ALEXANDER PLACE, AMENDMENT NO. 1
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

A TRACT OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION
LOT 4, COOPER-HOOK/MAIN PLACE FILING NO. 1, ACCORDING TO THE RECORDED PLAT THEREOF, AND

PARCEL A:
THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 26;

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 26, A DISTANCE OF 2110.28 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 339.96 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 105.62 FEET, THENCE NORTH 00 DEGREES 04 MINUTES EAST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26, A DISTANCE OF 726.00 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 26;

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 29.22 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES WEST, A DISTANCE OF 341.58 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 26;

THENCE WEST AND ALONG SAID SOUTH LINE, A DISTANCE OF 802.40 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THOSE EASEMENT RIGHTS AS DESCRIBED IN DEED RECORDED AUGUST 8,2001 IN BOOK 2104 AT PAGE 2283 OF THE DOUGLAS COUNTY RECORDS.

BOTH OF WHICH ARE LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING COLLECTIVELY DESCRIBED AS FOLLOWS:

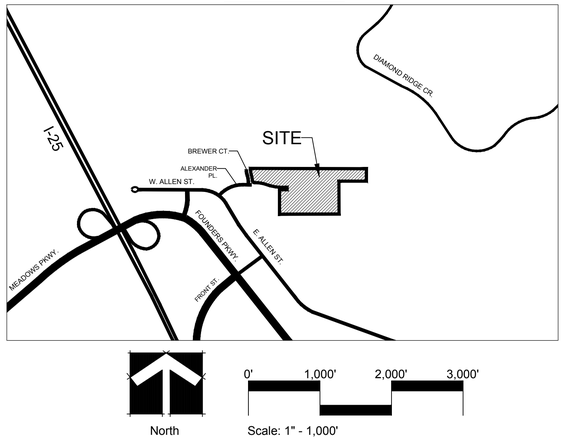
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, AND CONSIDERING THE NORTH LINE OF SAID LOT 4 TO BEAR NORTH 89°52'28"EAST WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE ALONG SAID NORTH LINE, NORTH 89°52'28"EAST, 1621.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE EAST LINE OF SAID LOT 4, SOUTH 00°16'38"EAST, 173.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4, SOUTH 89°43'22"WEST, 381.02 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE ALONG THE EASTERLY LIMITS OF SAID PARCEL A THE FOLLOWING 3 COURSES: 1) SOUTH 00°09'58"EAST, 120.00 FEET; 2) SOUTH 89°43'22"WEST, 29.22 FEET; 3) SOUTH 00°09'58"EAST, 347.72 FEET (341.58 FEET PER DEED) TO THE SOUTH LINE OF SAID NORTH HALF OF SECTION 26 AND THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE ALONG SAID SOUTH LINE OF SAID NORTH HALF OF SECTION 26, AND OF SAID PARCEL A, NORTH 89°57'19"WEST, 803.90 FEET (802.40 FEET PER DEED) TO THE SOUTHWEST CORNER OF SAID PARCEL A AND THE SOUTHEAST CORNER OF LOT 7 OF SAID, COOPER-HOOK / MAIN PLACE FILING NO. 1; THENCE ALONG THE WESTERLY LIMITS OF SAID PARCEL A THE FOLLOWING 3 COURSES: 1) ALONG THE COMMON LINE BETWEEN SAID PARCEL A AND LOT 7, NORTH 00°02'51"EAST, 343.21 FEET (339.96 FEET PER DEED); 2) NORTH 89°43'57"EAST, 105.82 FEET; 3) NORTH 00°09'32"WEST, 30.00 FEET TO THE SOUTHERLY LIMITS OF SAID LOT 4; THENCE ALONG THE SOUTHERLY AND WESTERLY LIMITS OF SAID LOT 4 THE FOLLOWING 9 COURSES: 1) SOUTH 89°43'57"WEST, 90.96 FEET; 2) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 17°35'18", A RADIUS OF 470.00 FEET, AN ARC OF 144.28 FEET AND A CHORD WHICH BEARS NORTH 81°28'24"WEST, 143.71 FEET; 3) NORTH 72°40'45"WEST, 86.88 FEET; 4) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 17°35'18", A RADIUS OF 430.00 FEET, AN ARC OF 132.00 FEET AND A CHORD WHICH BEARS NORTH 81°28'24"WEST, 131.48 FEET; 5) SOUTH 89°43'57"WEST, 13.46 FEET; 6)) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 86°36'18", A RADIUS OF 27.00 FEET, AN ARC OF 40.81 FEET AND A CHORD WHICH BEARS NORTH 47°04'27"WEST, 37.04 FEET; 7) ALONG A CURVE TO THE LEFT HAVING A DELTA OF 13°36'43", A RADIUS OF 355.00 FEET, AN ARC OF 84.34 FEET AND A CHORD WHICH BEARS NORTH 10°34'39"WEST, 84.14 FEET; 8) ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 17°28'31", A RADIUS OF 295.00 FEET, AN ARC OF 89.98 FEET AND A CHORD WHICH BEARS NORTH 08°38'45"WEST, 89.63 FEET; 9) NORTH 00°05'30"EAST, 2.57 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION, CONTAINING 15.518 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY, OR UNDER THE DIRECT SUPERVISION OF, MICHAEL C. CREGGER, PROFESSIONAL LAND SURVEYOR, COLORADO REGISTRATION NO. 22564 FOR AND ON BEHALF OF IMEG CONSULTANTS CORP ON JANUARY 26, 2026.

