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ORDINANCE NO. 2023-034

AN ORDINANCE APPROVING THE INITIAL ZONING FOR 73.76 ACRES OF LAND LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, PURSUANT TO A ZONING APPLICATION SUBMITTED BY 455 ALEXANDER, LLC, AND TIERRA INVESTORS, LLC; AND APPROVING THE REZONING OF A 4.20 ACRE PARCEL OF LAND ADJACENT THERETO (Alexander Way Initial Zoning/Maher Ranch Parcel Rezoning)

WHEREAS, Alexander Investors, LLC (the “Owner”), as successor in interest to 455 Alexander, LLC, and Tierra Investors, LLC (collectively, the “Petitioners”) is the owner of two parcels totaling 73.76 acres of land located east of the Silver Heights subdivision, north of Alexander Place, and west of the Diamond Ridge Estates subdivision, as more particularly described on the attached *Exhibit A* (the “Annexed Property”); and

WHEREAS, the Annexed Property is the subject of a petition for annexation submitted by the Petitioners to the Town of Castle Rock (the “Town”), which annexation was approved by the Town Council at tonight’s meeting; and

WHEREAS, the Petitioners have submitted an application to the Town for the initial zoning of the Annexed Property, to which the Owner has consented (the “Zoning Application”), requesting that it be classified as Planned Development; and

WHEREAS, in addition, the Owner, as successor in interest to the Petitioners, is the owner of a 4.20-acre parcel of land adjacent to the eastern boundary of the Annexed Property, as more particularly described on the attached *Exhibit A* (the “Previously Annexed Property”); and

WHEREAS, the Petitioners have submitted an application to the Town for the rezoning of the Previously Annexed Property, to which the Owner has consented (the “Rezoning Application”), requesting that it be excluded from the Maher Ranch Planned Development and included in a Planned Development with the Annexed Property; and

WHEREAS, according to Section 20.02.030 of the Castle Rock Municipal Code (the “Code”), the Town Council may evaluate any pending zoning requests for the Property concurrently with the annexation request, and the annexation hearing may be combined and held concurrently with the required public hearing on the zoning classification of the Property (the “Combined Hearings”); and

WHEREAS, in addition, prior to the date set for the Combined Hearings, the Owner’s Zoning Application shall be reviewed in a public hearing by the Planning Commission; and

WHEREAS, the Planning Commission and Town Council have conducted the required public hearings in accordance with the applicable provisions of the Code.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

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Section 1. Findings. Based upon the testimony and evidence presented at the Combined Hearings, pursuant to the requirements of Section 17.02.060.C. of the Code, the Town Council makes the following findings:

- A. The zoning of the Annexed Property and Previously Annexed Property is not subject to any existing land use intergovernmental agreements;
- B. The proposed zoning conforms to the most recently adopted versions of the Town's Vision and Comprehensive Master Plan. The Annexed Property and Previously Annexed Property are not located within the boundaries of any sub-area or corridor plan;
- C. The proposed zoning and use of the Annexed Property and Previously Annexed Property are compatible with existing and planned development on adjacent properties and in the surrounding area;
- D. The redevelopment and future operation of the Annexed Property and Previously Annexed Property will be undertaken in accordance with Town regulations and technical criteria and, as such, any impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, will be minimal;
- E. The Annexed Property and Previously Annexed Property will have access to Town services and infrastructure adequate to support their orderly development; and
- F. Development of the Annexed Property and Previously Annexed Property is anticipated to have a generally positive economic impact on the Town.

Section 2. Zoning Approval. The Annexed Property and Previously Annexed Property is hereby zoned to Planned Development zoning. The Town's Zoning District Map will be amended to reflect the zoning classification of Planned Development for the Annexed Property and Previously Annexed Property.

Section 3. Plan Approval. The Alexander Way Planned Development Plan and Zoning Regulations in the form attached as *Exhibit B* is hereby approved.

Section 4. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Ordinance.

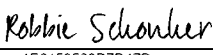
Section 5. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relationship to the legislative object sought to be obtained.


APPROVED ON FIRST READING this 7th day of November, 2023, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against, after publication; and

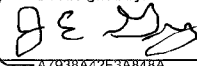
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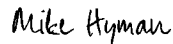
PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 21st day of November, 2023, by the Town Council of the Town of Castle Rock, Colorado by a vote of 7 for and 0 against.

DocuSigned by:

ATTEST:
 DocuSigned by:

 Lisa Anderson, Town Clerk



TOWN OF CASTLE ROCK
 DocuSigned by:

 Jason Gray, Mayor

Approved as to form:
 DocuSigned by:

 Michael J. Hyman, Town Attorney


Approved as to content:
 DocuSigned by:

 Tara Vargish, Development Services Director

EXHIBIT A

Legal Description of the Annexed Property

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25' WC LS 13155", THENCE ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 1292.65 FEET TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 103535 AND THE **POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 913.25 FEET TO THE NORTHWEST CORNER OF TRACT A OF DIAMOND RIDGE ESTATES FILING TWO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE WESTERLY LIMITS OF SAID TRACT A THE FOLLOWING TWO COURSES: 1) SOUTH 00°31'06"WEST, 475.23 FEET; 2) SOUTH 53°29'05"EAST, 1424.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT A, AND THE INTERSECTION WITH A LINE THAT RUNS BETWEEN THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AS MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 6935", AND THE SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, AS MONUMENTED BY A 2 INCH DIAMETER ALUMINUM CAP, MARKED: "LS 27011"; THENCE ALONG SAID INTERSECTED LINE, SOUTH 89°11'37"EAST, 359.30 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077; THENCE ALONG THE EASTERLY LIMITS OF SAID PARCEL THE FOLLOWING TWO COURSES: 1) SOUTH 39°44'05"EAST, 253.32 FEET; 2) SOUTH 25°03'40"EAST, 528.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 89°41'25"WEST, 2392.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°04'19"EAST, 714.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE INTERSECTION OF SAID LINE THAT RUNS BETWEEN SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AND SAID SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION THENCE ALONG SAID INTERSECTED LINE, NORTH 89°11'37"WEST, 418.14 FEET TO SAID SOUTHEAST CORNER OF BLOCK 5; THENCE ALONG THE WEST LINE OF SAID BLOCK 5, NORTH 00°31'36"EAST, 1303.54 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION, CONTAINING 73.76 ACRES, MORE OR LESS.

