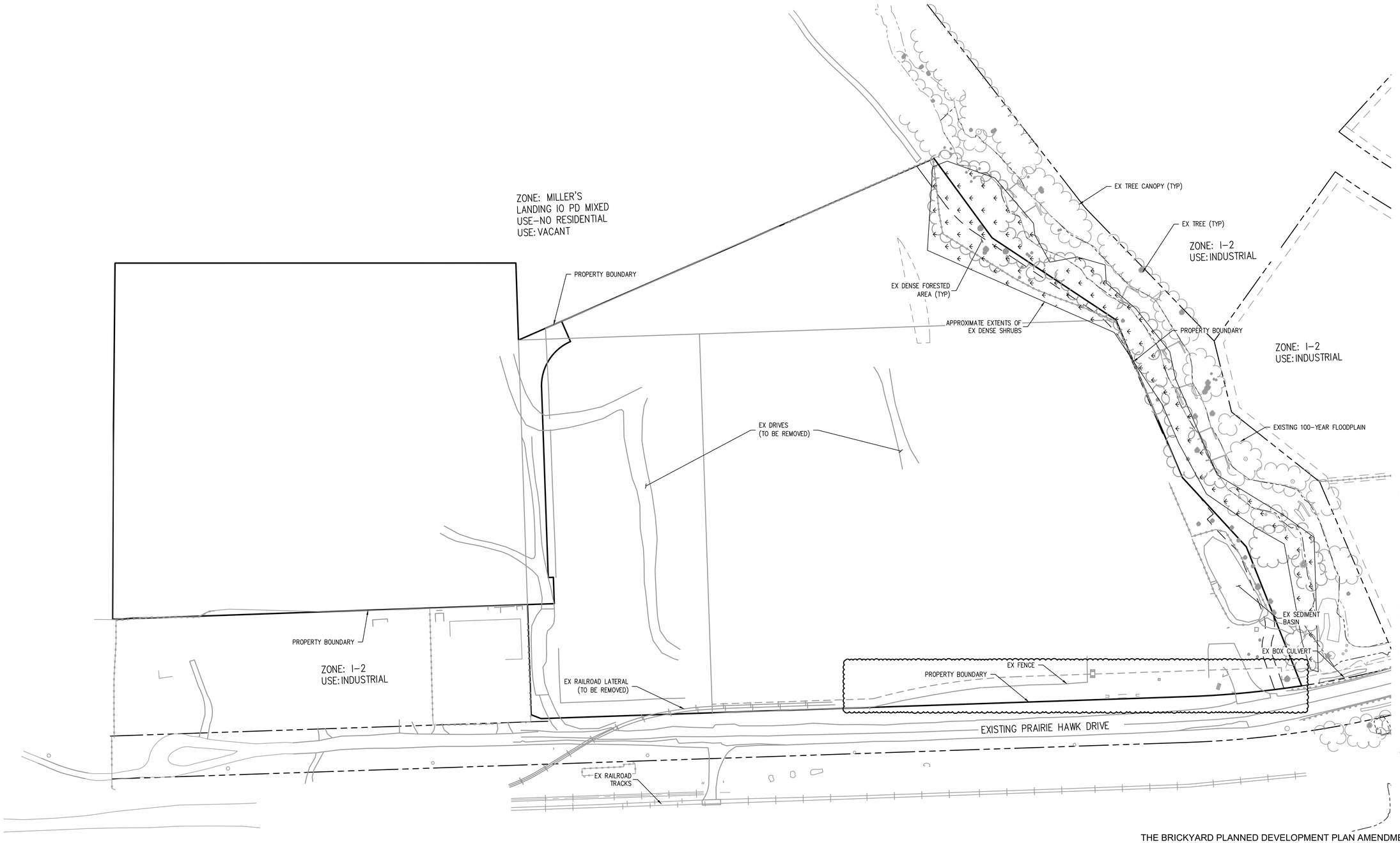
CASTLE ROCK, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.



LEGEND:

EXISTING TREE CANOPY

EXISTING CONIFER TREE

EXISTING DECIDUOUS TREE

NOTE:

A TREE AND SHRUB STUDY WILL BE SUBMITTED WITH THE FUTURE SITE DEVELOPMENT PLANS AND WILL IDENTIFY THE TYPE, SIZE, LOCATION OF TREES AND SHRUBS. THE SDP WILL IDENTIFY VEGETATION TO REMAIN AND TO BE REMOVED, AS WELL AS PROTECTION PLAN APPLICABLE DURING CONSTRUCTION AND REPLACEMENT CRITERIA.

80 0 80 160

SCALE: 1" = 80'

PDP EXISTING VEGETATION PLAN

THE BRICKYARD

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1

CASTLE ROCK, COLORADO

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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

COMMENCEMENT OF DEVELOPMENT
This Planned Development Plan and Zoning Regulations are subject to Section 2.05 **Commencement of Development** of the Development Agreement approved on the 18th day of February, 2025 by Ordinance No. 2025-008, as amended.

THE BRICKYARD VISION, CHARACTER AND OBJECTIVE

The Brickyard PD celebrates timeless design, charming personality, and discovery around every corner. Rich cues to the Brickyard's rugged past balanced with the modern needs of Castle Rock's world-class community tap into unflagging longevity. The architecture hearkens back to the craftsman roots while layering in contemporary textures and touches. Buildings and site structures incorporate regional materials such as brick, stone, pre-cast concrete, and architectural metals to enhance the overall character of the project and highlight the architectural features of individual buildings. Visitors and residents alike are drawn to the Brickyard's multifaceted community programming and built-in gathering spaces. The Brickyard PD is committed to building a diverse community by elevating unique offerings, multiple perspectives, and wide-ranging opportunities.

The proposed development seeks to embrace the goals of the Town of Castle Rock Vision 2030 and Comprehensive Master Plan and Castle Rock's goal of providing 'a world-class community the small-town character'.