PDP STANDARD NOTES

1. THE PURPOSE OF THIS AMENDMENT IS TO COMBINE THE EXISTING COOPER-HOOK INTEGRATED BUSINESS - PD (LOT 4) AND THE ALEXANDER PLACE PD TO CREATE AN OVERALL MASTER PLAN FOR THE TWO PROPERTIES THAT REVISES THE PROPOSED LAND USE TO SINGLE FAMILY DETACHED RESIDENTIAL.
2. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED, AND THERE ARE NO MINERAL OWNERS ASSOCIATED WITH THE PROPERTY. AS SUCH NOTIFICATION OF DEVELOPMENT HEARINGS BEFORE PLANNING COMMISSION AND TOWN COUNCIL IS NOT REQUIRED.
3. THIS SITE LIES WITHIN FEMA FLOOD ZONE X PER MAP 08035C0186G DATED MARCH 16, 2016. NO STRUCTURES SHALL BE PERMITTED IN THE APPROVED 100-YEAR FLOOD PLAIN.
4. THE WESTERN EDGE OF THE 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 REGARDING MITIGATION PROCEDURES. A 10-FOOT-WIDE SETBACK IS PROVIDED BY THE NON-RESIDENTIAL USE TO THE WEST AND THIS DEVELOPMENT PLAN ADDS AN ADDITIONAL 20-FOOT-WIDE SETBACK THEREBY MEETING THE REQUIREMENTS OF THE RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS.
5. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK [METZLER BLUE] 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. URBAN/WILDLAND INTERFACE AREA MANAGEMENT PLAN TO BE EVALUATED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT AS APPROPRIATE TO EACH PLANNED DEVELOPMENT (PD). A MANAGEMENT PLAN HAS NOT BEEN DEVELOPED FOR THIS PD.

VICINITY MAP



OWNERSHIP CERTIFICATE (AS TO LOT 4 COOPER-HOOK/ MAIN PLACE FILING 1)

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

_____
ALEXANDER PLACE INVESTORS, LLC. A COLORADO LIMITED LIABILITY COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____DAY OF _____, 20____ BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

OWNERSHIP CERTIFICATE (AS TO PARCEL A)

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

_____
MARTINEZ REAL ESTATE COMPANY, LLC. A COLORADO LIMITED LIABILITY COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS

_____DAY OF _____, 20____ BY _____ AS _____ OF _____.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

TITLE CERTIFICATE

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____.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ _____.

BY: _____ AS AUTHORIZED REPRESENTATIVE OF _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT 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 ____ DAY OF _____, 20___.

