

PLAT IDENTIFICATION SHEET

re-recorded
(2003128995)



2003154227 1 PG

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$11.00
1 PG

2003154227
10/23/2003 10:53 AM

GRANTOR:
(owner/signer)

Cambridge
Green LLC

GRANTEE:
(subdivision name or name of plat)

Cambridge Heights
Preliminary PD Site Plan

LEGAL:
(section-township-range)

5, 8- 8-66

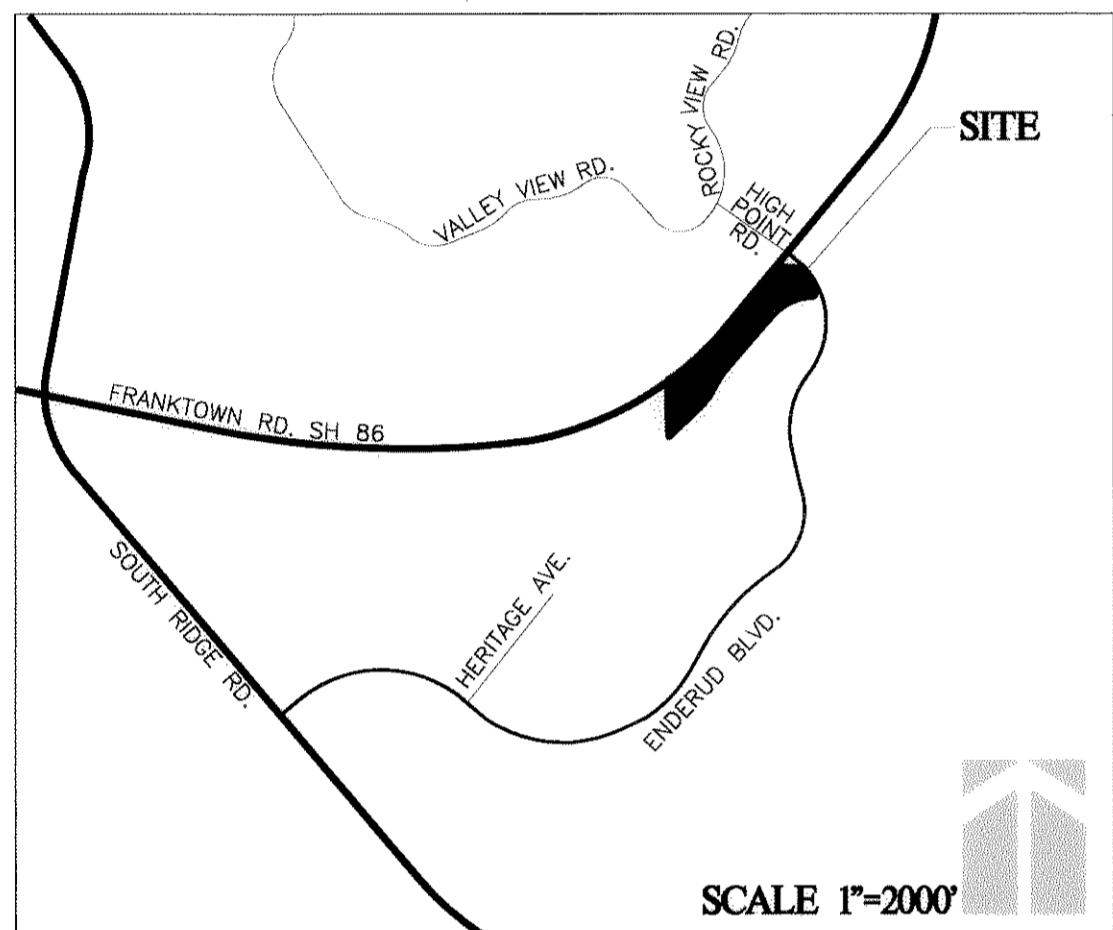
CAMBRIDGE HEIGHTS PRELIMINARY PD SITE PLAN

LOCATED IN A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 5 AND A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 1

LAND USE SUMMARY					
PLANNING AREA	ACRES	%	DENSITY GFA	DWELLING UNITS	DU/AC
PA-1 NEIGHBORHOOD BUSINESS	5.0 AC.	36%	54,500 - 65,000 SF		
PA-2 MULTI-FAMILY	6.8 AC.	49%		100 DU	12 - 15 DU/AC
PA-3 OPEN SPACE	1.95 AC.	15%*			
TOTAL	13.75 AC.	100%	54,500 - 65,000 SF	100 DU	12 - 15 DU/AC

* AN ADDITIONAL .41 ACRES OF OPEN SPACE WILL BE REQUIRED AT THE TIME OF FINAL PD SITE PLAN. SUCH ADDITIONAL OPEN SPACE SHALL BE PRIVATE OPEN SPACE WITHIN A 30' BUFFER STRIP AND/OR PRIVATE OPEN SPACE WITHIN THE MULTI-FAMILY AREA.