Highlights from the Vision 2030 / Comprehensive Master Plan goals aligning with the Brickyard PD include:

- Create and achieve a quality-built environment
- Focus on quality development and encourage great projects
- Maintain a high quality of life for the residents and businesses
- Diversify the local economy through job creation and economic development
- Encourage retail and employment-based businesses at the interchange overlay districts along the Interstate
- Plan for responsible growth that balances housing, services, and employment while preserving and enhancing surface transportation, open spaces, water, and other natural resources
- Strong and compatible architectural character with new development
- Create quality jobs and shift from a commuter/bedroom community to an employment center
- Create a master planned communities that offer a diversity of housing options, mixed use development, transition zones, trail connections, open space buffers and community services and amenities
- Provide a variety of indoor and outdoor spaces that encourage and facilitate active community recreation and celebration, are well-distributed throughout Town and that meet the community's unique needs
- Incorporate appropriate buffers or other mitigation measures such as, but are not limited to, landscape screening, fencing or walls between residential areas and other land use activities to minimize noise, traffic or other conditions that may pose a nuisance or danger to resident

SECTION 1 GENERAL PROVISIONS

1.1 PURPOSE

A. Statement of Purpose
The purpose of this Planned Development Plan (PD Plan) and Planned Development Zoning Regulations is to establish standards for the development and improvement of the property. The standards contained in these Zoning Regulations are intended to carry out the goals of this planned community.

B. Applicability
These standards shall apply to all property contained with the Brickyard Planned Development (PD), as shown on the PD Plan. These PD Zoning Regulations run with the land and bind owners of record and successors in interest to the property.

C. Phasing
The phasing plan presents a logical development sequence for sub-areas of the PD designed to provide cost-effective roadway, utility and other infrastructure and service extensions. The phasing improvements indicated on the Brickyard Planned Development Plan is obligatory upon the Developer per the items of the Development Agreement.

D. Severability of Provisions
In the event any provision herein shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

1.2 AUTHORITY

A. Authority
The authority of these Zoning Regulations is Chapter 17.32 (Planned Development District) of the Castle Rock Municipal Code, as amended.

B. Adoption
The Town Council approved the Brickyard PD Plan and Zoning Regulations (Zoning) pursuant to Section 17.34 of Title 17 (PD Plan) of the Castle Rock Municipal Code after appropriate public notice and hearing on February 18th, 2025 by Ordinance No. 2025-007.

C. Relationship to Town of Castle Rock Regulations
All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in the Brickyard Planned Development. Accordingly, such Town ordinances and regulations shall govern and control over any conflicting provisions in the PD Plan and PD Zoning Regulations, unless such conflicting provision is vested as an express development right under the Development Agreement. The standard zoning requirements of the Town zoning ordinance, including off-street parking, landscaping, site development, accessory, and temporary uses, use by special review and variance process, unless expressly varied in these zoning regulations, shall apply to the Brickyard PD. The PD Zoning Regulations shall not preclude the application of Town ordinances, including revisions thereto, which are of general application throughout the Town, unless such application would conflict with an express vested property right (see Chapter 17.08, CRMC).

D. Maximum Level of Development
The total number of dwelling units or total commercial, retail or other nonresidential square footage approved for development within the established planning areas is the maximum allowed for platting and development. The actual number of dwelling units or nonresidential square footage approved will be determined at the Site Development Plan/Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses and other relevant factors. In no event shall the total count of all residential dwelling units exceed 583.

1.3 CONTROL PROVISIONS

A. Incorporation of the Planned Development Plan
The PD Plan for The Brickyard includes the type and intensity of permitted uses, and the location and boundaries of Planning Areas and is hereby incorporated by reference into these PD Zoning Regulations.

B. Planning Area Boundaries
The boundaries and acreage of all Planning Areas within the Property are shown on the Brickyard PD Plan. Where a Planning Area abuts an internal local street or drive, the boundary shall be the centerline of the street. Where a Planning Area abuts an arterial or collector street, the boundary shall be the right-of-way of that street as indicated on the PD Plan. A Planning Area may be subdivided into multiple filings and phases at the Site Development Plan and Plat stage of development.

C. Administrative Amendments to the PD Plan and PD Zoning Regulations
There shall be limited flexibility in determining the exact location of the Planning Area boundaries and dwelling unit count within the designated Planning Areas. A maximum of twenty percent (20%) change or adjustment to the Planning Area, as measured by acreage, and in the dwelling unit count between and among Planning Areas is permitted. A maximum if 20% of the dwelling units may be transferred between Planning Areas 2 and 3 as an administrative amendment to this zoning regulations. All other changes are subject to the provisions of Chapter 17.36 of the Castle Rock Municipal Code.

D. Road and Trail Alignments
The Planned Development Plan is intended to depict general locations of roadways and trails. Final roadways and trails alignments are subject to adjustment and changes resulting from final engineering submitted with the Construction Documents. Minor changes to roadways and trails alignments can be accomplished through the platting process without any amendment to the PD Plan or PD Zoning Regulations. Major roadways and trails alignments, as determined by the Town, shall follow the PD Amendment procedures as provided in the Code.

SECTION 2 DEVELOPMENT AGREEMENT

In addition to these provisions, certain provisions of the development of the Brickyard Planned Development are controlled by an agreement between the Town of Castle Rock and the PD property owners. The Development Agreement is subject to the Planned Development as approved by the Town on the 18th day of February, 2025 by Ordinance No. 2025-008, as amended. Town Council has the sole authority to approve the Development Agreement.

SECTION 3 DEFINITIONS

In addition to the standard definitions found in the Town of Castle Rock Zoning Ordinance, as amended, the following definitions of terms shall apply to this PD.

3.1 Building Height Measurement
Building height shall be the average of measurements taken from finished grade to the uppermost point of the roof structure taken at the mid-point of each façade, or at equal intervals around the entire footprint of the structure.

3.2 Building Height - Maximum
Building height shall not apply to uninhabitable appurtenances such as chimneys, flag poles, cupolas, parapet walls, cornices without windows, antennas or roof-mounted mechanical units.