_____ _____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

SURVEYORS CERTIFICATE

I, MICHAEL C. CREGGER A LICENSED 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 SUPERVSION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
MICHAEL C. CREGGER, PLS DATE
CO REGISTRATION NO. 22564
FOR AND BEHALF OF
IMEG CONSULTANTS CORP.

SITE SUMMARY

LAND USE SUMMARY

AREA	USE	ACRES	DWELLING UNITS (DU)	DENSITY	MINIMUM LOT SIZE	% OF ACREAGE
PA-1	SINGLE FAMILY DETACHED RESIDENTIAL	13.018	50	**3.84 DU/Ac	6,000 SF	84%
SUBTOTAL PA-1		13.018	50	**3.84 DU/Ac	6,000 SF	84%
***OSP-1	PRIVATE OPEN SPACE (DRAINAGE AND BUFFER)	1.750	N/A	N/A	N/A	11%
***OSP-2	PRIVATE OPEN SPACE (CENTRAL OPEN SPACE)	0.750	N/A	N/A	N/A	5%
SUBTOTAL OSP		2.500	N/A	N/A	N/A	16%
TOTAL		**15.518**	**50**	***3.22 DU/Ac**	**6,000 SF**	**100%**

* GROSS DENSITY OF ENTIRE SITE
** NET DENSITY OF PA-1
*** A COMBINED MINIMUM OF 2.50 ACRES PRIVATE OPEN SPACE WILL BE PROVIDED IN OSP-1 AND OSP-2. ACREAGE TO BE DEFINED AT TIME OF SDP

PROJECT TEAM

APPLICANT:
ALEXANDER PLACE INVESTORS, LLC
LENN HAFFEMAN
1630 WELTON ST, #902
DENVER, CO 80202
(303) 814-2460

PLANNER
HENRY DESIGN GROUP INC.
KAREN HENRY
1501 WAZEE ST. UNIT 1-C
DENVER, COLORADO 80202
(303) 446-2368

CIVIL ENGINEERING
IMEG CONSULTANTS CORP.
RICK ROME
7600 E. ORCHARD RD. SUITE 250-S
GREENWOOD VILLAGE, CO 80111
(303) 796-6067

SURVEY
IMEG CONSULTANTS CORP.
MICHAEL C. CREGGER
7600 E. ORCHARD RD. SUITE 250-S
GREENWOOD VILLAGE, CO 80111
(303) 796-6000

OWNERS

AS TO LOT 4 COOPER-HOOK/ MAIN PLACE FILING 1:
ALEXANDER PLACE INVESTORS, LLC
1630 WELTON ST, #902
DENVER, CO 80202

AS TO PARCEL A:
MARTINEZ REAL ESTATE COMPANY, LLC
599 TOPEKA WY, #310
CASTLE ROCK, CO 80104

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	PD PLAN
3	ZONING REGULATIONS
4	ZONING REGULATIONS

ALEXANDER PLACE, AMENDMENT NO. 1
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP26-0001

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Revision Type:
2ND SUBMITTAL
3RD SUBMITTAL
4TH SUBMITTAL

No.	Rev. Date:
2	07/01/2026
3	07/30/2026
4	08/11/2026
5	
6	
7	

Date: 05/11/2026
Designed By: HDG
Prepared By: HDG
Checked By: KZH
Sheet:
Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: PLANNED DEVELOPMENT PLAN
Sheet Name: COVER SHEET

STAMP:

Sheet: 1 of 4

AUTOCAD FILE: 01 PRELIMINARY PLANNED DEVELOPMENT PLANS\01 PDP DOCUMENTS\PDP PLANS\01 COVER SHEET.DWG, 8/11/2026 12:21:18 PM

ALEXANDER PLACE, AMENDMENT NO. 1
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