VICINITY MAP



NOTE:

- NO PHASING WILL OCCUR WITH THIS PLANNED DEVELOPMENT.
- NO 100-YEAR FLOOD PLAIN EXISTS ON THIS SITE.
- RIGHT-IN/RIGHT-OUT ACCESS FROM HIGHWAY 86 IS CONTINGENT ON AN APPROVED ACCESS PERMIT FROM THE COLORADO DEPARTMENT OF TRANSPORTATION.
- ACCEL AND DECEL LANES WILL BE REQUIRED FOR ANY ACCESS FROM HIGHWAY 86 FOR THE ENTIRE LENGTH OF THE PROPERTY.

PUBLIC LAND DEDICATION

LAND DEDICATION REQUIREMENTS FOR SCHOOLS, PARKS, WATER FACILITIES, FIRE STATIONS, POLICE STATIONS, AND TOWN ADMINISTRATIVE FACILITIES SHALL BE PROVIDED BY CASH-IN-LIEU AT THE TIME OF THE FIRST FINAL PLAT. CALCULATIONS SHALL BE BASED ON THE REQUIREMENTS AS STIPULATED WITHIN CHAPTER 16.20 OF THE SUBDIVISION REGULATIONS.

LAND USE VESTING

THIS PLAN CONSTITUTES A SITE-SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 15.24 OF THE CASTLE ROCK MUNICIPAL CODE AND C.R.S. § 24-88-101, ET SEQ. AND ESTABLISHES VESTED PROPERTY RIGHTS THROUGH DECEMBER 31, 2007 (AS FURTHER PROVIDED IN THE CAMBRIDGE HEIGHTS ANNEXATION AND DEVELOPMENT AGREEMENT) FROM ITS EFFECTIVE DATE, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN.

LEGAL DESCRIPTION

A parcel of land, in the Southwest Quarter of the Southwest Quarter of Section 5, and the Northwest Quarter of the Northwest Quarter of Section 8, all located in Township 8 South, Range 66 West, of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said Section 5; thence North 88°40'30" East, along the South line of the Southwest Quarter of the Southwest Quarter of said Section 5, a distance of 81.97 feet, to a point on the East Right-of-Way of Colorado State Highway 86, said point also being the True Point of Beginning;

Thence along said East Right-of-Way, along the following six (6) courses:

- Along a curve to the left, having a central angle of 08°34'28", a radius of 2,925.04 feet, an arc length of 437.74 feet, a chord bearing of North 56°42'38" East and a chord distance of 437.33 feet;
- North 40°16'45" East, non-tangent to the last and following described curves, a distance of 103.71 feet;
- Along a curve to the left, having a central angle of 11°14'26", a radius of 2,905.00 feet, an arc length of 569.91 feet, a chord bearing of North 44°48'07" East and a chord distance of 569.00 feet;
- North 39°13'02" East, tangent to the last described curve, a distance of 416.32 feet;
- North 30°34'08" East, a distance of 14.88 feet;
- North 39°13'02" East, a distance of 46.73 feet;

Thence leaving said East Right-of-Way, South 86°03'48" East, non-tangent to the following described curve, along the North line of Block 2 of Founder's Village Filing No. 10, a plat on file for record in reception number 8804056, in the Office of the Douglas County Clerk and Recorder, a distance of 212.64 feet, to the West Right-of-Way line of Enderud Boulevard; Thence along said West Right-of-Way, along a curve to the right, having a central angle of 28°13'52", a radius of 617.50 feet, an arc length of 304.26 feet, a chord bearing of South 25°11'46" East and a chord distance of 301.19 feet, to a point of compound curvature; Thence along a curve to the right, having a central angle of 94°48'01", a radius of 20.00 feet, an arc length of 33.09 feet, a chord bearing of South 36°19'10" West and a chord distance of 29.44 feet, to the Northwestern Right-of-Way of Heritage Avenue;