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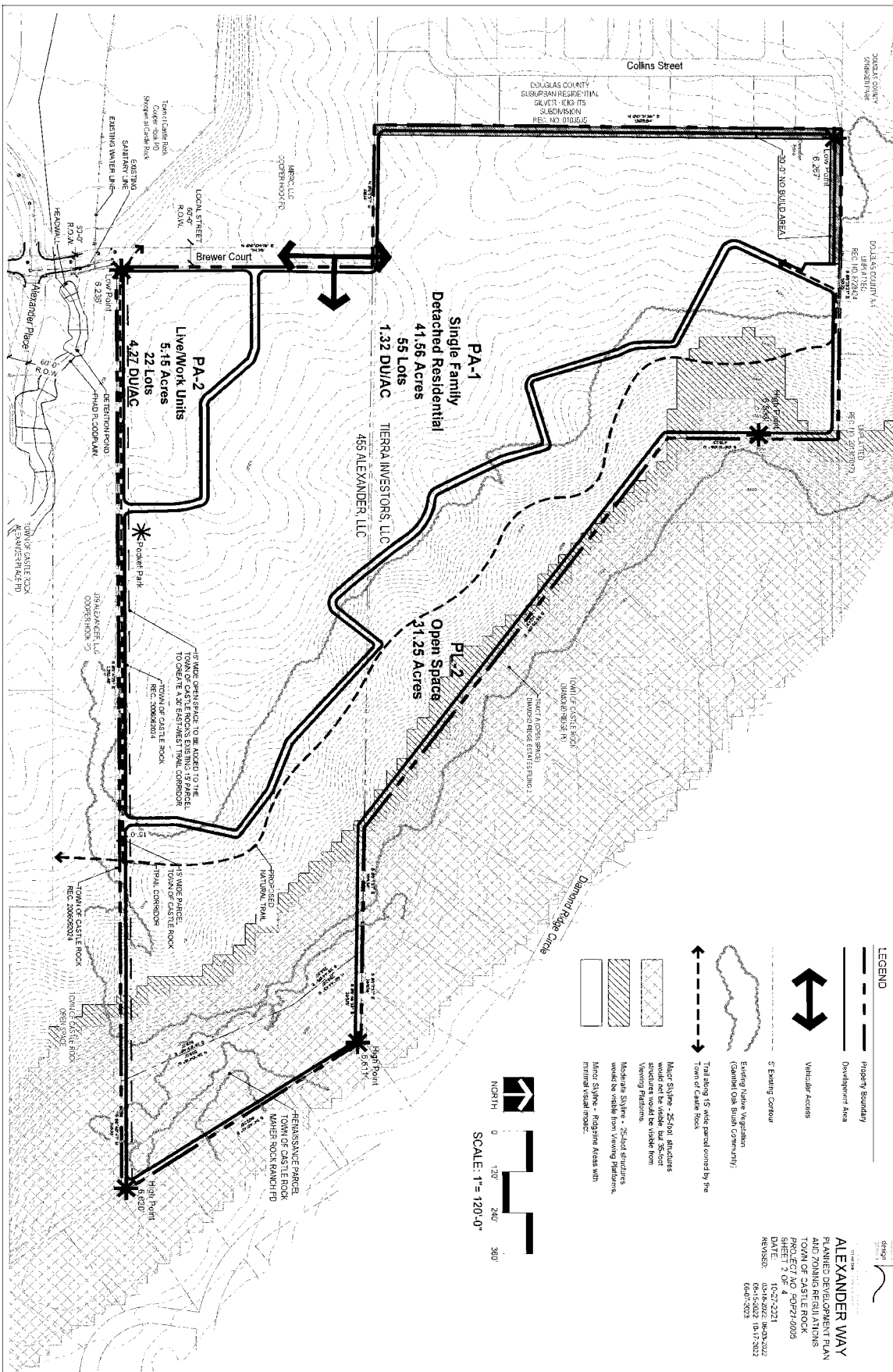
Legal Description of the Previously Annexed Property

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TO BEAR SOUTH 89 DEGREES 46 MINUTES 33 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 34 DEGREES 40 MINUTES 42 SECONDS EAST, A DISTANCE OF 802.20 FEET ALONG A LINE CONNECTING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2, A DISTANCE OF 478.38 FEET WESTERLY FROM THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 88 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 328.33 FEET; THENCE NORTH 26 DEGREES 04 MINUTES 18 SECONDS WEST, A DISTANCE OF 528.12 FEET; THENCE NORTH 40 DEGREES 44 MINUTES 43 SECONDS WEST, A DISTANCE OF 253.20 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 46 MINUTES 33 33 SECONDS EAST, A DISTANCE OF 269.19 FEET TO THE POINT OF BEGINNING, CONTAINING 4.20 ACRES, MORE OR LESS.

ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

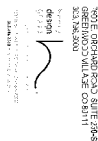


LEGEND

- Property Boundary
- Developer's Area
- Vehicular Access
- 5' Easement Corridor
- Existing Native Vegetation (Chamber Oak Bush Community)
- Trail along 15' wide parcel owned by the Town of Castle Rock
- Major Structure - 25-foot structures structures would be visible from Viewing Platforms.
- Medium Structure - 25-foot structures would be visible from Viewing Platforms.
- Minor Structure - 25-foot structures would be visible from Viewing Platforms.

IMEG
 10415 UNIVERSITY BLVD., SUITE 200
 BOULDER, CO 80501
 303.440.8300
 www.imeg.com

ALEXANDER WAY
 PLANNED DEVELOPMENT PLAN
 AND ZONING REGULATIONS
 TOWN OF CASTLE ROCK
 PROJECT NO. 2021-0005
 SHEET 7 OF 8
 DWG# 22-2271
 DATE: 04-14-2022
 REVISION: 04-15-2022 10.17.2022
 0407-5023



◆ IMEG

ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

ALEXANDER WAY
PLANNED DEVELOPMENT PLAN
TOWN OF CASTLE ROCK
PROJECT NO. 2024-0025
SHEET 1 OF 4
DATE: 10-27-2024
REVISION: 08-19-2022, 06-03-2022, 05-14-2022, 04-17-2022, 08-07-2023

4.5 Accessory Uses

- A. Temporary Use per Section 4.3
- B. Community or religious use
- C. Accessory structure and outbuilding

4.6 Temporary Uses

- A. Construction offices and material storage shall be permitted in a lot area during and for a period of thirty (30) days after cessation of actual construction. Construction offices shall be limited to a maximum of 10,000 square feet and shall be located on the same lot as the construction site. Construction offices shall be limited to a maximum of 10,000 square feet and shall be located on the same lot as the construction site.
- B. Temporary job trailers, mobile homes and parking lots, snow storage, temporary sales signage, and associated uses.

4.7 Development Standards

- A. Minimum setback for detached structures: 1,800 square feet
- B. Minimum setback for attached structures: 5,000 square feet
- C. Minimum setback for primary structures: 35 feet for primary structures
- D. Minimum setback for secondary structures: 20 feet for secondary structures
- E. Minimum setback for accessory structures: 20 feet for accessory structures
- F. Minimum setback for mobile homes: 20 feet for mobile homes
- G. Minimum setback for temporary structures: 20 feet for temporary structures
- H. Minimum setback for other structures: 20 feet for other structures

4.8 Open Space Requirements Within P.L. 2 AND P.L. 2.0

- A. A minimum of 40% of the overall site shall be provided in parks, trails, and open space. In addition to P.L. 2 Open Space, a minimum of 1.5 acres of open space shall be provided in P.L. 2 and P.L. 2.0. This open space shall be provided in parks, trails, and open space. In addition to P.L. 2 Open Space, a minimum of 1.5 acres of open space shall be provided in P.L. 2 and P.L. 2.0. This open space shall be provided in parks, trails, and open space.
- B. Parks and open space shall be provided in parks, trails, and open space. In addition to P.L. 2 Open Space, a minimum of 1.5 acres of open space shall be provided in P.L. 2 and P.L. 2.0. This open space shall be provided in parks, trails, and open space.
- C. Parks and open space shall be provided in parks, trails, and open space. In addition to P.L. 2 Open Space, a minimum of 1.5 acres of open space shall be provided in P.L. 2 and P.L. 2.0. This open space shall be provided in parks, trails, and open space.

4.9 Open Space Requirements Within P.L. 2 AND P.L. 2.0

- A. A minimum of 40% of the overall site shall be provided in parks, trails, and open space. In addition to P.L. 2 Open Space, a minimum of 1.5 acres of open space shall be provided in P.L. 2 and P.L. 2.0. This open space shall be provided in parks, trails, and open space.
- B. Parks and open space shall be provided in parks, trails, and open space. In addition to P.L. 2 Open Space, a minimum of 1.5 acres of open space shall be provided in P.L. 2 and P.L. 2.0. This open space shall be provided in parks, trails, and open space.
- C. Parks and open space shall be provided in parks, trails, and open space. In addition to P.L. 2 Open Space, a minimum of 1.5 acres of open space shall be provided in P.L. 2 and P.L. 2.0. This open space shall be provided in parks, trails, and open space.

An additional 15 feet shall be provided along 27' east boundary adjacent to the 15' lot owned by the Town creating a 30' lot wide setback (see P.L. 2.0).

- F. Sealing, outdoor and indoor
- G. Grading and drainage
- H. Irrigation and water
- I. Irrigation, water storage, distribution and well (if applicable)

OVERALL PROJECT STANDARDS

These regulations shall not include the application of standards including references to the Title which are of general application throughout the Town or that shall not conflict with any other provisions of the Town Code. The standards shall be applied to all projects, including those projects involving residential, commercial, industrial, and other uses, and shall be applied to all projects, including those projects involving residential, commercial, industrial, and other uses.