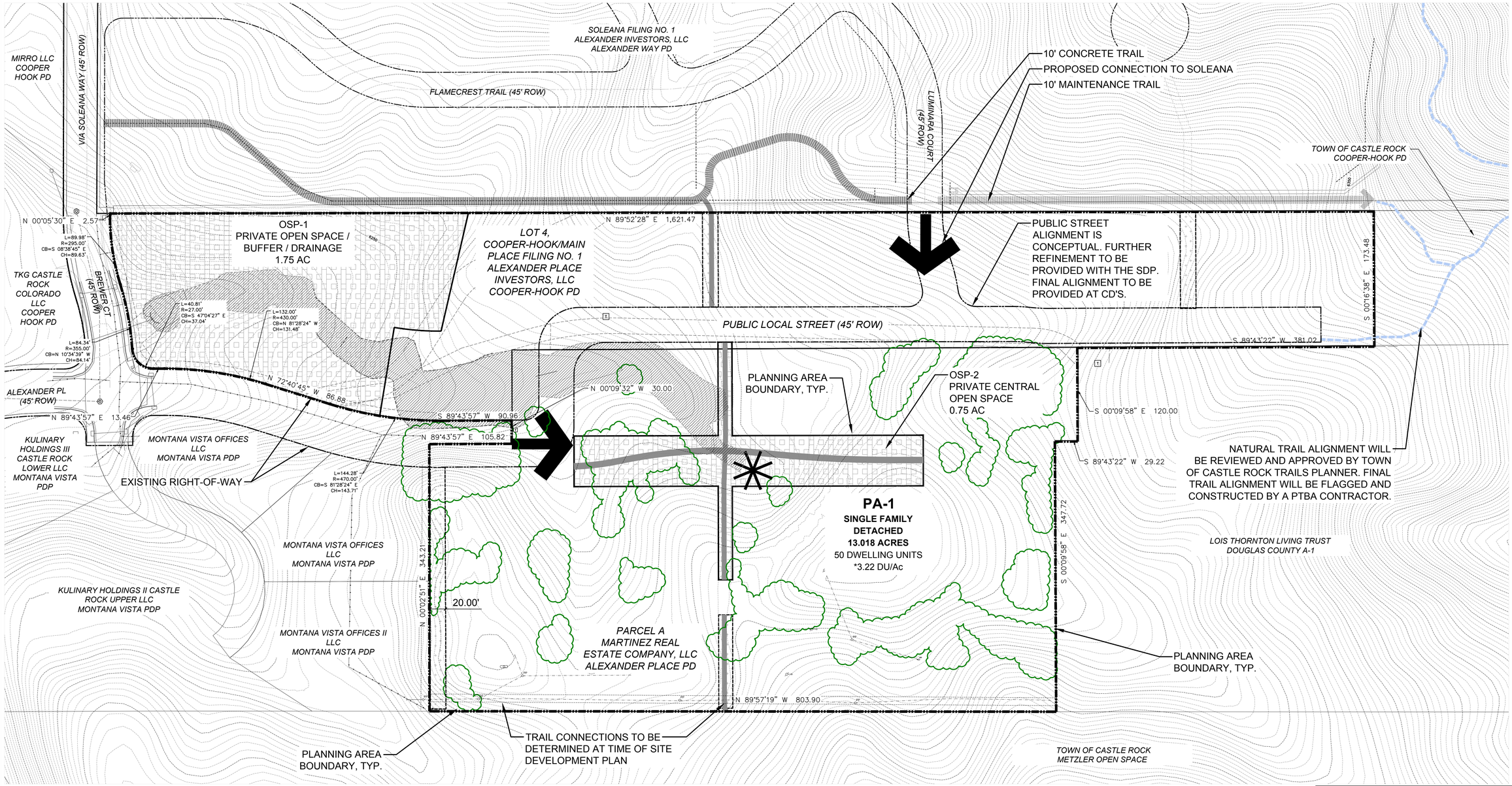
A TRACT OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

