

**ZONING REGULATIONS
ST. FRANCIS OF ASSISI CHURCH
PLANNED DEVELOPMENT PLAN**

SECTION 1 DEFINITIONS

Definitions not listed within the St. Francis of Assisi Church Planned Development shall defer to the Town of Castle Rock Municipal Code, as amended.

- 1.1 Open Space Private (OSP): The Open Space (Private) land use designation includes the area required for open space dedication to permanently be open space but is to remain as private ownership and use and is maintained by the landowner. The allowable uses within this designated area are proposed as open space, view protections, buffers, drainage and detention facilities, outdoor church related recreational facilities such as parks, playgrounds, trails and picnic areas, utilities and maintenance driveways.

SECTION 2 GENERAL PROVISIONS

2.1 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 PD Zoning Regulations are intended to carry out the goals of this planned community.

B. Application

These standards shall apply to all property contained with the St. Francis of Assisi Church Planned Development, as shown on the PD Plan and these PD Zoning Regulations. These PD Zoning Regulations shall run with the land and be binding upon, and enforceable by the Town against the Owner, its successors and assigns, and every successor in interest to the Property, or any part of or interest in the Property.

2.2 AUTHORITY

A. Authority

The Town Council has adopted the St. Francis of Assisi Church PD Plan and PD Zoning Regulations pursuant to the authority granted by Chapters 17.32 and 17.34 of the Castle Rock Municipal Code as amended.

B. Relationship to Town of Castle Rock Regulations

The Planned Development shall be subject to the provisions of the Castle Rock Municipal Code and all rules and regulations adopted pursuant to such code, except as may be superseded by the provisions of this PD Plan and PD Zoning Regulations.

2.3 CONTROL PROVISIONS

A. Planning Area Boundaries

The boundaries and acreages of all Planning Areas are shown within the 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 Development Plan. A Planning Area may be subdivided into multiple filings and phases at the Site Development Plan and Plat stage of development.

B. 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 units as depicted on the PD Plan due to the scale of the drawings and the diagrammatic depiction on the PD Plan of Planning Areas. Any amendment to the PD Plan and PD Zoning Regulations shall be made in accordance with the provisions of Chapter 17.36 of the Town of Castle Rock Municipal Code, as amended.

C. Road Alignments

The PD Plan is intended to depict general locations of roadways. Recognizing that the final road alignments are subject to engineering studies. Modifications to major road alignments as shown on the PD Plan, as determined by the Town of Castle Rock Development Services Director, shall follow the PD Amendment procedure as provided in the Town of Castle Rock Municipal Code. Modifications to minor road 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.

D. Phasing

The phasing order indicated on the Planned Development is obligatory upon the Developer per the terms and conditions of the Development Agreement.

E. Severability of Provisions

In the event any provision of this PD Plan or PD Zoning Regulations 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.

F. Public Safety

Facilities for public safety, such as but not limited to Fire Stations, may be located in any zone district within this PD Plan.

SECTION 3 DEVELOPMENT AGREEMENT

These regulations are subject to the terms and conditions of that certain St. Francis of Assisi Church Development Agreement by and between the Town and the Owner dated X, 202__ and recorded in the Property Records at Reception No. ____, on X, 202__. In the event of any conflict between these regulations and the Development Agreement, the terms of the Development Agreement shall control.

SECTION 4 DEVELOPMENT STANDARDS BY PLANNING AREA

4.1 Planning Area 1– ‘PA-1’

A. Intent – The Commercial use planning area is intended to provide for the ongoing use of a church and church related uses. No new vehicular accesses are proposed. The existing buildings and infrastructure will remain.

B. Primary Uses

1. *CH -Church / Place of Worship and related uses*

- a. Educational Facilities
 - b. Pre-School
 - c. Ministry & Administrative Offices
2. Rectory / clergy residence
 - a. Congregate Living
 - b. Single Family Residential

C. Accessory Uses

1. Outdoor church related recreational facilities such as playground and picnic areas.
2. Maintenance Buildings for Storage of equipment
3. Modular Expansion
4. Parks, Playfields, Trails
5. Drainage and Detention Facilities

E. Temporary Uses

1. Temporary construction trailers
2. Construction offices and material storage shall be permitted during and for a period of 120 days after cessation of actual construction in those areas being served by such construction office or material storage area. All materials must be removed within 120 days of the cessation of the outdoor storage.
3. Temporary modular expansion

4.2 Planning Area 2– Open Space (Private)

A. Intent – Open Space Private (OSP) includes open space, drainage and detention Facilities, outdoor church related recreational facilities such as parks, playgrounds, trails and picnic areas, utilities and

maintenance driveways. The majority of the OSP will remain untouched due to the steep grades. While this is reserved for OSP purposes, this land will not be dedicated to the town.