3.3 Conference Facility
See definition 3.6 Hotel. Uses shall include, but are not limited to meetings, community events, and public and private gathering.

3.4 Great Hall
The great hall is a community space for visitors and residents living in the neighborhood. It is a social, culinary and collaborative coworking hub and is located in proximity to the recreation center and adjacent to the great lawn. The facility uses may include but are not limited to restaurant, retail, and office.

3.5 Great Lawn
The great lawn is a public open space centrally located in the district. It is a social gathering plaza enclosed by buildings and/or structures with features including but are not limited to hardscaping, landscaping, walkways, trees and shrubs, and places to sit. Great lawn uses may include but are not limited to gathering for social, cultural, and entertainment events such as art show, farmer's market, film and musical show, and ice skating.

3.6 *This term and definition have been deleted from this PD Plan and Zoning Regulations Amendment No. 1.*

3.7 Hotel
Hotel means a place that offers overnight accommodations for short-term rental, including hotels and motels. Hotel may include accessory uses such as meeting rooms and/or conference, restaurants, fitness and wellness (spa) facility, and pool.

3.8 Market Place
The Brickyard market place is a specialty retail use exclusively for sales of wine, beer, coffee, baked goods, freshly prepared foods to eat in or take out, and personal hygiene items such as shampoo, toothbrush and toothpaste.

3.9 Mixed Use
A zoning classification that intentionally blends multiple uses, such as residential, commercial, cultural, institutional, or entertainment, into one building or horizontally on the same street or block.

3.10 Multifamily
Multifamily means buildings that contain three or more dwelling units, which are accessed from interior elevators or hallways, or from individual exterior entrances, and are separated by interior walls and/or floors. Multifamily does not include boarding houses, dormitories, fraternities, sororities, bed and breakfast establishments, and single-family attached dwellings, or hotels and motels.

3.11 Office
Office means a designated area in which commercial or professional activities take place, including but are not limited to, accounting, advertising, medical and dental facilities.

3.12 Off-street Parking
Off-street parking is parking that takes place in a designated area away from public roads, such as a parking lot or garage.

3.13 Open Space Dedicated (OSD)
Open space that will be dedicated to and owned and maintained by the Town. Land use will follow the Town of Castle Rock Municipal Code 17.30.030. OSD will be identified at the Site Development Plan.

3.14 Open Space Private (OSP)
Open space that is to remain in private common ownership and use, and is maintained by an HOA or Business Improvement District, which is suitable for active or passive recreation uses, indoor or outdoor recreation facilities, pocket parks, landscaping, gardens, view protections and enhancement, buffers and/or other similar uses. OSP will be identified at the Site Development Plan.

3.15 Parking Facility
Parking facility (stand-alone lot/structure) means parking that is the primary use (public or private). A facility that provides both accessory parking for a specific use and parking for people not connected to the use is also classified as a parking facility. Accessory uses may include, but are not limited to elevator, stair, bicycle storage, trash storage, utility equipment room, fire department control room, animal and equipment wash station, and loading/unloading. Parking facility shall meet accessibility standards and parking stall standards as required by the Town of Castle Rock Municipal Code.

3.16 Public Land Dedication (PLD)
Land to be dedicated to and owned and maintained by the Town. Land use will follow the Town of Castle Rock Municipal Code 17.30.020.

3.17 Restaurant
Restaurant means an establishment that serves prepared meals to customers for consumption on-site or off-site, and may include but not limited to full service restaurant, food service and drinking place where meals, snacks, and beverages are prepared to customer order for immediate on-premises and off-premises consumption, and special food service. Drive-through restaurants are prohibited.

3.18 Retail
Retail means commercial and retail uses including but are not limited to product sales, art galleries and studios, bakeries, and ice cream shops.

3.19 Townhouse
Townhouse means buildings that contain multiple single-family dwellings not more than three stories in height with separate means of egress.

SECTION 4 OVERALL PROJECT STANDARDS

These PD regulations shall not preclude the application of Town ordinances, including revisions to Municipal Code, which are of general application throughout the Town, unless such application would conflict with an express vested property right. The standard zoning requirements of the Town of Castle Rock Zoning Ordinance including off-street parking, development standards, landscaping, site development, accessory and temporary uses, use by special review and variance processes shall apply to this Planned Development, except as modified by the following:

4.1 General Project Description
The Brickyard PD consists of a 31.2 acres site. 12.4 acres being dedicated to the Town of Castle Rock as public land of which 10.36 acres are identified for the Castle Rock Sports Center and 2.04 acres to be determined at the time of Site Development Plan. Twenty (20) percent or 6.24 acres of the site will be dedicated for open space (public or private). The remaining 20.84 acres consist of Planning Areas 1, 2, 3, and 4; and will be developed into a hotel, office, retail, restaurants, conference, and a maximum of 583 multifamily residential dwelling units. The roads within the development will be designed according to Town of Castle Rock standards, except for Fifer St. (Figure 4.8F2) and Brickyard Cir. (Figure 4.8.F4) alternative profiles specified in Section 4.8 of the PD Zoning Regulations.

4.2 Prohibited Uses
The following uses are prohibited in all Planning Areas and use areas throughout the Brickyard PD. This list of Prohibited Uses is not exhaustive. Only uses listed as Permitted Uses in Section 5 shall be deemed Uses by Right. The Development Services Director shall have administrative authority to determine whether a proposed use is permitted by right, or is prohibited.

1. Automobile/vehicle/RV/boat/motorcycle/all-terrain vehicle equipment sales, repair and leasing;
2. Self-storage facilities;
3. Warehouses and flex-space;
4. Storage yard;
5. Towing and storage of inoperable vehicles;
6. Vehicle/RV/boat storage;
7. Places of worship;
8. Single-family detached dwelling units;
9. Assisted living, nursing home, memory care;
10. Sexually oriented business;
11. Repair service;
12. Drive-through restaurant;
13. Inpatient health care facility.