- PLANNING AREA 1 BOUNDARY
- OSP (PRIVATE OPEN SPACE) MINIMUM 2.5 ACRES
- PRIVATE OPEN SPACE (PA-1)
- PUBLIC ROW
- 10' CONCRETE TRAIL
- 5' CONCRETE TRAIL
- PROPOSED ACCESS POINT
- POCKET PARK
- EXISTING VEGETATION
- 3' NATURAL SURFACE TRAIL
- PLUM CREEK TRIBUTARY C 100 YEAR FHAD MAPPED LIMIT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- ADJACENT PARCELS
- EXISTING EASEMENTS
- EXISTING OVERHEAD ELECTRICAL LINES
- EXISTING TELEPHONE PEDESTAL

North

0' 60' 120' 180'
Scale: 1" - 60'



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6		
7		

Designed By: HDG
Prepared By: HDG
Checked By: KZH

Date: 05/11/2026
Sheet:
Job No.:

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: PLANNED DEVELOPMENT PLAN
Sheet Name: PLANNED DEVELOPMENT PLAN

STAMP:

ALEXANDER PLACE, AMENDMENT NO. 1
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP26-0001

ALEXANDER PLACE, AMENDMENT NO. 1
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

A TRACT OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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 ("PD 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. Application

These standards shall apply to all property contained within the Alexander Place Planned Development Plan ("PDP") Amendment No. 1 as shown on the PD Plan and these PD Zoning Regulations. These PD Zoning Regulations run with the land and bind owners of record and successors in interest to the property.

The Alexander Place PDP Amendment No. 1 incorporates a portion of the Cooper-Hook Integrated Business PD Planning Areas known as Transitional /Integrated Business "C" and a portion of Integrated Business "A", recorded on 2/12/1988 at Reception Number 8803381; in combination with the Alexander Place PD recorded on 8/7/2020 at Reception No. 2020072794.

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1.2 AUTHORITY

A. Authority

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

B. Adoption

The Town Council has adopted the Alexander Place PDP Amendment No. 1 PD Plan and the PD Zoning Regulations pursuant to Section 17.34 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.

C. Relationship of Town of Castle Rock Regulations

The provisions of this Planned Development Plan and Zoning Regulations shall govern the development of the Alexander Place PDP Amendment No.1. However, Town of Castle Rock Ordinances and Regulations shall govern and control over any conflicting provisions in the PD Zoning Regulations unless such conflicting provision is vested as an express development right under the applicable development agreement.

D. Maximum Level of Development

The total number of dwelling units approved for development within the established Planning Area is the maximum allowed for platting and development. The actual number of dwellings 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. The developer has the right to build less units than the permitted maximum in these PD Zoning Regulations.

1.3. CONTROL PROVISIONS

A. Incorporation of the Planned Development Plan

The PD Plan for Alexander Place PDP Amendment No. 1 includes the type, location and boundary of land use area as shown on the Alexander Place PDP Amendment No. 1 Development Plan (PD Plan), which is attached as Exhibit A and is hereby incorporated by reference into these PD Zoning Regulations.

B. Planning Area Boundaries

The boundary and acreage of the Planning Area within Alexander Place PDP Amendment No. 1 are shown on the Alexander Place PDP Amendment No. 1 PD Plan and is intended as a single use area as indicated on the Alexander Place PDP Amendment No. 1.

C. Administrative Amendments to the PD Plan and PD Zoning Regulations

Amendments to the PD Plan and PD Zoning Regulations shall comply with Chapter 17.36 of the Town of Castle Rock Municipal Code, as amended.

D. Road Alignments

The Planned Development Plan is intended to depict the general location of the primary roadways. Recognizing the final road alignments are subject to engineering studies and minor alignments of streets are expected and can be accomplished by the developer through the platting process without any amendment to these regulations or to the PD Plan itself.

1.4 GENERAL PROVISIONS

A. Purpose

The purpose of this section is to establish general provisions and clarify standards and requirements for development which may occur in the Alexander Place PDP Amendment No. 1 Planned Development.

B. Phasing

The phasing order will be indicated on the Alexander Place PDP Amendment No. 1 Site Development Plan and will be subject to the criteria of the Development Agreement.

C. Severability of Provisions

In the event that 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.

D. Development Agreement

In addition to these regulations, certain provisions of the development of the Alexander Place PDP Amendment No. 1 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 _____day of _____, 20_____ by Resolution No. _____.