B. Primary Uses

1. Preservation of significant natural areas.
2. Parks, playgrounds, trails, picnic areas.
3. Utilities, driveways for maintenance.

C. Accessory Uses

1. Utilities and appurtenant facilities including but not limited to water and sewer, electric service, gas service, telephone, and cable service.

E. Prohibited Uses

1. Commercial structures
2. Parking

E. Temporary Uses

1. Temporary construction trailers
2. Construction offices and material storage shall be permitted during and for a period of 120 days after cessation of actual construction in those areas being served by such construction office or material storage area. All materials must be removed within 120 days of the cessation of the outdoor storage.

SECTION 5 DEVELOPMENT STANDARDS BY PLANNING AREA

Commercial

Development Standards	Planning Area	
	PA - 1	PA - 2
Use Type	Church (CH)	OSP (Open Space Private)
Minimum Lot Size	None	None
Maximum Building Height	40' for Building 60' for Cupolas, Bell Towers, & Spires	20-FT'
Maximum Building Footprint Coverage	40,000 S.F	N/A
Minimum Front Setback (Fifth Street)	75' for Buildings 15' for Parking Lots	None
Minimum Rear Setback	75' for Buildings 15' for Parking Lots '	None
Minimum Side Yard Setback	75' for Buildings 15' for Parking Lots	None

Residential

Development Standards	Planning Area
	PA - 1

Dwelling Type	Rectory (Single Family / Congregate Living)
Total Area	
Maximum Dwelling Units	5
Public Land Dedication**	n/a
Open Space Area**	See PA-2
Density (Gross)	
Density (Net)*	
Minimum Lot Size	None
Maximum Building Height	30'
Minimum Lot Width	None
Minimum Front Setback	75' for Buildings 15' for Parking Lots
Minimum Rear Setback	75' for Buildings 15' for Parking Lots
Minimum Side Yard Setback	75' for Buildings 15' for Parking Lots

*For purposes of the PD Plan and PD Zoning Regulations, the net density of any planning area shall exclude the acreage attributable to any public improvements within such area

**For purposes of the PD Plan and PD Zoning Regulations, dedicated roadways, easements, rights-of-way, and public improvements shall not be included within the acreage of any public land dedication or open space area at time of development.

SECTION 6 OVERALL PROJECT STANDARDS

These PD Zoning 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 Municipal Code and Technical Manuals including but not limited to 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 by the following:

6.1 Lighting

All lighting shall in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.58, as amended.

6.2 Fencing

The following requirements apply to new fencing:

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

- B. Barbed wire and chain link are not permitted fencing types within any Planning Area.
- C. Fences adjacent to open space shall be no greater than 36 inches in height and a split rail design.

6.3 Off Street - Parking

All off-street parking shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.54, as amended.

Rectory – 1 space per unit. Parking Space requirements can be shared with the Church use parking area.

6.4 Landscaping

All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Criteria Manual, as amended.

6.5 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the approved Plat and Construction Documents - Grading Plan without written approval of the Owner, certification of the Owner's Engineer(s), and Town review and approval. 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.

6.6 Town-Owned Property

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

6.7 Compliance with Skyline/Ridgeline Protection Regulations

All areas within PD Plan identified as within the Skyline/Ridgeline protection area as shown on the Town of Castle Rock District Map shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.48, as amended.

This requirement does not apply to existing infrastructure at the time of annexation.

The Primary Worship Structure – containing assemble space for worship (Narthex, Nave, Sanctuary, Sacristies, confessionals, & Choir lofts) Are allowable to be maximum height of 40' above primary finished floor. Cupolas, Bell Towers, and Spires are allowable up to 60' above adjacent grade. Other ancillary uses within the Church Use area will maintain the Major Skyline requirements where affected by the overlay.

6.8 Compliance with Residential/Nonresidential Interface Regulations

All areas within PD Plan identified as within applicable Residential/Nonresidential Interface development area as defined within Chapter 17.50 of the Castle Rock Municipal Code shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.50, as amended.

6.9 Compliance with Dissimilar Residential Interface Regulations

All areas within PD Plan identified as within applicable Dissimilar Residential Interface development area as defined within Chapter 17.51 of the Castle Rock Municipal Code shall be in conformance with the Town of Castle Rock Municipal Code, Title 17 Chapter 17.51, as amended.

6.10 Planning and Design Around Natural Features

- A. 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.
- C. Grading shall be shaped to compliment the natural land forms.
- D. Roads in steeply sloping or heavily vegetated areas shall be designed to minimize the area of disturbance. Where practical, clearing of vegetation within the right-of-way shall be feathered to create more natural appearing edges.

6.11 Signage

All signage shall be in conformance with the Town of Castle Rock Municipal Code, Title 19, as amended.