Thence along said Northwestern Right-of-Way, along the following seven (7) courses:

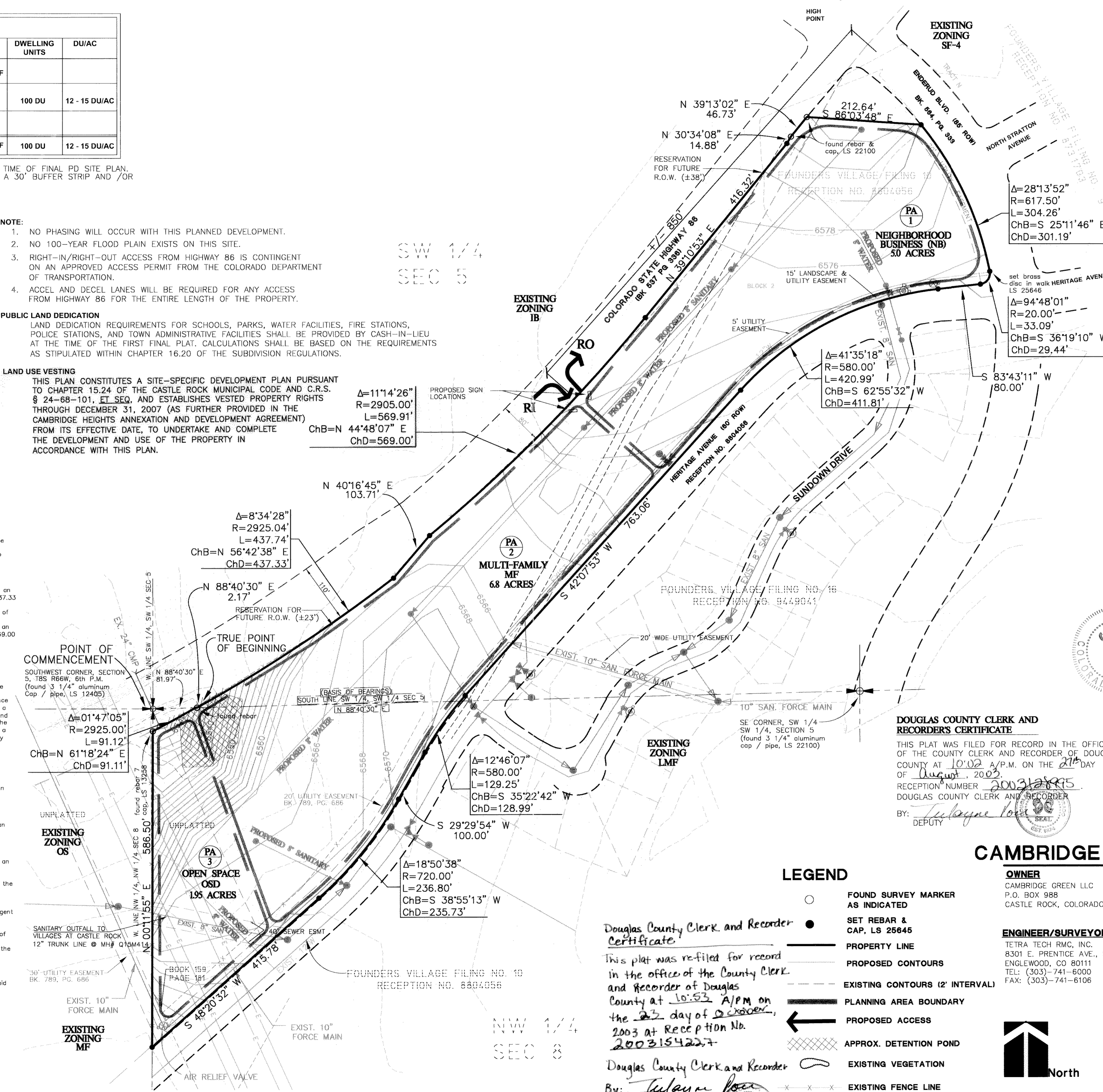
- South 83°43'11" West, tangent to the last and following described curves, a distance of 80.00 feet;
- Along a curve to the left, having a central angle of 41°35'18", a radius of 580.00 feet, an arc length of 420.99 feet, a chord bearing of South 62°55'32" West and a chord distance of 411.81 feet;
- South 42°07'53" West, tangent to the last and following described curves, a distance of 783.08 feet;
- Along a curve to the left, having a central angle of 12°46'07", a radius of 580.00 feet, an arc length of 129.25 feet, a chord bearing of South 35°22'42" West and a chord distance of 128.99 feet;
- South 29°29'54" West, tangent to the last and following described curves, a distance of 100.00 feet;
- Along a curve to the right, having a central angle of 18°50'38", a radius of 720.00 feet, an arc length of 236.80 feet, a chord bearing of South 38°55'13" West and a chord distance of 235.73 feet;
- South 48°20'32" West, tangent to the last described curve, a distance of 415.78 feet, to the West line of the Northwest Quarter of the Northwest Quarter of said Section 8;