E. Site Development Plans and Plats

Following approval of the Planned Development Plan, the property owners shall submit a Site Development Plan ("SDP") for all, or any portion or portions of the general use area as are then ready for development. No building permit will be issued until an SDP has been approved for the property by the Town Council and the Plat approved by Town administrators, and duly recorded, unless the property is a Town-owned property being developed for Town uses.

SECTION 2
DEFINITIONS

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

2.1 Detached Dwelling Units

Dwelling units which are not physically connected to other dwelling units. As used herein, the term detached dwelling units shall include but not be limited to single family detached dwelling units.

2.2 Developer

Alexander Place Investors, LLC or assigns as Developer.

2.3 Open Space - Private (OSP)

Space which is suitable for landscaping, passive and/or active recreation, trails, gardens, view protections and enhancement, buffers, and/or other appropriate uses, which is to remain in private ownership.

2.4 Solar/Wind Energy/Geothermal

A device that is accessory to, and situated on, a private single-family detached lot or home for the purpose of providing an alternative energy source for the home and not intended as a communal feature.

SECTIONS 3 - 4
DEVELOPMENT STANDARDS

3.0 PLANNING AREA- 1 (PA-1)

3.1. Intent

The single-family detached neighborhood will include residential lots and accessory uses, open space, streets, landscape tracts, pocket parks, and trail corridors which will connect the residences to the site's amenities and trail networks. A maximum of 50 single-family detached lots is permitted in Planning Area - PA-1.

3.2 Uses Permitted by Right

A. Detached single-family dwellings with attached or detached private garages
B. Public buildings, including but not limited to fire and police stations
C. Public and private open space, parks, and recreational uses, trails, and facilities
D. Public and private utilities and appurtenant facilities
E. Drainage and detention facilities
F. Accessory Dwelling Units

3.3 Accessory Uses

A. Temporary Uses pursuant to Section 3.4
B. Community information kiosks
C. Accessory structures such as storage shed (100 square feet) and/or green houses (150 square feet), maximum, pool house/cabana 200 square feet; and subject to architectural and maintenance controls/ covenants
D. Private swimming pools and spas
E. Multi-purpose sport courts

3.4 Temporary Uses

A. Construction offices and material storage shall be permitted in all use areas during and for a period of thirty (30) days after cessation of actual construction in those areas being served by such construction office or material storage area.
B. Temporary sales trailers, model homes with parking area, show home complexes, temporary sales signage, and associated uses.

3.5 Development Standards

A. Minimum standard lot area: 6,000 square feet
B. Maximum Building height: 35 feet for primary structures
25 feet for accessory structures
C. Minimum lot width:
1. 50 feet
2. At a cul-de-sac, knuckle, or similarly curved frontage at the street: 20 feet
3. Flag lot width at street or private drive: 20 feet at the flag
4. Lot width at the front setback where there is a flag lot or curved frontage: 45 feet
D. Primary structure front setback (from local street right-of-way or private access drive):
1. 20 feet to face of garage for front loaded attached garage
2. 15 feet to face of home
3. 5 feet to side of a side loaded garage
4. 15 feet to unenclosed covered porch without living space above the porch
E. Primary structure rear setback: 15 feet
F. Primary structure side setback: 5 feet
G. Corner lot side setback:
1. Corner lot side setback for primary structures adjacent to a local street: 10 feet
2. Corner lot side setback for primary structures where there is an open space tract a minimum of five (5) feet in width between the lot line and street: 5 feet
H. Accessory structure setbacks:
1. Front yard setback: not permitted in front of the front face of the primary structure.
2. Rear yard setback: 10 feet
3. Side yard setback: 5 feet; The accessory structure may be located within the side yard but may not extend beyond the front face of the primary structure.
4. Corner lot side setback: 10 feet
I. Encroachments:
1. Cantilevers, window wells, chimneys, entertainment centers, bay or box windows, counterforts, brick or stone ledges and roof overhangs may encroach into any setback a maximum of 36 inches.
2. Covered or uncovered decks and patios 30 inches or less above grade may encroach the rear or side setback provided they are no closer than five (5) feet to the rear or side property line.
3. Covered or uncovered decks and patios greater than 30 inches in height above grade may encroach the rear or side setback provided they are no closer than five (5) feet to a side lot line and 10 feet to the rear lot line.
4. Driveways, fences, and retaining walls are permitted within the setbacks.
5. No encroachments are permitted in utility easements. 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, counterforts, 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.