7.1 Architectural Design Standards

- A. Color and Materials
 - 1. All exterior surfaces and materials shall be of a high quality and shall be of a color that is complementary to the surrounding environment.
 - 2. All exterior surfaces and materials shall be of a high quality and shall be of a color that is complementary to the surrounding environment.
 - 3. All exterior surfaces and materials shall be of a high quality and shall be of a color that is complementary to the surrounding environment.
- B. Building Design
 - 1. All buildings shall be designed to be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - 2. All buildings shall be designed to be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - 3. All buildings shall be designed to be of a high quality and shall be of a design that is complementary to the surrounding environment.
- C. Architectural Details
 - 1. All architectural details shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - 2. All architectural details shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - 3. All architectural details shall be of a high quality and shall be of a design that is complementary to the surrounding environment.

7.2 Lighting

- A. All lighting shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- B. All lighting shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- C. All lighting shall be of a high quality and shall be of a design that is complementary to the surrounding environment.

7.3 Fencing

- A. All fencing shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- B. All fencing shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- C. All fencing shall be of a high quality and shall be of a design that is complementary to the surrounding environment.

7.4 Landscaping

- A. All landscaping shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- B. All landscaping shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- C. All landscaping shall be of a high quality and shall be of a design that is complementary to the surrounding environment.

7.5 Grading/Drainage

- A. All grading and drainage shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- B. All grading and drainage shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- C. All grading and drainage shall be of a high quality and shall be of a design that is complementary to the surrounding environment.

7.6 Compliance with Skyline/Building Protection District

All areas within Alexander Way that are identified as within the Skyline/Building Protection District shall be subject to the standards and regulations of the Skyline/Building Protection District. The standards and regulations of the Skyline/Building Protection District shall be applied to all projects, including those projects involving residential, commercial, industrial, and other uses.

7.7 Compliance with the Distinctive Residential Historic Regulations

The standards and regulations of the Distinctive Residential Historic Regulations shall be applied to all projects, including those projects involving residential, commercial, industrial, and other uses. The standards and regulations of the Distinctive Residential Historic Regulations shall be applied to all projects, including those projects involving residential, commercial, industrial, and other uses.

7.8 Wetland Mitigation

The standards and regulations of the Wetland Mitigation shall be applied to all projects, including those projects involving residential, commercial, industrial, and other uses. The standards and regulations of the Wetland Mitigation shall be applied to all projects, including those projects involving residential, commercial, industrial, and other uses.

7.9 Planning and Design

- A. The design and construction of any lot or structure shall consider the relationship of the lot and building to the surrounding area and shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- B. The design and construction of any lot or structure shall consider the relationship of the lot and building to the surrounding area and shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- C. The design and construction of any lot or structure shall consider the relationship of the lot and building to the surrounding area and shall be of a high quality and shall be of a design that is complementary to the surrounding environment.

SECTION 8 SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

- 8.1 Planning and Design
 - A. The design and construction of any lot or structure shall consider the relationship of the lot and building to the surrounding area and shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - B. The design and construction of any lot or structure shall consider the relationship of the lot and building to the surrounding area and shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - C. The design and construction of any lot or structure shall consider the relationship of the lot and building to the surrounding area and shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- 8.2 Architectural Design
 - A. All architectural details shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - B. All architectural details shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - C. All architectural details shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- 8.3 Landscaping
 - A. All landscaping shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - B. All landscaping shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - C. All landscaping shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- 8.4 Fencing
 - A. All fencing shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - B. All fencing shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - C. All fencing shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- 8.5 Grading/Drainage
 - A. All grading and drainage shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
 - B. All grading and drainage shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
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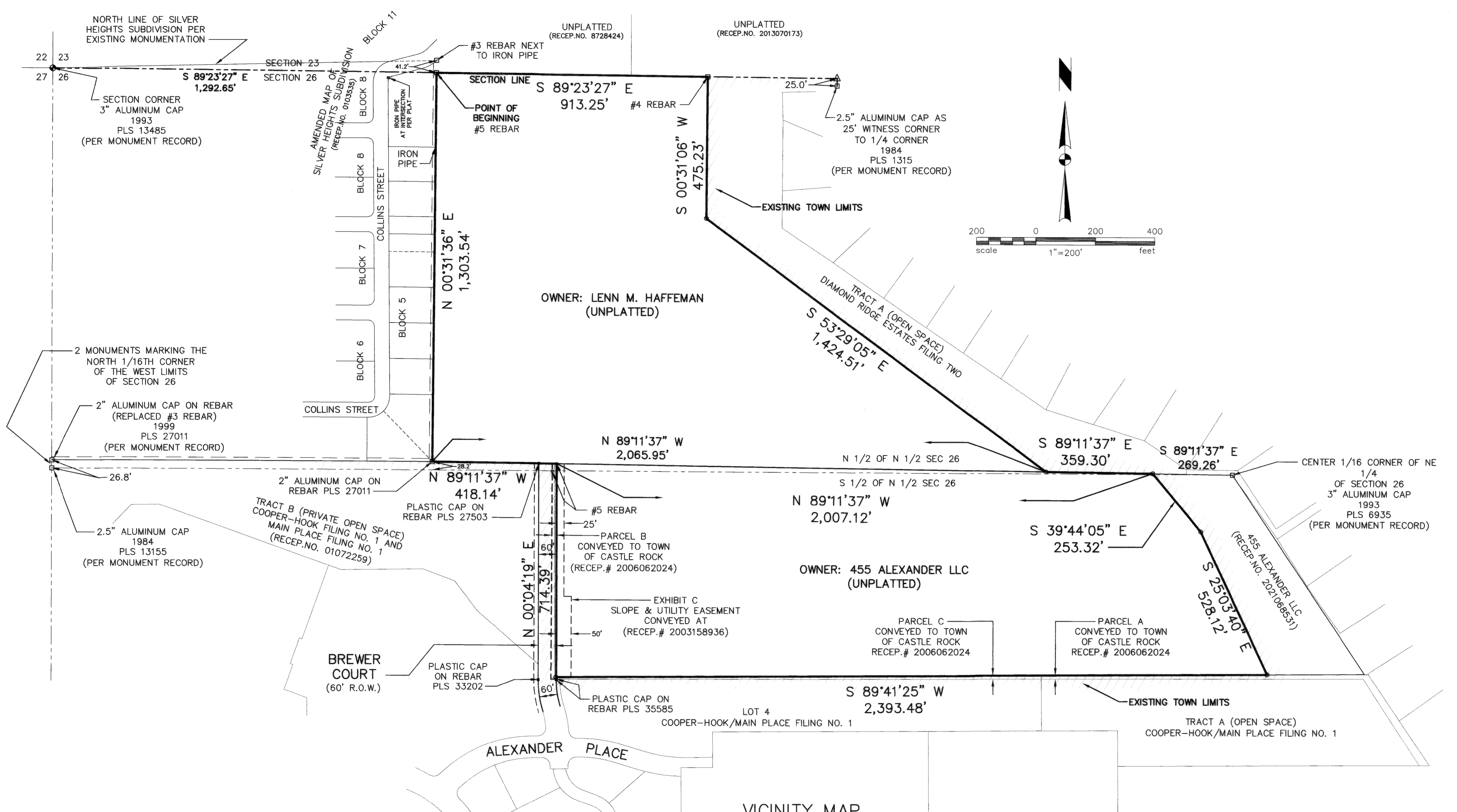
SECTION 9 TRANSITIONAL USE

- 9.1 After approval of the Alexander Way Planned Development Plan, the property owner shall be permitted to use the property for transitional use for a period of up to 180 days. The transitional use shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- 9.2 After approval of the Alexander Way Planned Development Plan, the property owner shall be permitted to use the property for transitional use for a period of up to 180 days. The transitional use shall be of a high quality and shall be of a design that is complementary to the surrounding environment.
- 9.3 After approval of the Alexander Way Planned Development Plan, the property owner shall be permitted to use the property for transitional use for a period of up to 180 days. The transitional use shall be of a high quality and shall be of a design that is complementary to the surrounding environment.