Thence North 00°11'55" East, along the last said West line, a distance of 586.50 feet, non-tangent to the following described curve; Thence along a curve to the left, having a central angle of 01°47'05", a radius of 2,925.00 feet, an arc length of 91.12 feet, a chord bearing of North 61°18'24" East and a chord distance of 91.11 feet, to the North line of the Northwest Quarter of the Northwest Quarter of said Section 8; Thence North 88°40'30" East, along the North line of the Northwest Quarter of the Northwest Quarter of said Section 8, a distance of 2.17 feet, to the True Point of Beginning.

Said parcel contains 598,718 square feet or 13.745 acres, more or less.

Bearings are based on the South line of the Southwest Quarter of the Southwest Quarter of said Section 5, being North 88°40'30" East. Said line being monumented as shown hereon.

Re-recorded to include land use vesting language set forth in the Development Agreement approved by Town of Castle Rock Ordinance No. 2002-26.



OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS CAMBRIDGE HEIGHTS PRELIMINARY PD SITE PLAN IN THE TOWN OF CASTLE ROCK.

CAMBRIDGE GREEN L.L.C.
LANDOWNER

By: WINDSOR HOMES LIMITED, MANAGING MEMBER

By: *Albert Theodore Powers*
ALBERT THEODORE POWERS, PRESIDENT

SIGNED THIS 31st DAY OF July, 2003
STATE OF COLORADO } SS

COUNTY OF DOUGLAS
SUBSCRIBED AND SWORN BEFORE ME THIS 31st DAY OF July, 2003.
WITNESS MY HAND AND OFFICIAL SEAL

Karen S. Oliver
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/8/2006

TITLE CERTIFICATION:

Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF *Land Title Guarantee*, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

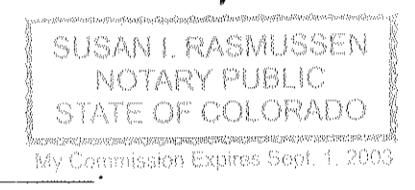
SIGNED THIS 26th DAY OF August, 2003

AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

Land Title Guarantee
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN BEFORE ME THE 26th DAY OF August, 2003
WITNESS MY HAND AND OFFICIAL SEAL

Susan I. Rasmussen
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-1-03



TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:
THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE CAMBRIDGE HEIGHTS PRELIMINARY PD SITE PLAN WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9th DAY OF May, 2002.

David L. ... 5/20/02
CHAIRMAN DATE

ATTEST:
Shirley A. Selman 8-20-03
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL:

THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE CAMBRIDGE HEIGHTS PRELIMINARY PD SITE PLAN WERE APPROVED BY THE TOWN COUNCIL OF TOWN OF CASTLE ROCK, COLORADO, ON THE 22nd DAY OF August, 2003.

William S. ... 8-22-03
CHAIRMAN DATE

ATTEST:
Billy ... 8-22-03
TOWN CLERK DATE

SURVEYORS CERTIFICATE

I, JOHN R. WEST, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION OF THE CAMBRIDGE HEIGHTS PRELIMINARY PD SITE PLAN WAS PREPARED UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

John R. West, Jr. 7-22-03
DATE

for and on behalf of TETRA TECH RMC, Inc.