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No.	Rev. Date:
2	07/01/2026
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6	
7	

Sheet:
Job No.:
Date: 05/11/2026
Designed By: HDG
Prepared By: HDG
Checked By: KZH

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: PLANNED DEVELOPMENT PLAN
Sheet Name: ZONING REGULATIONS

STAMP:

ALEXANDER PLACE, AMENDMENT NO. 1
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP26-0001

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ALEXANDER PLACE, AMENDMENT NO. 1
PLANNED DEVELOPMENT PLAN & ZONING REGULATIONS

A TRACT OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

4.0 PRIVATE OPEN SPACE REQUIREMENTS (WITHIN THIS PD)

A. A combined minimum of 2.50 acres of the site is required to be Private Open Space. The exact acreage of OSP-1 and OSP-2 shall be determined at the time of Site Development Plan. The location of the OSP shall be generally as indicated on the Planned Development Plan Map.

B. Permitted Uses

1. Active and passive developed parks which may include picnic areas, pocket parks, playgrounds, trails and similar features
2. Park structures and site furnishings
3. Information kiosks
4. Mail kiosks
5. Facilities for cultural/art uses, community events or other civic uses
6. Seating nodes and lookouts
7. Landscaping
8. Grading and drainage improvements
9. Public utilities and improvements and associated structures
10. Drainage Pond (OSP-1 only)

SECTION 5
OVERALL PROJECT STANDARDS

These PD regulations shall not preclude the application of Town ordinances, including revisions to this Title, which are of general application throughout the Town, unless such application conflicts 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, and use by special review and variance processes shall apply to this Planned Development, except as modified herein.

5.1 Architectural Design Standards

A. Colors and Materials

Architectural design of the home shall be in accordance with the design guidelines established by the HOA/Metro District as applicable.

1. All occupied structures and accessory structures shall be constructed and maintained so that predominant exterior wall colors (including the colors of basement walls on the downhill side of the structure) and roof surfacing materials are high quality and consistent for the majority of the structure.
2. Colors shall predominately be muted on the primary structure with accent colors limited to architectural features
3. Materials shall include high quality masonry, composite siding, stone, or stucco.
4. Roofing materials shall be concrete, metal or clay tile, standing seam metal, or multi-dimensional architectural asphalt shingles.
5. Reflective materials and bright colors that contrast dramatically with the colors of the sky, land, and vegetation around them shall not be used as predominant colors.
6. Colors and materials shall be approved by the HOA/ Metro District as applicable.

B. Building Siding

All building siding shall cover exposed foundations to grade level, except as required by applicable Building Codes.

C Architectural Design Approval

All architecture of the homes must be submitted to the HOA/Metro District, as applicable for approval prior to submittal for a building permit. Plans not approved shall be modified in accordance with the requirements of the HOA/Metro District as applicable and resubmitted for approval. A building permit may not be obtained if the HOA/District, as applicable, has not approved the architectural plans.

5.2 Lighting

All lighting shall be in accordance with Chapter 17.58 of the Castle Rock Municipal Code, as amended.

5.3 Fencing

The following requirements apply to any new fencing.

A. For Lots adjacent to open space, perimeter fences are limited to open rail with a maximum height of four (4) feet and shall consist of a minimum level of transparency, such as split rail or open rail. A 2" x 4" wire mesh grid is permitted on the lot side of the open rail fence for pet enclosure.

B. Fences taller than 30 inches in height above the street flowline are prohibited in sight distance easements.

C. Perimeter privacy fencing a maximum of 6-feet in height is permitted on side and rear lot lines where not adjacent to open space. A perimeter fence is permitted adjacent to the landscape buffer tract along the western property line.