ALEXANDER WAY

ANNEXATION MAP

LOCATED IN THE N 1/2 OF SECTION 26, T. 7 S., R. 67 W. OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION
 A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485"; AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25" WC LS 13155"; THENCE ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 1,292.65 FEET TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION; ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 103535 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 913.25 FEET TO THE NORTHWEST CORNER OF TRACT A OF DIAMOND RIDGE ESTATES FILING TWO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE WESTERLY LIMITS OF SAID TRACT A THE FOLLOWING TWO COURSES; 1) SOUTH 00°31'06" WEST, 475.23 FEET; 2) SOUTH 53°29'05" EAST, 1,424.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT A, AND THE INTERSECTION WITH A LINE THAT RUNS BETWEEN THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AS MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 6935" AND THE SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, AS MONUMENTED BY A 2 INCH DIAMETER ALUMINUM CAP MARKED: "LS 27011"; THENCE ALONG SAID INTERSECTED LINE, SOUTH 89°11'37" EAST, 359.30 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077; THENCE ALONG THE EASTERLY LIMITS OF SAID PARCEL THE FOLLOWING TWO COURSES; 1) SOUTH 39°44'05" EAST, 253.32 FEET; 2) SOUTH 25°03'40" EAST, 528.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 89°41'25" WEST, 2,392.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°04'19" EAST, 714.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE INTERSECTION OF SAID LINE THAT RUNS BETWEEN SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AND SAID SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION; THENCE ALONG SAID INTERSECTED LINE, NORTH 89°11'37" WEST, 418.14 FEET TO SAID SOUTHEAST CORNER OF BLOCK 5; THENCE ALONG THE WEST LINE OF SAID BLOCK 5, NORTH 00°31'36" EAST, 1,303.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 73.76 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY, OR UNDER THE DIRECT SUPERVISION OF, MICHAEL C. GREGGER, PROFESSIONAL LAND SURVEYOR, COLORADO REGISTRATION NO. 22564 FOR AND ON BEHALF OF IMEG CORP ON JULY 12, 2021.

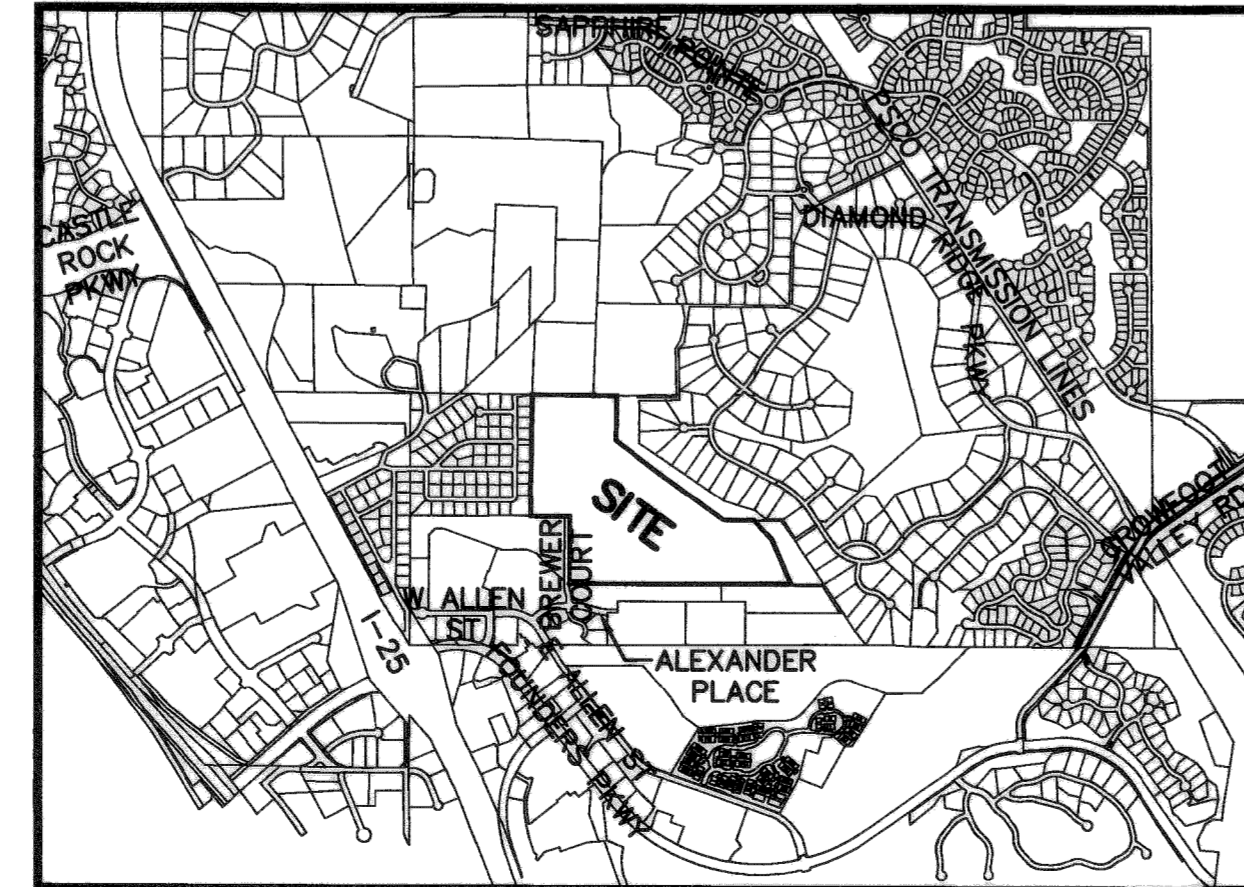
TOWN CERTIFICATION
 THIS ANNEXATION MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 21 DAY OF November, 2023.
 DATE: Nov 17 2024
 MAYOR: [Signature]
 ATTEST: [Signature] TOWN CLERK DATE: Nov 19, 2024

SURVEYOR'S CERTIFICATE
 I, MICHAEL C. GREGGER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT MORE THAN ONE-SIXTH (1/6) OF THE EXTERNAL BOUNDARY OF THE PROPOSED LANDS TO BE ANNEXED, AS SHOWN HEREON, IS CONTIGUOUS WITH THE LIMITS OF THE TOWN OF CASTLE ROCK, COLORADO.

DATE: 11/11/2024
 MICHAEL C. GREGGER
 COLORADO PROFESSIONAL LAND SURVEYOR
 COLORADO REGISTRATION NO. 22564
 FOR AND ON BEHALF OF IMEG CONSULTANTS CORP