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:02 A.M. ON THE 21st DAY OF August, 2003.
RECEPTION NUMBER 2003154227
DOUGLAS COUNTY CLERK AND RECORDER

By: *Tulayna ...*
DEPUTY

CAMBRIDGE HEIGHTS PRELIMINARY PD SITE PLAN

LEGEND

- FOUND SURVEY MARKER AS INDICATED
- SET REBAR & CAP, LS 25645
- PROPERTY LINE
- - - PROPOSED CONTOURS
- - - EXISTING CONTOURS (2' INTERVAL)
- PLANNING AREA BOUNDARY
- PROPOSED ACCESS
- ▨ APPROX. DETENTION POND
- EXISTING VEGETATION
- EXISTING FENCE LINE

Douglas County Clerk and Recorder Certificate
This plat was re-filed for record in the office of the County Clerk and Recorder of Douglas County at 10:52 A.M. on the 23rd day of December, 2003 at Reception No. 2003154227.

Douglas County Clerk and Recorder
By: *Tulayna ...*
Deputy

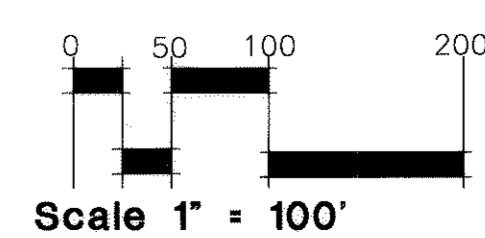
OWNER
CAMBRIDGE GREEN LLC
P.O. BOX 988
CASTLE ROCK, COLORADO 80104

ENGINEER/SURVEYOR
TETRA TECH RMC, INC.
8301 E. PRENTICE AVE., SUITE 101
ENGLEWOOD, CO 80111
TEL: (303)-741-6000
FAX: (303)-741-6106

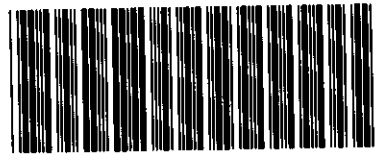
LAND PLANNER/PLAN PREPARER
PLAN WEST INC.
6130 GREENWOOD PLAZA BLVD., STE. 110
GREENWOOD VILLAGE, CO 80111
TEL: (303)-741-1411
FAX: (303)-741-1492

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

job no. 31/99
date 5/12/00
revisions:
4-30-02 10-16-00
5-23-02 5-8-01
4-24-03 8-4-01
5-01-03 11-30-01
7-22-03 2-4-02



PLAN WEST INC
6130 Greenwood Plaza Blvd., Ste. 110
Greenwood Village, Colorado 80111
tel: (303) 741-1411
fax: (303) 741-1492



2003128992 11 PGS

2003128992
08/27/2003 10:02 AM

ORDINANCE NO. 2002-26

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE CAMBRIDGE HEIGHTS PRELIMINARY PD SITE PLAN, THE CAMBRIDGE HEIGHTS PD ZONING REGULATIONS, THE CAMBRIDGE HEIGHTS ANNEXATION AND DEVELOPMENT AGREEMENT; AND VESTING A SITE SPECIFIC DEVELOPMENT PLAN

WHEREAS, Cambridge Green, LLC ("Owner") has requested PD Planned Development zoning of the parcel described in **Exhibit A** (the "Property"); and

WHEREAS, Owner has requested approval of the Cambridge Heights PD Zoning Regulations as described in the attached **Exhibit B** as the same affect the Property (the "Zoning Regulations"); and

WHEREAS, Owner has requested approval of "Cambridge Heights Preliminary P.D. Site Plan" (the "Site Plan"); and

WHEREAS, public hearings on the Zoning Regulations and Site Plan have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code;

WHEREAS, Owner and Town have agreed to the terms of The Cambridge Heights Annexation and Development Agreement (Development Agreement) in the Attached **Exhibit C**; and

WHEREAS, the Town Council finds that the Site Plan shall be vested as a site specific development plan in accordance with the Development Agreement through December 31, 2007 (subject to earlier termination as provided in the Development Agreement), under authority of Town by Chapter 15.24 of the Castle Rock Municipal Code and C.R.S. §24-68-101, et seq.

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

Section 1. Conditional Approval. The Zoning Regulations and Site Plan are approved for the Property with the condition that all remaining engineering issues regarding correction to the engineering reports be resolved prior to the recordation of the Preliminary PD Site Plan.