4.3 Retaining Walls
All retaining walls adjacent to Public Street Right-of-Way (ROW) shall be constructed, or faced, with natural stone material, brick or split face block of a uniform color throughout the PD. Retaining wall height adjacent to Public Street ROW shall not exceed ten (10) feet. Any walls over ten (10) feet in height shall be tiered with a minimum planting zone between wall segments sufficient to accommodate the structural geogrid, healthy plantings, drainage and to reduce visual impacts of the walls. Walls shall not impair traffic visibility. Retaining walls four (4) feet tall or taller may not cross public utility lines or easements without written approval from the utility provider. Retaining walls greater than four (4) feet tall, measured from top of wall to bottom of footing, and tiered retaining walls, or retaining walls that retain a surcharge will require a building permit.

4.4 Exterior Materials
The purpose of this section is intended to ensure that a comprehensive building exterior material plan is consistent with the vision, character, and objectives of the PD Plan and Zoning Regulations.

A. Building exterior materials shall present high quality and permanence including but not limited to brick, stone, stucco, siding (treated wood or fiber cementitious material), architectural metal and glass.
B. A mix of building detailing and accent materials shall be incorporated to add variety and interest. Specific materials are to be identified at the Site Development Plan.
C. Reflective glass shall not be used. Glazing within a façade, which adjoins a public street, pedestrian walk, or bikeway, shall be transparent as viewed from the exterior during daylight hours.
D. Screen systems, such as for trash enclosure, must be accomplished with opaque walls constructed of integrally colored split-face CMU, architectural metal screening, stone, or brick to match the primary structure.

4.5 Exterior Colors
The purpose of this section is intended to ensure that a comprehensive building exterior color plan is consistent with the vision, character, and objectives of the PD Plan and Zoning Regulations.

A. Building exterior color schemes shall be natural in tones and complement the style of architecture. Accent and "punch" colors, such as front doors, canopy, etc. may be more pronounced.
B. A minimum of two (2) color schemes shall be applied to a single building.

4.6 Lighting
Lighting design is intended to ensure that a comprehensive plan is consistent with the vision, character, and objectives of the PD Plan and Zoning Regulations.

A. All lighting plans and fixtures will comply with the Town of Castle Rock Municipal Code.
B. Lighting of the development shall complement the identity of the development.
C. A comprehensive and cohesive lighting design will be developed for the project site; and will be submitted with the Site Development Plan.
D. Exterior lighting, wall mounted or free-standing will be complementary to the project wide lighting aesthetic and the individual building design.
E. Pedestrian-oriented light fixtures shall be incorporated into the design of private open space, parks, etc.
F. Use of LED lighting technology will be utilized wherever practical.

THE BRICKYARD

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1

CASTLE ROCK, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

4.7 Parking

The purpose of this section is to ensure that safe and convenient on-street and off-street parking in adequate numbers are provided to serve the requirements of all land uses while preserving the aesthetic and characteristics of the Brickyard PD. This section establishes the minimum parking requirements, based on the CRMC Section 17.54.060 - Joint Use of Parking Spaces. Refer to Section 6 of this PD for design standards of parking facilities.

A. Parking management system
Off-street, structured parking within mixed-use buildings with residential uses, will be managed to ensure available parking spaces for residents, guests and customers, through the installation of automated parking systems. The automated systems may implement the use of key fobs and ticketed entry or other similar technologies. The building property management company will be responsible for implementing and enforcing the parking management system, monitoring on-site parking availability, operating and maintaining the automated parking management system.

B. Bicycle Parking
1. Bicycle parking shall be provided as required by the Town of Castle Rock Municipal Code.
2. Bicycle parking requirements shall be included in the Site Development Plan.

C. Parking Requirement
1. The Brickyard PD shall follow the Town of Castle Rock Municipal Code, Section 17.54.060 - Joint Use of Parking Spaces.
2. A Joint Use of Parking Spaces Analysis must be submitted to the Town for approval with each Site Development Plan, Site Development Plan Amendment, building permit and change of use or tenant finish permit.
3. Based on the future parking analysis at the time of the Site Development Plan, required parking requirements by use may be provided either on-site or on-street, or a combination of both.
4. The Town may restrict or prohibit all or a portion of the parking in the Sports Center lot contemporaneous with Town events.

4.8 Streetscape & Landscaping Standards

Streetscape and landscaping designs are intended to ensure that a comprehensive plan is consistent with the vision, character, and objectives of the PD Plan and Zoning Regulations.

Objectives are:
- To create a landscape identity unique to the ecological, social, and economic context of the Castle Rock community utilizing place-specific trees and plants that create seasonal interest.
- To develop circulation patterns that conveniently support a diversity of user groups including those bicycling, walking, and driving to the site.
- To utilize trees and ornamental planting that create seasonal interest, structure, and a unique aesthetic.
- Design roadways throughout the district making community safety a priority.

A. Unless specifically modified herein, the design of all streetscapes shall conform to the Town of Castle Rock Municipal Code and Technical Criteria.
B. Continuous in-ground planting strips shall be provided along street sections without on-street parking. Planting shall be a minimum of eight (8) feet wide otherwise the use of structural soils are required.
C. A semi-continuous in-ground planting strip shall be provided along street sections with on-street parking. Planting shall have pathways through it to connect to adjacent walking paths where parking is present.
D. In areas with a high concentration of activation such as retail and restaurants, planting shall include ornamental shrubs and grasses to help facilitate the creation of a district-wide identity that acknowledges the industrial past of the site while building on the refined architectural design of the buildings within the Brickyard PD.
E. In residential areas, a typical tree lawn will be provided to best suit the needs of residential users.
F. Road profiles. The Brickyard PD shall incorporate the roadway profiles as illustrated in Figure 4.8.F1 to Figure 4.8.F5 below.
1. Figure 4.8.F1 - according to Town of Castle Rock standards.
2. Figure 4.8.F2 - approved alternative profile.
3. Figure 4.8.F3 - according to Town of Castle Rock standards.
4. Figure 4.8.F4 - approved alternative profile.
5. Figure 4.8.F5 - according to Town of Castle Rock standards.