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

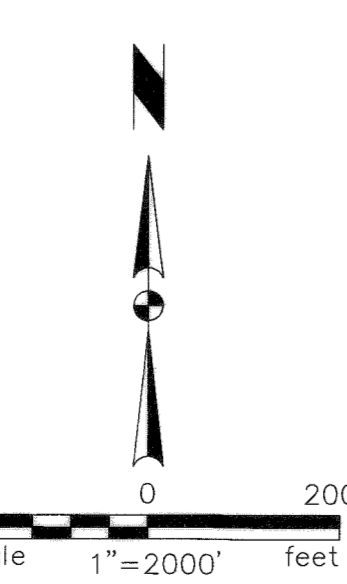
VICINITY MAP



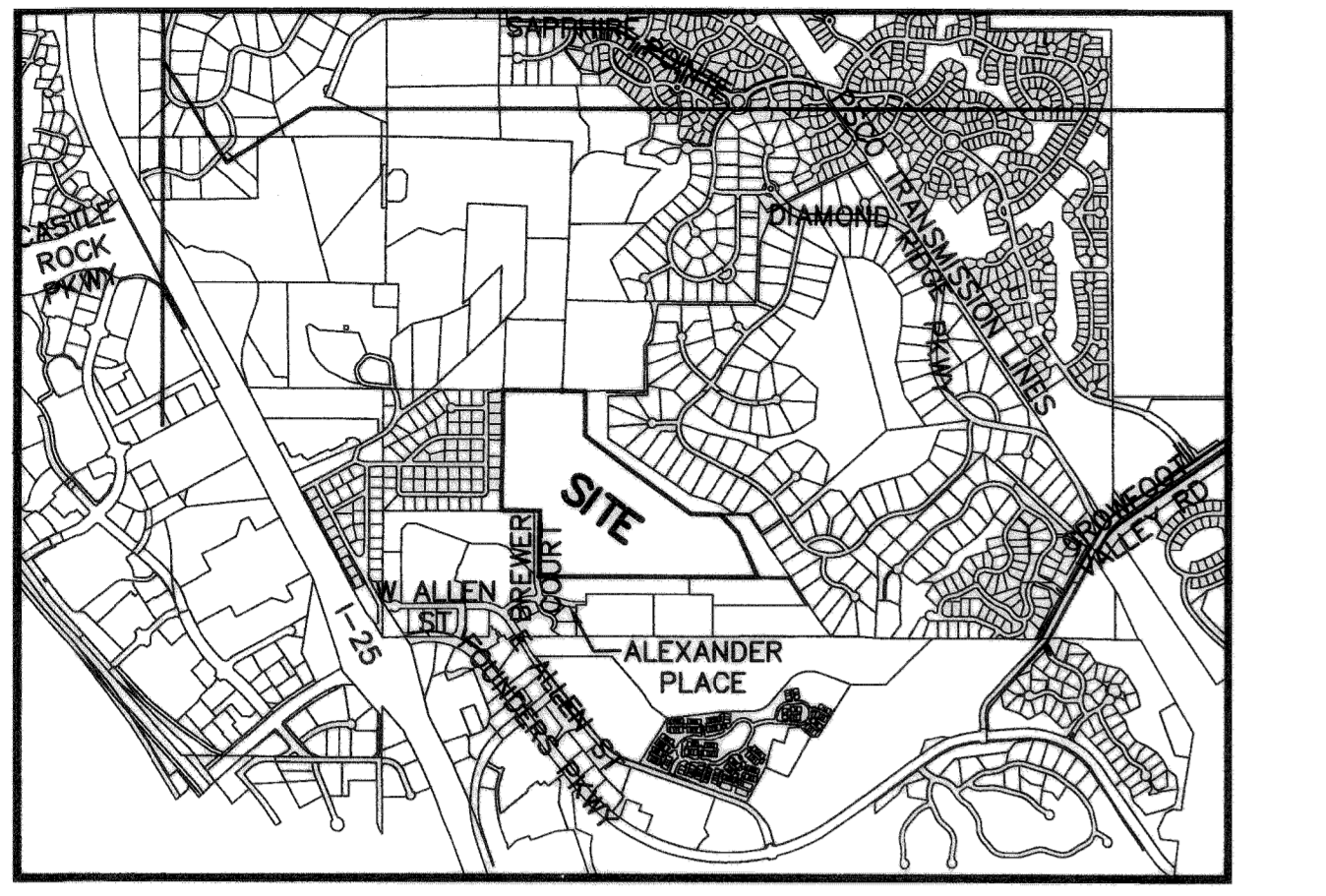
ANNEXATION SUMMARY TABLE

TOTAL ANNEXATION ACREAGE = 73.76 ACRES
ANNEXATION BOUNDARY = 8,783.27 FEET
1/6 OF ANNEXATION BOUNDARY = 1,463.88 FEET
CONTIGUOUS WITH TOWN LIMITS = 6,566.49 FEET

LAND SURVEYOR
 IMEG CONSULTANTS CORP
 MICHAEL GREGGER, P.L.S.
 7600 E. ORCHARD RD., #250-S
 GREENWOOD VILLAGE, CO 80111



ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS



VICINITY MAP
SCALE: 1" = 2,000'



SITE SUMMARY

LAND USE SUMMARY						
PARCEL	USE	ACRES	DWELLING UNITS	DENSITY	MINIMUM LOT SIZE	% OF ACREAGE
PA-1	Single Family Detached Residential	41.56	55	1.32	21,780 Square Feet	53.3%
PA-2	Live / Work Attached	5.15	22	4.27	1800 Square Feet	6.6%
	Live /Work SFD				5,000 Square feet	
PL-2	Dedicated Open Space	31.25	N/A			40.1%
	TOTAL	77.96	77	.987		100%

NOTES

1. THE MINERAL RIGHTS ASSOCIATED WITH THIS DEVELOPMENT HAVE NOT BEEN SEVERED.
2. 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.
3. THIS DEVELOPMENT PLAN IS IMPACTED BY THE TOWN OF CASTLE ROCK RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS. INTERFACE AREAS MUST ADHERE TO CHAPTER 17.50 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
4. THIS DEVELOPMENT PLAN IS NOT IMPACTED BY SPECIES PROTECTED BY THE U.S. FISH & WILDLIFE SERVICE.
5. THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK 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 INTERFACÉ AREA MANAGEMENT PLAN TO BE EVALUATED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT AS APPROPRIATE TO EACH PLANNED DEVELOPMENT (PD).

LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25" WC LS 13155"; THENCE ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 1292.65 FEET TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION NO. 103535 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°23'27"EAST, 913.25 FEET TO THE NORTHWEST CORNER OF TRACT A OF DIAMOND RIDGE ESTATES FILING TWO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE ALONG THE WESTERLY LIMITS OF SAID TRACT A THE FOLLOWING TWO COURSES; 1) SOUTH 00°31'06"WEST, 475.23 FEET; 2) SOUTH 53°29'05"EAST, 1424.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT A, AND THE INTERSECTION WITH A LINE THAT RUNS BETWEEN THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AS MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 6935" AND THE SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION, AS MONUMENTED BY A 2 INCH DIAMETER ALUMINUM CAP MARKED: "LS 27011"; THENCE ALONG SAID INTERSECTED LINE, SOUTH 89°11'37"EAST, 359.30 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 2020114077; THENCE ALONG THE EASTERLY LIMITS OF SAID PARCEL THE FOLLOWING TWO COURSES; 1) SOUTH 39°44'05"EAST, 253.32 FEET; 2) SOUTH 25°03'40"EAST, 528.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 89°41'25"WEST, 2393.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°04'19"EAST, 714.39 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE INTERSECTION OF SAID LINE THAT RUNS BETWEEN SAID NORTHEAST CORNER OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION 26, AND SAID SOUTHEAST CORNER OF SAID BLOCK 5 OF THE AMENDED MAP OF SILVER HEIGHTS SUBDIVISION; THENCE ALONG SAID INTERSECTED LINE, NORTH 89°11'37"WEST, 418.14 FEET TO SAID SOUTHEAST CORNER OF BLOCK 5; THENCE ALONG THE WEST LINE OF SAID BLOCK 5, NORTH 00°31'36"EAST, 1303.54 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SOUTHEAST RENAISSANCE PARCEL:
A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TO BEAR SOUTH 89 DEGREES 46 MINUTES 33 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 34 DEGREES 40 MINUTES 42 SECONDS EAST, A DISTANCE OF 802.20 FEET ALONG A LINE CONNECTING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2, A DISTANCE OF 478.38 FEET WESTERLY FROM THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE SOUTH 88 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 328.33 FEET; THENCE NORTH 26 DEGREES 04 MINUTES 18 SECONDS WEST, A DISTANCE OF 528.12 FEET; THENCE NORTH 40 DEGREES 44 MINUTES 43 SECONDS WEST, A DISTANCE OF 253.20 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 46 MINUTES 33 SECONDS EAST, A DISTANCE OF 269.19 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

TITLE CERTIFICATE

I, David Knapp 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.

David Knapp
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE COMPANY

SIGNED THIS 12TH DAY OF November, 2024.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF November, 2024.