Section 2. Development Agreement and Vesting. The Development Agreement is approved. The vesting of the Site Plan authorized under Article VIII of the Development Agreement is approved, which vests the Site Plan as a site specific development plan for a term ending no later than December 31, 2014. The notice of vesting of the Site Plan required under 15.24.100 of the Castle Rock Municipal Code shall be given within 14 days of the date of approval of this Ordinance.

Section 3. 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.

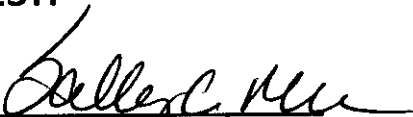
Section 4. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

SUBMITTED this 22nd day of July, 2002 and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 5 for and 1 against.

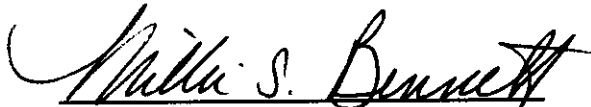
PASSED, APPROVED AND ADOPTED this 13th day of January, 2003 by a vote of the Town Council of the Town of Castle Rock, Colorado of 7 for and 0 against.

ATTEST:

TOWN OF CASTLE ROCK

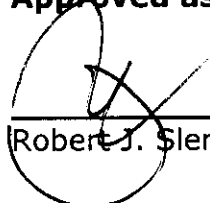


Sally A. Misare, Town Clerk



Millie S. Bennett, Mayor

Approved as to form:



Robert J. Slentz, Town Attorney

Approved as to content:



Jeff Brane

LEGAL DESCRIPTION

Page 1 of 2

A parcel of land, in the Southwest Quarter of the Southwest Quarter of Section 5, and the Northwest Quarter of the Northwest Quarter of Section 8, all located in Township 8 South, Range 66 West, of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said Section 5; Thence North $88^{\circ}40'30''$ East, along the South line of the Southwest Quarter of the Southwest Quarter of said Section 5, a distance of 81.97 feet, to a point on the East Right-of-Way of Colorado State Highway 86, said point also being the True Point of Beginning; Thence along said East Right-of-Way, along the following six (6) courses:

- 1.) Along a curve to the left, having a central angle of $08^{\circ}34'28''$, a radius of 2,925.04 feet, an arc length of 437.74 feet, a chord bearing of North $56^{\circ}42'38''$ East and a chord distance of 437.33 feet;
- 2.) North $40^{\circ}16'45''$ East, non-tangent to the last and following described curves, a distance of 103.71 feet;
- 3.) Along a curve to the left, having a central angle of $11^{\circ}14'26''$, a radius of 2,905.00 feet, an arc length of 569.91 feet, a chord bearing of North $44^{\circ}48'07''$ East and a chord distance of 569.00 feet;
- 4.) North $39^{\circ}10'53''$ East, tangent to the last described curve, a distance of 416.32 feet;
- 5.) North $30^{\circ}34'08''$ East, a distance of 14.88 feet;
- 6.) North $39^{\circ}13'02''$ East, a distance of 46.73 feet;

Thence leaving said East Right-of-Way, South $86^{\circ}03'48''$ East, non-tangent to the following described curve, along the North line of Block 2 of Founder's Village Filing No. 10, a plat on file for record in reception number 8804056, in the Office of the Douglas County Clerk and Recorder, a distance of 212.64 feet, to the West Right-of-Way line of Enderud Boulevard; Thence along said West Right-of-Way, along a curve to the right, having a central angle of $28^{\circ}13'52''$, a radius of 617.50 feet, an arc length of 304.26 feet, a chord bearing of South $25^{\circ}11'46''$ East and a chord distance of 301.19 feet, to a point of compound curvature; Thence along a curve to the right, having a central angle of $94^{\circ}48'01''$, a radius of 20.00 feet, an arc length of 33.09 feet, a chord bearing of South $36^{\circ}19'10''$ West and a chord distance of 29.44 feet, to the Northwesterly Right-of-Way of Heritage Avenue; Thence along said Northwesterly Right-of-Way, along the following seven (7) courses:

- 1.) South $83^{\circ}43'11''$ West, tangent to the last and following described curves, a distance of 80.00 feet;