Figure 4.8.F2
Road Profile: Fifer St. - Typical Section

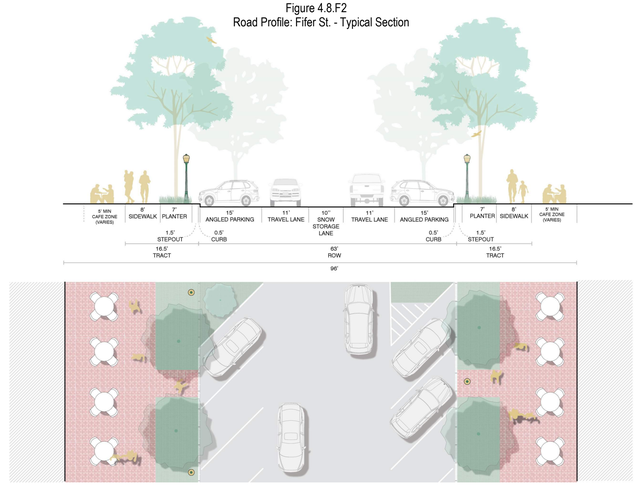


Figure 4.8.F4
Road Profile - Brickyard Cir. Section (South)

Figure 4.8.F1
Road Profile: Fifer St. - Pedestrian Crossing

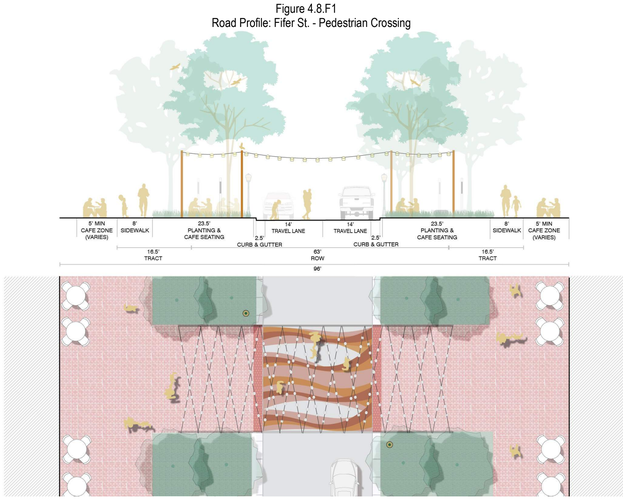


Figure 4.8.F3
Road Profile - Brickyard Cir. Section (North)

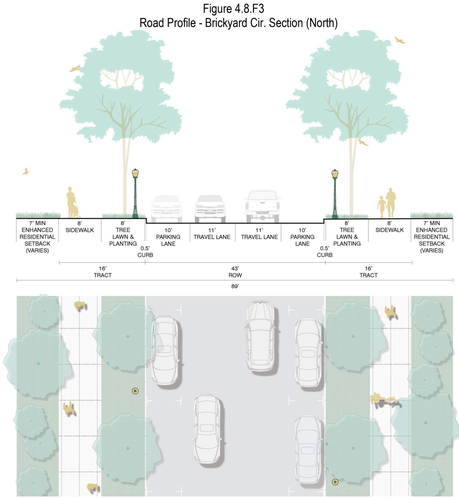
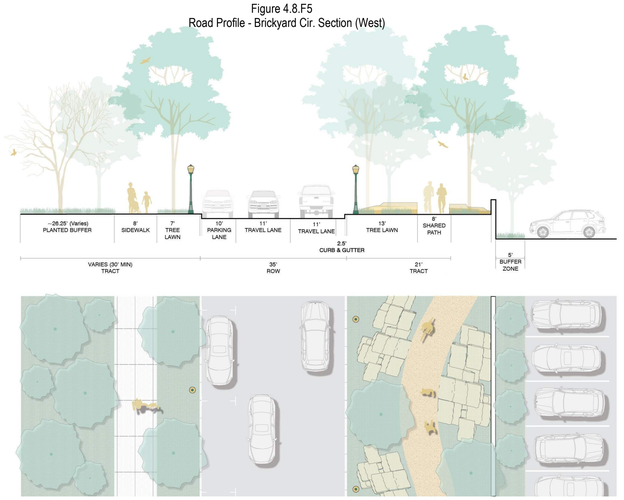


Figure 4.8.F5
Road Profile - Brickyard Cir. Section (West)



THE BRICKYARD

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1

CASTLE ROCK, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

4.9 Town-Owned Property

No easements, grading, or other disturbance associated with development are permitted on Town owned property without prior written approval from the Town of Castle Rock.

4.10 Compliance with Skyline/Ridgeline Protection District

All lots and tracts, or portions thereof, located within the Skyline/Ridgeline protection area shall comply with the provisions of the Skyline/Ridgeline Protection Regulations (Chapter 17.48 of the Castle Rock Municipal Code).

SECTION 5 PERMITTED USES AND DEVELOPMENT STANDARDS

5.1 PLANNING AREA 1 (PA-1): Hotel and Appurtenant Uses

A. Intent
The Hotel Planning Area 1 may include a hotel and accessory structures and hotel conference.

B. Permitted Uses
1. Hotel and appurtenant uses such as office, retail, restaurant, conference;
2. The Great Lawn;
3. Accessory uses, ATM / kiosk;
4. Public and private open space, parks, recreational uses, public buildings, trails and facilities;
5. Public and private utilities, drainage and detention facilities and appurtenant uses.

C. Development Standards
1. Maximum Building Height: Hotel Use - Ninety (90) feet; Appurtenant Structures - Sixty-five (65) feet
2. Minimum Front Yard Setback: To be determined at the Site Development Plan
3. Minimum Side Yard Setback: To be determined at the Site Development Plan
4. Minimum Rear Yard Setback: To be determined at the Site Development Plan
5. Minimum Between Buildings: Twelve (12) feet

5.2 PLANNING AREA 2 (PA-2): Mixed Use (Residential, Office, Retail, Restaurant) and Multifamily or Townhouse Residential

A. Intent
The Mixed Use Planning Area 2 may include multifamily and townhouse residential, office, retail, and restaurant.