SECTION 7 WILDFIRE MITIGATION PLAN

The natural topography and existing vegetation of the development site and adjacent open space suggests that the design of the development 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 development. Associated Site Development Plans, construction/civil documents and technical documents shall incorporate the mitigation measures listed below.

SECTION 8 ARCHITECTURAL DESIGN STANDARDS

9.1 Building Design Standards:

- A. General Forms and Massing Standards:
 - 1. Intent is to create architecture that is consistent and coherent, displaying order, symmetry, hierarchy, harmony, rhythm, and balance; and built with materials that are noble,

- natural, durable, low-maintenance, long-lasting, that maintain appearance, and weather with grace.
2. St. Francis of Assisi Catholic Church incorporates a regional architectural style that is harmonious with the spirit and character of Colorado and Castle Rock. This site is located on a hill, on an arterial road, and in a sparsely populated residential area, resulting in a high-visibility building. The building aims to use a broad palette of traditional and contemporary materials, and varied forms and building massing, to create visual interest and friendliness to the human person. The building defines its own place but complements the surrounding neighborhood.

B. Roofing Standards

1. Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality. Roofing color and material specifications are to be provided at the site development plan.
2. Roofs should have sloped or gothic arch expression with deep eaves and canopies, creating shade and shadow, sheltering people from the elements, and protecting doors, windows, and walls from water infiltration and damage.
3. Variations in roofline and building parapet walls shall be utilized to effectively break up massing, provide visual interest, and develop a 'neighborhood feel' characteristic.
4. All roof top or pad mounted mechanical units must be screened from general public view and integrated into the overall building design.

C. Material Standards

1. Buildings shall be designed using high quality, durable and low maintenance materials.
2. Building design shall incorporate textured surfaces, projections, recesses, shadow lines, window patterns, overhangs, reveals, changes in parapet height to avoid monolithic shapes and surfaces.
3. Walls should have sufficient openings for windows, daylight, doors, and entryways.
4. Prioritize walls finished in stone, especially at the base of the building.
5. Stucco and EIFS are acceptable.
6. Accent - Prefinished metal gutters, downspouts, trims, etc...
7. Painted metal structure for Bell
8. Standard grey site concrete, curb, & gutter
9. Painted metal handrails
10. Earth tone retaining wall block units
11. Cedar wood fencing

12. Accent - Stained Wood[MR1.1]
13. Prioritize roofs that are standing seam copper metal.
14. Neutral tone asphalt shingles are acceptable.
15. Exposed glu-lam wood beams and trusses emphasized at entries and major windows.
16. Examples of accent materials include wrought iron, stained glass, and tile.
17. Color palettes complement the colors of the natural stone and vegetation along the ridgeline.

D. Other Architectural Standards

1. All architectural design elements shall comply with the standards stated above. Future designs will be aligned to the existing campus design and meet the "Castle Rock design: guidelines for design and development in the town of Castle Rock," as of date of submission. In addition to the town's guidelines, the PD Plan shall comply with the standard zoning requirements of the town of Castle Rock zoning ordinance including off-street parking, landscaping, site development, accessory, and temporary uses, use by special review, and variance process shall apply to this PD.
2. Vertical elements such as cupola, cross, and bell tower that extend beyond the height of the main mass of the building are acceptable.
3. All exterior lighting shall comply with the town of Castle Rock outdoor illumination code.
4. The style and placement of exterior accent lighting shall enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.
5. The town of Castle Rock shall be responsible for maintenance of the right-of-way. This includes repairs and/or replacement of the roadway, on street parking, curb and gutter, sidewalks, and other hardscapes within the right-of-way.
6. The property owner shall be responsible for the day-to-day maintenance of the right-of-way adjacent to their property. This shall include snow removal, sweeping, and repairing vandalism. Landscaping and irrigation of this same area is also the responsibility of the property owner. These duties may be assigned to a third party.[MR2.1]
7. Trash is located in semi concealed dumpster enclosure. Materials to match approved building architecture. Screening is achieved by topographic recess into land.

9.2 Building Placement and Orientation:

- a. Existing primary and accessory buildings that are located within the Major and Moderate Skyline will remain. Future additions or modifications to these buildings will not exceed

the existing building heights. New stand-alone buildings shall comply with Skyline and Ridgeline standards.

- b. A sense of entry shall be created into the design by using architectural expression and landscaping.
- c. Trash storage areas, mechanical equipment and similar areas should be screened from the public right of way.

9.3 Amendments to Commercial Design Standards:

Amendments to this Section may be submitted by the Owner, or successor, to the Town and subject to administrative review and approval. Amendments must meet the intent of the existing campus standards design vision. The Town's standard level of service review timelines shall apply.