BY: David Knapp AS AUTHORIZED REPRESENTATIVE OF
Land Title Guarantee Company.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: FEBRUARY 10, 2028.

PLANNING COMMISSION RECOMMENDATION

THIS PLANNED DEVELOPMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE
26 DAY OF October, 2023.

[Signature]
CHAIR

DATE

ATTEST:
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

DATE 11/14/2024

TOWN COUNCIL APPROVAL

THIS PLANNED DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON 21 DAY OF November, 2023.

MAYOR [Signature]

DATE Nov 21st 2024

ATTEST:
[Signature]
TOWN CLERK

DATE Nov. 19, 2024

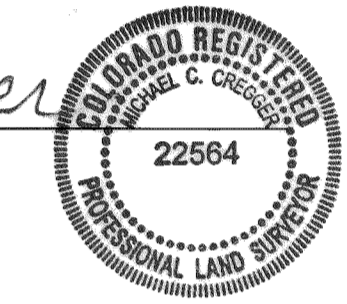


SURVEYORS CERTIFICATE

I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLANNED DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THIS PLANNED DEVELOPMENT PLAN ACCURATELY REPRESENTS THE LEGAL DESCRIPTION SHOWN HEREON.

DATE 11/11/2024

Michael C. Cregger
MICHAEL C. CREGGER
COLORADO PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564
FOR AND BEHALF OF IMEG CONSULTANTS CORP



OWNERSHIP CERTIFICATE

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

Lenn Haffeman Manager
Alexander Investors, LLC, A COLORADO LIMITED LIABILITY COMPANY

NOTARY BLOCK

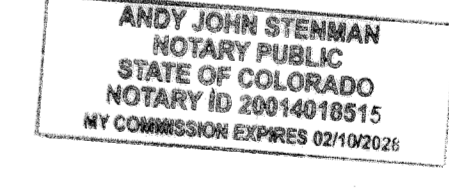
SUBSCRIBED AND SWORN BEFORE ME THIS

12TH DAY OF Nov., 2024 BY Lenn Haffeman AS
Manager OF Alexander Investors, LLC, a Colorado
limited liability company

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES: FEBRUARY 10, 2028



PROJECT TEAM

APPLICANT / OWNER
Alexander Investors, LLC
1313 Evalena Road
Castle Rock, CO 80104
303.814.2460

CIVIL ENGINEER
IMEG
7600 E. Orchard Rd., Suite 250-S
Greenwood Village, CO 80111
303.796.6000

LAND PLANNER
The Henry Design Group Inc.
1501 Wazee St. Suite 1-C
Denver, CO 80202
303-446-2368

SHEET INDEX

- Sheet 1: Cover Sheet
- Sheet 2: Planned Development Plan
- Sheet 3: Zoning Regulations
- Sheet 4: Zoning Regulations

ALEXANDER WAY
PLANNED DEVELOPMENT PLAN
AND ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP21-0005
SHEET 1 OF 4
DATE: 10-27-2021
REVISED: 03-18-2022; 06-03-2022
08-15-2022; 10-17-2022
10-29-2024

ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS



7600 E. ORCHARD ROAD, SUITE 250-S
GREENWOOD VILLAGE, CO 80111
303.796.6000



ALEXANDER WAY
PLANNED DEVELOPMENT PLAN
AND ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP21-0005
SHEET 2 OF 4
DATE: 10-27-2021
REVISED: 03-18-2022; 06-03-2022
08-15-2022; 10-17-2022
06-07-2023;

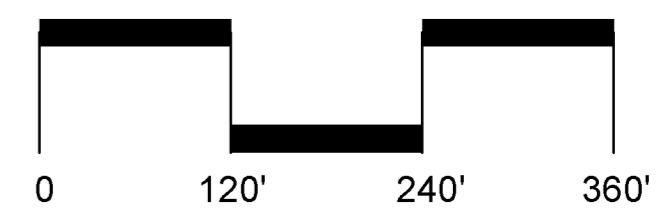
LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

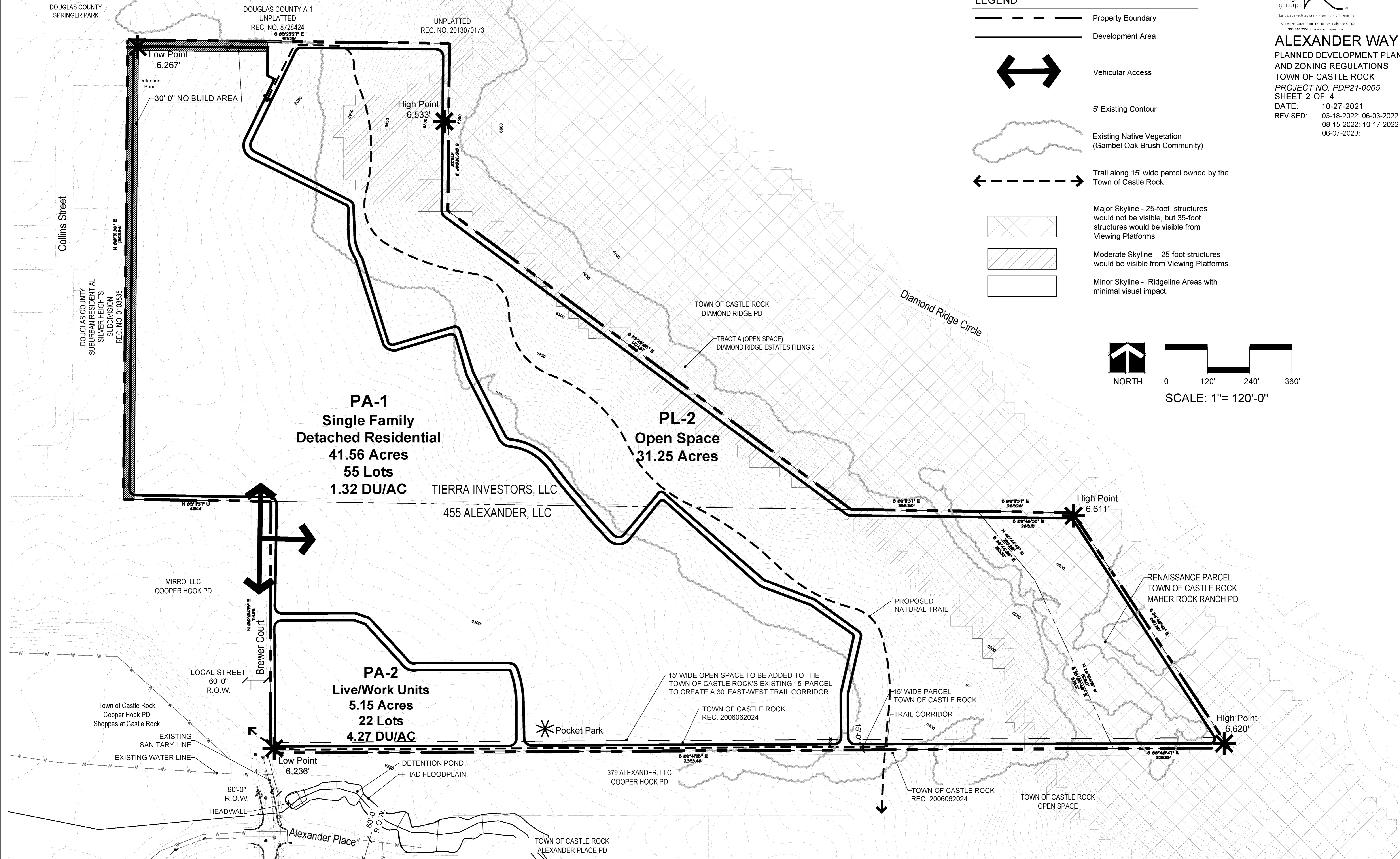
- Property Boundary
- Development Area
- Vehicular Access
- 5' Existing Contour
- Existing Native Vegetation (Gambel Oak Brush Community)
- Trail along 15' wide parcel owned by the Town of Castle Rock
- Major Skyline - 25-foot structures would not be visible, but 35-foot structures would be visible from Viewing Platforms.
- Moderate Skyline - 25-foot structures would be visible from Viewing Platforms.
- Minor Skyline - Ridgeline Areas with minimal visual impact.