B. Permitted Uses
1. Multifamily residential with attached or detached garage;
2. Live/work;
3. Office;
4. Retail;
5. Restaurant;
6. Services, commercial, personal;
7. Accessory uses, ATM / kiosk;
8. Public or private parking structures, public and private open space, parks, recreation uses, public buildings, trails and facilities;
9. Public or private utilities, drainage and detention facilities, and appurtenant uses;
10. Entertainment / Indoor Recreation, such as bowling alley, arcade, etc., and similar uses, as approved by the Development Services Director.

C. Development Standards
1. Maximum Number of Units: 204 DUs
2. Maximum Building Height: Sixty-five (65) feet
3. Maximum Gross Density: 22 dwelling units per acre
4. Minimum Front Yard Setback: To be determined at the Site Development Plan
5. Minimum Side Yard Setback: To be determined at the Site Development Plan
6. Minimum Rear Yard Setback: To be determined at the Site Development Plan
7. Minimum Between Buildings: Twelve (12) feet

5.3 PLANNING AREA 3 (PA-3): Mixed Use (Residential, Office, Retail, Restaurant)

A. Intent
The Mixed Use Planning Area 3 may include multifamily residential, office, retail, and restaurant.

B. Permitted Uses
1. Multifamily residential with attached or detached garages;
2. Live/work;
3. Office;
4. Retail;
5. Restaurant;
6. Services, commercial, personal;
7. Accessory uses, ATM / kiosk;
8. Multi-modal transit facility;
9. Public or private parking structures, public and private open space, parks, recreation uses, public buildings, trails and facilities;
10. Public or private utilities, drainage and detention facilities and appurtenant uses;
11. Entertainment / Indoor Recreation, such as bowling alley, arcade, etc., and similar uses, as approved by the Development Services Director.

C. Development Standards
1. Maximum Number of Units: 326 DUs
2. Maximum Building Height: Seventy-five (75) feet
3. Maximum Gross Density: 39 dwelling units per acre
4. Minimum Front Yard Setback: To be determined at the Site Development Plan
5. Minimum Side Yard Setback: To be determined at the Site Development Plan
6. Minimum Rear Yard Setback: To be determined at the Site Development Plan
7. Minimum Between Buildings: Twelve (12) feet

5.4 PLANNING AREA 4 (PA-4): Mixed Use (Retail, Restaurant, Office)

A. Intent
The Mixed Use Planning Area 4 may include market place (retail), restaurant, conference, and office.

B. Permitted Uses
1. Market place (retail);
2. Retail;
3. Restaurant;
4. Conference;
5. Office;
6. Accessory uses, ATM / kiosk
7. Public and private open space, parks, recreation uses, public buildings, trails and facilities;
8. Public or private utilities, drainage and detention facilities and appurtenant uses.

C. Development Standards
1. Maximum Building Height: Sixty-five (65) feet
2. Minimum Front Yard Setback: To be determined at the Site Development Plan
3. Minimum Side Yard Setback: To be determined at the Site Development Plan
4. Minimum Rear Yard Setback: To be determined at the Site Development Plan
5. Minimum Between Buildings: Twelve (12) feet

5.5 PUBLIC LAND DEDICATION (PLD)

A. Intent
Public Land Dedication (PLD) is property that is deeded to the Town of Castle Rock to be municipally owned and zoned to allow public uses. The Brickyard PLD is zoned PL-1.

B. Permitted Uses. Uses permitted by right in the PL-1 District shall follow the Town of Castle Rock Municipal Code, Chapter 17.30.

C. Development Standards (PL-1). Development standards shall follow the Town of Castle Rock Municipal Code, Chapter 17.30.
1. Maximum Building Height: Sixty-five (65) feet
2. Minimum Front Yard Setback: Fifteen (15) feet from ROW; twenty-five (25) feet if abutting an arterial street
3. Minimum Side Yard Setback: Fifteen (15) feet from property line
4. Minimum Rear Yard Setback: Fifteen (15) feet from property line

D. Use by Special Review. Uses permitted by special review in the PL-1 District shall follow the Town of Castle Rock Municipal Code, Chapter 17.30.

E. Exempt
The Castle Rock Sports Center shall be exempted from Section 6.2 Design Standards of these PD Zoning Regulations.

5.6 OPEN SPACE DEDICATION (OSD)

A. Intent
Open space that will be dedicated to, and owned and maintained by the Town. OSD counts toward the minimum 20% open space requirement for a Planned Development. OSD may be zoned PL-2, as established in the Town of Castle Rock Municipal Code 17.30.020 and 17.30.030. OSD will be identified at the Site Development Plan.

5.7 PRIVATE OPEN SPACE (OSP)

A. Intent
Land proposed to meet the PD open space requirements and proposed to be held in private ownership. OSP counts toward the minimum 20% open space requirement for a Planned Development. OSP is intended to provide open areas for public gathering, recreation, and buffering between types and intensity of uses. OSP will be identified at the Site Development Plan.

B. Permitted Uses
1. Plazas, courts, gazebos, trellises, and small structures;
2. Passive landscape or natural open space;
3. Active private park, playgrounds, picnic areas;
4. Private amenities, such as club house or community center, with food service and alcoholic beverage service;
5. Hard-surface and soft-service trails (pedestrian and bicycle including interpretive signs and features).

C. Development Standards
1. Maximum Building Height: Twenty-five (25) feet
2. Minimum Front Yard Setback: To be determined at the Site Development Plan
3. Minimum Side Yard Setback: To be determined at the Site Development Plan
4. Minimum Rear Yard Setback: To be determined at the Site Development Plan
5. Minimum Between Buildings: Twelve (12) feet

5.8 ACCESSORY USES: The following uses are permitted in all planning, open space, and public land areas.
1. Roadways, bike paths and pedestrian trails;
2. Fences and walls;
3. Patio and gazebos;
4. Open spaces such as plazas, parks, etc.; and
5. Underground utility and communication distribution lines.