D. Barbed wire and chain link are not allowed fencing types.

5.4 Landscaping

A. Landscape design regulations will be provided in future design guidelines/covenants established by the HOA/Metro District as applicable.

B. All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Performance Standards and Specifications.

5.5 Signage

Signage will conform with Chapter 19 of the Town of Castle Rock Municipal Code as amended.

5.6 Grading / Drainage

The grading/drainage of an individual lot or open space tracts shall not vary from the Final Plat Grading Plan without the written approval of the HOA/Metro district as applicable, and its Engineer(s). Any unauthorized work performed will be required to be returned to the specified grade by the individual(s) or organization(s) that authorized the change without proper approval. All retaining walls used in the grading concept and materials shall be approved by the HOA/Metro District as applicable, prior to construction.

5.7 Compliance with Residential/Nonresidential Interface Regulations

The western property line of Alexander Place PDP Amendment No. 1 is subject to the Residential/Nonresidential Interface Regulations as required in Chapter 17.51.04 of the Town of Castle Rock Municipal Code as amended. Montana Vista, the office development to the west, has provided a landscape buffer of 10 feet. Alexander Place PDP Amendment No. 1 shall provide a 20-foot-wide buffer thereby establishing a total buffer width of 30-feet in width between the two developments.

5.8 Wildland Fire Mitigation

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the homes and the neighborhood incorporate methods to limit the potential for the spread of wildland fires into the community. National Fire Protection Association measures approved by the Town of Castle Rock Fire Department shall be incorporated into the Site Development Plan.

5.9 Planning and Design

A. The design and construction of any lot or structure shall consider the relationship of roads and buildings to existing slope grades and drainage-ways and shall achieve a fit with the landscape that is not intrusive.

B. Structures in sloping areas shall be designed to conform to the slope by means of stepped foundations, retaining walls or similar methods that will seek to minimize grading and site preparation.Grading shall be shaped to complement the natural landforms.

C. Grading shall be shaped to complement the natural landforms.

D. Roads on steep slopes or heavily vegetated areas shall be designed to limit, as practical, the area of disturbance.

SECTION 6
SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

6.1 Following approval of the Alexander Place PDP Amendment No. 1 Planned Development, the Property Owners shall submit a Site Development Plan for all, or any portion or portions of the general Use Areas as they are then ready for development.

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

6.3 In those cases where the Subdivision Regulations of the Town of Castle Rock require approval of a Plat by the Town Council prior to sale or transfer of lands, a sale or transfer of a portion or portions of the Land is permitted without prior approval of a Site Development Plan, provided a Plat has been approved, which must contain the following language:

"Pursuant to the Town of Castle Rock Municipal Code, no building permit will be issued for the erection of any structural improvement in any area described hereon for which a Site Development Plan and Plat has not been approved by the Town of Castle Rock."

SECTION 7 TRANSITIONAL USE

7.1 After approval of the Alexander Place PDP Amendment No. 1 Planned Development Plan incorporated herein by reference, any portion or portions of the property described above, which has not been subjected to a Plat, may be used for agricultural purposes until approval of a Plat for the area or areas in question. Agricultural uses, for purposes of this section, shall mean farming, ranching, pre-existing residential uses, gardening, buildings, and outbuildings pertaining thereto. It shall not be deemed to include commercial feed yards, commercial poultry or pig farms, fur farms, or kennels.

7.2 Any activity permitted by this Section shall be considered to be a valid pre- existing non-conforming use within the area described above until a Plat for such area or areas has been approved.

7.3 Such transitional use areas shall be closed to vehicular traffic and off-road recreational motor biking excepting agricultural vehicles and implements, emergency vehicles, vehicles engaged in utility and other maintenance work, and designees of the Developer.

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No.	Rev. Date:
2	07/01/2026
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4	08/11/2026
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Designed By: HDG
Prepared By: HDG
Checked By: KZH
Date: 05/11/2026
Sheet:
Job No.:

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