NORTH



SCALE: 1"= 120'-0"





ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

7600 E. ORCHARD ROAD, SUITE 250-S
GREENWOOD VILLAGE, CO 80111
303.796.6000



LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

ALEXANDER WAY
PLANNED DEVELOPMENT PLAN
AND ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP21-0005
SHEET 3 OF 4
DATE: 10-27-2021
REVISED: 03-18-2022; 06-03-2022
08-15-2022; 10-17-2022
06-07-2023;

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 Way PD as shown on the PD Plan and the Zoning Regulations. These PD Zoning Regulations run with the land and bind owners of record and successors in interest to the property.

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 Way PD Plan and 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

All Town ordinances and regulations, as the same are amended from time to time, shall apply to and be enforceable in a Planned Development. Accordingly, such Town 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 each Planning Area. Dwelling units may not be transferred between Planning Areas unless otherwise permitted within these PD Zoning Regulations.

1.3. CONTROL PROVISIONS

A. Incorporation of the Planned Development Plan

The PD Plan for Alexander Way includes the type, location and boundaries of land use area as shown on the Alexander Way Planned 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 boundaries and acreage of all Planning Areas within Alexander Way are shown on the Alexander Way 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 a collector street the boundary shall be the right-of-way of that street as indicated on the PD Development Plan. Where a Planning Area abuts another Planning Area, the boundary shall be the centerline of the abutting boundaries as shown on the PD Plan. Modifications in Planning Area boundaries and streets may be accomplished by the Developer by final road alignments or engineering refinements shown on a Site Development Plan or Plat, without any amendment to the Alexander Way Planned Development Plan provided the Planning Area does not increase or decrease by more than twenty percent (20%) in size.

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 general locations of the primary roadways. Recognizing that the final road alignments are subject to engineering studies, 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.

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 Way Planned Development.

B. Phasing

The phasing order will be indicated on the Alexander Way Site Development Plan and will be subject to the criteria in the Annexation and 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 Way 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 a Site Development Plan (SDP), the property owners shall submit a Site Development Plan (SDP) for all, or any portion or portions of the general use areas 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 Single Family Attached Dwelling Unit or Attached Live/Work Unit

A dwelling or live/work unit with primary ground floor access to the outside which shares a common wall with another unit without openings. Single Family Attached dwellings include paired homes and up to four-units attached in a building. Each Single Family Attached Dwelling Unit or Live/Work unit shall be located on its own fee simple lot.

2.3 Live/Work Units

Live/Work units are intended to provide a unit which contains residential use with a compatible work use within the same structure which shares a common wall or floor with direct or indirect access between the residential and the compatible work use. A live/work unit: (a) combines a compatible work use as allowed in Section 4.2 - Permitted Uses with a residential living space for the owner of the compatible work use, or the owner's employee, and that person's household; (b) a residence only; and (c) where the activity conducted takes place subject to a valid business license if required. The live/work area shall be further defined and acceptable to the homeowner's association.

2.4 Developer

Tierra Investors, LLC and Alexander 455, LLC or assigns as Developer.

2.5 Open Space - Private

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.

2.6 Open Space/Park - Public

Space which is suitable for landscaping, passive and/or active recreation, trails, gardens, view protections and enhancement, buffers and/or other appropriate uses, which are to be dedicated to the Town of Castle Rock and available for use by the public.

2.7 Solar/Wind Energy/Geothermal

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

SECTIONS 3 - 6 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 55 lots are permitted in PA-1. This Planning Area may be extended to include Planning Area-2 should the Live/Work units be converted to Single Family Detached Homes See Section 4 below.

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

3.3 Prohibited Uses

Accessory Dwelling Units

3.4 Accessory Uses

- A. Temporary Uses pursuant to Section 3.5
- B. Community information kiosks
- C. Accessory structures such as storage shed (120 square feet) and/or green houses (180 square feet), maximum, pool house/cabana 200 square feet; and subject to architectural and maintenance controls/covenants
- D. Private swimming pools and spas
- E. Private tennis courts, pickleball, and multi-purpose sport courts

3.5 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.

3.6 Development Standards

- A. Minimum standard lot area: 21,780 square feet
- B. Maximum Building height: 35 feet for primary structures
- C. Minimum lot width:
 - 1. At the street: 50 feet and a minimum of 70 feet at the front building setback line
 - 2. At a cul-de-sac, knuckle, or similarly curved frontage at the street: 30 feet
 - 3. Flag lot width at street or private drive: 20 feet at the flag, between lot lines beyond the flag, the lot width shall be 70 feet at the front
- D. Primary structure front setback (from local street right-of-way or private access drive):
 - 1. 25 feet to face of garage for front loaded attached garage
 - 2. 20 feet to face of home
 - 3. 7.5 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: 25 feet
- F. Primary structure side setback: 7.5 feet
- G. Corner lot side setback for primary structures adjacent to a local street: 10 feet
- H. Accessory structure maximum building height: 25 feet
- I. Accessory structure setbacks:
 - 1. Front yard setback not permitted in front of the front face of the primary structure.
 - 2. Rear yard setback: 25 feet
 - 3. Side yard setback: 10 feet; The accessory structure may be located within the side yard by may not extend beyond the front face of the primary structure.
 - 4. Corner lot side setback: 15-feet
- J. No Build Zones: 30-foot wide "No build" zone on a side lot line and a 50-foot "No build" zone on a rear lot line shall be provided on the lots adjacent to the Silver Heights Subdivision and along the northern property line where adjacent to Douglas County un-platted land. No primary or accessory structures are permitted in the "No Build" zones. These "No Build" zones shall satisfy setback requirements.

K. 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 5 feet to a side lot line and 10 feet to the rear lot line.
- 4. Driveways are permitted within the setbacks.
- L. Signage:
 - 1. Two project identification signs are permitted. One is permitted in each Planning Area. Each sign face shall be a maximum of 32 square feet.
 - 2. The maximum height of the monument shall be eight (8) feet.
 - 3. There is no maximum square footage requirement for the monument.
 - 4. The monument/sign shall not be located within sight visibility triangles
 - 5. Monument/signage shall not be located within public rights-of-way with the exception of within medians in the right-of-way.
 - 6. The monument/sign may be illuminated by either an internal or external light source.

4.0 PLANNING AREA 2 (PA-2)

4.1 Intent

The live/work unit shall include single or attached lot intended for live/work units or residential unit as defined in Section 2.3 above. This area may also be converted to single family detached lots in accordance with the detached standards below. A maximum of 22 live/work units or single family detached units are permitted. A single detached dwelling unit is permitted in the live work area provided the architecture is similar in character to the homes in PA-1 and the Development Standards are maintained as listed in Section 4.6 below.

4.2 Uses Permitted by Right

- A. Attached and detached single family dwellings with attached or detached private garages.
- B. Attached and detached homes with or without a live/work component (Maximum of 4-units attached are permitted in a building)
- C. Public buildings, including but not limited to fire and police stations
- D. Public and private open space, parks, and recreational uses, trails, and facilities
- E. Utilities and appurtenant facilities
- F. Drainage and detention facilities
- G. Wireless cellular facilities as per the Town of Castle Rock Municipal Code.

4.3 Prohibited Uses

Accessory Dwelling Units

4.4 Live/ Work Permitted Uses and Regulations

A. Intent for Non-living uses

The intent is to provide complementary work uses permitted if conducted entirely within a principal building. Such use shall be conducted only by the occupants thereof plus not more than five non-resident employees.