SECTION 6 ARCHITECTURAL DESIGN GUIDELINES

6.1 DESIGN STANDARDS

The Design Standards are intended to ensure that site design and primary and accessory structures are consistent with the vision, character, and objectives of the PD Plan and Zoning Regulations. These standards shall apply to all development and uses within the Brickyard PD, with the exception of the Castle Rock Sports Center. These standards include site design, primary and accessory structures, the public realm, architectural elements, colors and materials.

A. Site Design

Intent
The goal of site planning standards is to take into consideration the preservation of natural amenities, existing topography and panoramic views within the scope of placing buildings on site.

Standards
1. Development shall relate to the site's aesthetic setting and context considering impacts and enhancements to natural features and important pedestrian view corridors such as the Industrial Tributary, The Rock, Pikes Peak, and the Minor and Moderate Skyline / Ridgeline.
2. A sense of entry into the development shall be created by using signage and landscaping elements as a "gateway" feature.
3. The arrangement of buildings, parking, and outdoor areas shall recognize the site characteristics such as topography and view corridors; and relate to the surrounding building blocks in pattern, function, scale, character, and materials.
4. Buildings adjacent to a sidewalk shall be situated to provide a strong visual and physical connection between the sidewalk and the first floor through the use of landscaping such as plantings and structural elements such as stoop/porch and entry canopy.
5. The spaces between buildings shall be recognized in overall building design. These spaces shall be planned and useful in shape and function such as public or private yard, paths, and view corridor.
6. Street frontages shall be configured to promote pedestrian activity along the edges of a block. A street frontage shall consist of the space between the building face and the curb. This zone may include public and private amenities such as tree lawn, sidewalk, café seating, landscaping, and residential stoop and porch.
7. A minimum five (5) feet for commercial and seven (7) feet for residential setback from back of sidewalk to face of building for enhanced transitional zone at street level shall be provided. This zone is intended to provide a buffer between the public ROW (e.g. sidewalk) and the building with amenities including but are not limited to landscaping, planters, outdoor seating, stoops and porches, and stairs.
8. Vehicular access points to parking area shall be located and designed to minimize impacts on the public realm such as sidewalks and pedestrian circulation paths. Parking structures and parking lots shall be located at the rear of primary buildings wherever possible and shall be screened with enhanced landscaping, decorative block walls or similar treatment.
9. Utility equipment, trash storage, and similar service areas shall be located to the rear of primary buildings wherever possible and shall be screened with enhanced landscaping, decorative block walls or similar treatment. Service and utility areas shall be consolidated to the greatest extent possible.

B. Building Design

Intent
The intent of building design standards is to create a cohesive plan that support the vision and character of the Brickyard PD. Buildings shall be oriented and scaled to enhance the pedestrian space. A diversity of architectural styles embrace a timeless appearance through the use of different building form and massing, height, roofline, material, and color. Architectural elements should reflect the building's use or program to distinguish one from another such as commercial verses residential.

Standards

1. Buildings shall incorporate enhanced architecture consistent with the importance and high visibility of the buildings' location. Designs shall be rich in detail, material, texture, craftsmanship, and color.
2. A variety of product types and building forms shall be used throughout the PD. A diversity of architectural styles will differentiate between the planning areas and bring architectural interest into the community.
3. Single-story elements, such as stoops and porches, covered entries, living space and/or garages, shall be incorporated to establish pedestrian scale.
4. Insets and patio areas to allow for outdoor dining and seating areas shall be incorporated.
5. To maintain architectural variety along residential streets, adjacent or directly opposing buildings shall not have the same building plan and elevation or the same exterior color package.
6. Materials, texture and color of materials of the individual storefronts shall be varied.
7. Contrasting colors for architectural details, awnings and at the entrances shall be used to create interesting architectural features.
8. The same building plan and elevation shall not be repeated more than once on the same side of the street except for the cluster product which will accomplish elevation changes with color and material.
9. Building massing shall promote a sense of human scale at the street level. Changes in building massing shall be purposeful to enhance important building features, identify changes in interior use or clearly delineate street level and upper-level stories. Architectural elements may include, but are not limited to, large windows, porch/stoop, canopy over entry at ground floor; and balcony, dormer, and bracket at upper stories.
10. Four-sided architectural design, with similar level of material quality and architectural treatment, is required for facades visible to the general public.
11. Buildings located on street corners shall provide pedestrian accessibility on façades facing the street.
12. Building ends shall incorporate "wrap-around" corners with massing and architectural elements to enhance the building facades. Enhanced features may include porches, planters, canopies, and roof elements.
13. Large façade volumes or planes shall be broken up into smaller elements in order to reduce the visual scale of a building. The mass of a building and architectural design should be varied in form to emphasize the various interior functions.
14. Pedestrian oriented façade design shall be required. The use of variations in the building façade such as vertical or horizontal articulation, window and entry variations, patios, plazas, and other architectural elements may be used to achieve the pedestrian scale.
15. Dwelling units at ground level shall have a floor elevation change from adjacent sidewalk. Front door with stoop or porch and stair shall be provided to have direct access from individual unit to sidewalk.
16. All roof top or pad mounted mechanical units must be screened from general public view and integrated into the overall building design.

C. Parking Garages and Parking Lot

Intent
The goal for parking facility development standards is to ensure safety for its users and create aesthetically pleasing structure or space that embrace the Brickyard PD's character.

Standards
1. Parking garages may be located below grade, at grade, or above grade. Garages may be incorporated into the primary building or be detached.
2. Parking garages shall be constructed of the same or similar materials as the primary building.
3. Parking garage doors may be metal, wood grain simulated metal facing equivalent, or equal.
4. Parking garages and parking lots shall be located at the rear of primary buildings wherever possible. Parking lots and structures adjacent to the street shall be screened with enhanced landscaping, decorative masonry walls or similar treatment.