B. General Use Standards and Regulations

- 1. In-home Child Day Care and Elder Care as permitted by state and federal regulations.
- 2. Wholesale or retail business must be conducted entirely by mail (U.S. Postal Service, United Parcel Service, and the like) or such wholesale or retail sales on the premises is not substantial.
- 3. There shall be no outside storage on the premises of materials or equipment used in connection with the business.
- 4. There shall be no excessive or offensive noise, vibration, smoke, dust, odors, heat, glare or light noticeable or extending beyond the lot.
- 5. Traffic shall not be generated which significantly affects the residential character of an area or in a volume that would create a need for parking greater than that which can be accommodated on the site, or which is inconsistent with the normal parking usage of the Zoning District; and
- 6. Personal services such as beauty/nail salon and barber shops (2-chairs maximum).
- 7. Group classes shall have a maximum of five (5) participants at any one time.
- 8. Professional and service businesses or any similar uses that does not generate more than occasional or minimal vehicular traffic.



ALEXANDER WAY - PLANNED DEVELOPMENT PLAN AND ZONING REGULATIONS

7600 E. ORCHARD ROAD, SUITE 250-S
GREENWOOD VILLAGE, CO 80111
303.796.6000



LOCATED IN THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO

ALEXANDER WAY
PLANNED DEVELOPMENT PLAN
AND ZONING REGULATIONS
TOWN OF CASTLE ROCK
PROJECT NO. PDP21-0005
SHEET 4 OF 4
DATE: 10-27-2021
REVISED: 03-18-2022; 06-03-2022
08-15-2022; 10-17-2022
06-07-2023;

4.5 Accessory Uses

- A. Temporary Uses pursuant to Section 4.5
- B. Community information kiosks
- C. Accessory structures not permitted

4.6 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.

4.7 Development Standards

- A. Minimum standard lot area: Attached unit: 1,800 square feet
Single unit: 5,000 square feet
- B. Maximum Building height: 35 feet for primary structures
- C. Minimum lot width:
 - 1. At the street: 20 feet and a minimum 30 feet at the building setback line
 - 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, between lot lines beyond the flag, the lot width shall be 35 feet at the front
- D. Primary structure front setback (from local street right-of-way or private access drive):
 - 1. 20 feet to face of front-loaded attached garage
 - 2. 15 feet to face of structure
 - 3. 10 feet to side of a side loaded garage
 - 4. 10 feet to unenclosed porch without living space above the porch
- E. Primary structure rear setback: 15 feet; 6-feet if the garage is alley loaded
- F. Primary structure side setback: 5 feet
- G. Primary structure corner lot side setback adjacent to a local street: 10 feet; 20 feet to face of garage for a side loaded garage
- H. Encroachments:
 - 1. Cantilevers, window wells, chimneys, entertainment centers, bay or box windows, counterforts, brick or stone ledges and roof overhangs may encroach into the 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 side property line and 20 feet to a rear lot line in PA-1 and 10-feet to a rear lot line in PA-2.
 - 3. Covered or uncovered decks greater than 30 inches above grade may encroach the rear or side setback provided they are no closer than five (5) feet to a side lot line and 25 feet to a rear lot line in PA-1 and 10 feet to a rear lot line in PA-2.
- I. Parking: Attached live/work units shall provide a minimum of two (2) parking spaces for the unit in an attached garage and an additional two (2) guest spaces for visitors which may include in the tandem driveway.
- J. Signage:
 - 1. Signage may be building mounted and flush with the face of the building and a maximum of six (6) square feet in size. The sign shall not be illuminated.
 - 2. Two project identification signs are permitted. One is permitted in each Planning Area. Each sign face shall be a maximum of 32 square feet.
 - 3. The maximum height of the monument shall be eight (8) feet.
 - 4. There is no maximum square footage requirement for the monument.
 - 5. The monument/sign shall not be located within sight visibility triangles
 - 6. Monument/signage shall not be located within public rights-of-way with the exception of within medians in the right-of-way.
 - 7. The monument/sign may be illuminated by either an internal or external light source.

5.0 OPEN SPACE/PUBLIC LANDS - OPEN SPACE - (PL-2)

PL-2 is intended to provide natural open space and preservation of the hillside. The open space will provide a buffer between the Diamond Ridge neighborhood and Alexander Way. The open space is intended to remain undisturbed to the extent practical with the exception of a natural trail which will provide a connection from Alexander Way to the Town's trail network. This Use Area shall conform with the Town's PL-2 zoning requirements as per Chapter 17-30 of the Town of Castle Rock Municipal Code, as amended.

6.0 PARK AND OPEN SPACE REQUIREMENTS (WITHIN PA-1, 2 AND PL-2)

- A. A minimum of 40% of the overall site shall be provided in parks, trails, and open space. In addition to PL-2 Open Space, a minimum of 1.5 acres of private open space shall be provided in PA 1 and 2 which may include the pocket park/orchard and trail corridor.
- B. Trails shall connect to Town of Castle Rock open space where available.
- C. Trails are not permitted to connect into the Diamond Ridge neighborhood to the east and north

- D. An additional 15-feet shall be provided along the southern boundary adjacent to the 15-feet owned by the Town creating a 30-foot wide east/west trail corridor.
- E. Picnic areas
- F. Seating nodes and lookouts
- G. Grading and drainage improvements
- H. Public utilities and associated structures
- I. Neighborhood parks and playgrounds
- J. Irrigation, water storage, distribution and well facilities

SECTION 7 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.

7.1 Architectural Design Standards

- A. **Colors and Materials**
Architectural design of the home shall be in accordance with the design guidelines established by the HOA
 - 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, hardy plank siding, stone, or stucco.
 - 4. Roof materials shall include tile or standing seam metal. Thermoplastic Polyolefin (TPO) materials are permitted on flat roofs.
 - 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 Alexander Way HOA as required below.
- B. **Building Siding**
All building siding shall cover exposed foundations to grade level, except as required by Applicable Building Code.
- C. **Architectural Design Approval**
All architecture of the homes must be submitted to the Alexander Way HOA for approval prior to submittal for a building permit. Plans not approved shall be modified in accordance with the requirements of the HOA and resubmitted for approval. A building permit may not be obtained if the HOA has not approved the architectural plans.

7.2 Lighting

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

7.3 Fencing

The following requirements apply to any new fencing.

- A. For Lots adjacent to open space perimeter fences are limited 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. Barbed wire and chain link are not allowed fencing.
- D. Additional fencing guidelines will be provided in future design guidelines/ covenants established by the HOA.
- E. Fencing adjacent to Silver Heights shall be identified at the time of Site Development Plan based on coordination with the adjacent residents.

7.4 Landscaping

- A. Landscape design regulations will be provided in future design guidelines/covenants established by the HOA.
- B. All landscaping shall be in conformance with Town of Castle Rock Landscape and Irrigation Performance Standards and Specifications.

7.5 Grading / Drainage

The grading/drainage of an individual lot or open space tract shall not vary from the Final Plat Grading Plan without the written approval of the HOA 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 prior to construction.

7.6 Compliance with Skyline/Ridgeline Protection District

All areas within Alexander Way that area identified as within the Skyline/Ridgeline protection area as shown on the District Map shall be in compliance with Chapter 17.48 of the Castle Rock Municipal Code, as amended.

7.7 Compliance with the Dissimilar Residential Interface Regulations

The southern property line of Alexander Way may be subject to the Dissimilar Residential Interface Regulations as defined in Chapter 17.51.04 of the Castle Rock Municipal Code, as amended, depending on the adjacent land use and when the adjacent uses are developed.

7.8 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.

7.9 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.
- C. Grading shall be shaped to complement the natural landforms.
- D. Roads in steeply sloping or heavily vegetated areas shall be designed to limit, as practical, the area of disturbance.

SECTION 8 SUBMISSION OF SITE DEVELOPMENT PLANS AND/OR PLATS

- 8.1 Following approval of the Alexander Way Planned Development, the Property Owners shall submit a Site Development Plan for all, or any portion or portions of the general Use Areas as are then ready for development.
- 8.2 No structural building permit will be issued until a Site Development Plan and Plat have been presented to and approved by the Town.
- 8.3 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 9 TRANSITIONAL USE

- 9.1 After approval of the Alexander Way 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.
- 9.2 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.
- 9.3 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.