THE BRICKYARD

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1

CASTLE ROCK, COLORADO

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

D. Public Realm

Intent
The public realm is a shared exterior space or built form element that is accessible to anyone, facilitates positive human interactions, and fosters a welcoming and safe sense of community. These public spaces offer quality and authenticity experiences where people work, shop, eat, play and engage with their community; and tie the district together. Exist in various size, shape and appearance, these pedestrian-friendly spaces accommodate a wide diversity of people and uses including but are not limited to plaza and square, playground, outdoor cafe, parks, pathways, garden, parking lot, and trash collection facility.

Standards
1. Each planning area shall develop multiple public spaces or provide distinctive pedestrian access to other public spaces within the development.
2. Spaces or structures shall be planned to accommodate uses including, but are not limited to, outdoor seating, bicycle rack, trash receptacles, umbrellas and planters to implement pedestrian-scaled elements.
3. Hardscaping, landscaping and structural elements used in these spaces shall use materials and colors that complement abutting buildings.
4. Designs shall use sustainable materials, meet accessibility standards and create sense of safety.
5. Lighting shall be designed to reflect the uses of the space and complement abutting buildings.
6. Develop a network of pedestrian walkways connecting the various planning areas, public spaces, and uses within the Brickyard PD and the Industrial Tributary trail, existing Prairie Hawk Drive, the Miller's Landing, and Castle Meadows properties.
7. Reference Section 4.8 of this PD for street profiles identifying the various spaces between the street curb and face of building.

E. Architectural Elements

Intent
The goal of this section is to ensure that architectural characteristics reflect the Brickyard PD's vision of diversity but holistic community. Building elements should be used in ways that is authentic to its time and place but have timeless attributes. Architectural features will have elements that promote pedestrian-friendly environment, reduce building massing, differentiate functions or uses (e.g. commercial and residential) and are complementary to other buildings within the development.

Standards
1. Building Facades
   a. The primary building facade shall be oriented toward the street rather than the parking area.
   b. Primary building entrance(s) shall have clearly defined, visible entrance with distinguishing features such as canopy, portico or other prominent architectural element.
   c. Vertical mixed use buildings shall implement designs reflecting the function of each use such as large storefront door and window system for commercial component and small door and operable windows for residential component.
   d. Large façade volumes or planes shall be broken up into smaller elements in order to reduce the visual scale of a building. The mass of a building shall be varied in form to emphasize the various interior functions.
2. Rooflines and Materials
   a. Variations in rooflines shall be strongly defined on commercial and mixed use buildings and may include gables, dormers, flat roofs, cornices, and well-defined parapets. Offsets in the roofline may be used to break up the mass of the roof.
   b. Roof forms and overhangs shall be designed to correspond and denote building elements and functions such as entrances and arcades.
   c. Buildings at corners shall have distinctive roof elements to emphasize their corner location.
   d. Roofing materials shall be of a material and color consistent with the architectural character of the building and convey a sense of permanence and quality. Roofing material and color specifications are to be provided at the Site Development Plan.
3. Awnings, Canopies, and Shade Features
   a. Awnings, canopies and shading devices may be used to help break up building massing, create texture and shade and shadow.
   b. These elements shall be arranged to complement the overall facade through the use of material, scale and color.
4. Walls and Fences
   a. The term 'walls' as used in this section shall refer to walls that abut a building or are free-standing.
   b. Walls and fences used as landscaping features, grade transition, and screening devices shall complement the primary building through the use of materials, scale, and color.
   c. Walls shall be constructed, or faced, with masonry materials such as natural stone, brick or split face block.
   d. Fences shall be constructed of metal material, however chain link, barbed wire and electrified fencing is prohibited. Fences up to seventy-two (72) inches in height are permitted anywhere on a zoned lot, except with the front yard setback, in which case the maximum height shall be forty-eight (48) inches.
   e. Refer to Section 4.3 of this PD for retaining wall maximum allowed height.
5. Porch/Stoop
   a. Porches and stoops shall be pedestrian oriented, complement the building, and constructed of quality materials. Stoops shall be distinguished with railings, planters or other features to identify the stoop and eliminate a tripping hazard on the sidewalk or public space adjacent to the façade of the building.
   b. Porch and stoop railings may be metal, treated wood, or composite material.
6. Balcony
   a. Balconies may be recessed, semi-recessed, or hung. Balcony materials may be treated lumber, composite material, concrete, or metal.
   b. Balcony railings may be metal, treated wood, or composite material.
   c. Balcony and railings colors shall be complementary to the architectural character.
   d. Balconies may not encroach into or over the public right-of-way (ROW) without Town approval of a ROW encroachment permit.

7. Conceptual renderings as illustrated below represent the Brickyard PD's vision and character.

Conceptual Rendering: Castle Rock Sports Complex

Conceptual Rendering: Site Orientation

Conceptual Rendering: Variety of Building Massing and Roof Form

Conceptual Rendering: Pedestrian-oriented Streetscape

Conceptual Rendering: Site Orientation

Conceptual Rendering: The Great Hall

Conceptual Rendering: Multifamily Residential Building

Conceptual Rendering: Street Edge Articulation

Conceptual Rendering: Commercial Mixed Use Building

THE BRICKYARD

PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS AMENDMENT NO. 1

CASTLE ROCK, COLORADO

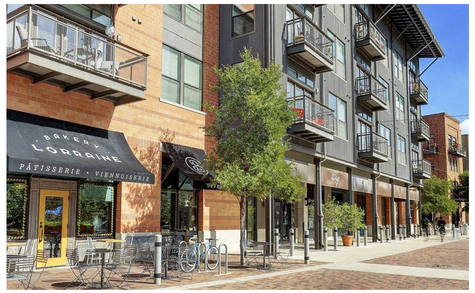
SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PD ZONING REGULATIONS

E.7 Architectural Elements, Continued

Conceptual Imagery: Public Space

Conceptual Imagery: Pedestrian-oriented Streetscape



Conceptual Imagery: Multifamily Residential Building

Conceptual Rendering: Building Massing

SECTION 7 SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

7.1 Following approval of the Brickyard Planned Development, the Property Owners shall submit a Site Development Plan for all or any portion(s) of the Planning Area, as are then ready for development.

7.2 No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town.