- 2.) Along a curve to the left, having a central angle of $41^{\circ}35'18''$, a radius of 580.00 feet, an arc length of 420.99 feet, a chord bearing of South $62^{\circ}55'32''$ West and a chord distance of 411.81 feet;
- 3.) South $42^{\circ}07'53''$ West, tangent to the last and following described curves, a distance of 763.06 feet;
- 4.) Along a curve to the left, having a central angle of $12^{\circ}46'07''$, a radius of 580.00 feet, an arc length of 129.25 feet, a chord bearing of South $35^{\circ}22'42''$ West and a chord distance of 128.99 feet;
- 5.) South $29^{\circ}29'54''$ West, tangent to the last and following described curves, a distance of 100.00 feet;
- 6.) Along a curve to the right, having a central angle of $18^{\circ}50'38''$, a radius of 720.00 feet, an arc length of 236.80 feet, a chord bearing of South $38^{\circ}55'13''$ West and a chord distance of 235.73 feet;
- 7.) South $48^{\circ}20'32''$ West, tangent to the last described curve, a distance of 415.78 feet, to the West line of the Northwest Quarter of the Northwest Quarter of said Section 8;

Thence North $00^{\circ}11'55''$ East, along the last said West line, a distance of 586.50 feet, non-tangent to the following described curve; Thence along a curve to the left, having a central angle of $01^{\circ}47'05''$, a radius of 2,925.00 feet, an arc length of 91.12 feet, a chord bearing of North $61^{\circ}18'24''$ East and a chord distance of 91.11 feet, to the North line of the Northwest Quarter of the Northwest Quarter of said Section 8; Thence North $88^{\circ}40'30''$ East, along the North line of the Northwest Quarter of the Northwest Quarter of said Section 8, a distance of 2.17 feet, to the True Point of Beginning.

Said parcel contains 598,718 square feet or 13.745 acres, more or less.

Bearings are based on the South line of the Southwest Quarter of the Southwest Quarter of said Section 5, being North $88^{\circ}40'30''$ East.

EXHIBIT B

ARTICLE IV

SECTION 17.60.210 PRELIMINARY PD ZONING REGULATIONS

These proposed Preliminary PD Zoning Regulations have been prepared in accordance with Section 17.60. 210 and are attached.

Section 1 -General Provisions

1. Adoption/Authorization

The Town Council has adopted Cambridge Heights Preliminary PD Site Plan and Zoning Regulations pursuant to Section 17.60 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.

2. Applicability

Cambridge Heights Preliminary PD Site Plan and Zoning Regulations, as approved by the Castle Rock Town Council, shall run with the land, and bind all landowners of record, their successors, heirs, or assigns.

3. Maximum level of Development

The total number of dwelling units or total commercial, industrial or other non-residential floor area approved for development within the established Use Areas is the maximum allowed for platting and development. The actual number of dwellings or floor area approved will be determined at the Final Plat and Final PD Site Plan stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.

4. Relationship to Town Regulations

The provisions of this Preliminary PD Site Plan and Zoning Regulations shall prevail and govern the development of the Cambridge Heights PD, provided, however, that where the provisions of this Preliminary PD Site Plan and Zoning Regulations do not address a particular subject, the relevant provisions of the Town of Castle Rock Zoning ordinance, as amended, or any other applicable provisions of the Castle Rock Municipal Code shall be applicable. References to specific Castle Rock Town Code provisions herein, such as specific provisions to Castle Rock Town Code, Chapter 9.16, and applicable Town of Castle Rock exterior lighting restrictions are added to those sections for emphasis to express areas of particular concern to the Castle Rock Town Council. These provisions apply to all uses, which are subject to the general ordinances of the Town of Castle Rock.

5. Severability of Provisions

In the event that any provision hereof 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.

Section 2 -Development Agreement

In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town of Castle Rock and the PD property owner.

This agreement, entitled _____, was adopted by the Town on the _____ day of _____, 2001, by Ordinance No. _____.

Section 3 -Definitions

In addition to the standard definitions found in Title 17 of the Castle Rock Municipal Code, the following definitions of terms shall apply to this Planned Development.

1. Light Automotive services (With Convenience Retail or Food Sales)

Retail sale of convenience retail items, automobile fuels, lubricants, radiator fluids, and accessories to include enclosed car wash facilities meeting all applicable provisions Town of Castle Rock Municipal Code, but excluding service or repair of automobiles.

2. Playgrounds

A public or private owned area for recreational use primarily by children, such as basketball or tennis courts, or playground equipment.

3. Neighborhood Park

Private land intended to serve the recreation needs of the people living or working within the Cambridge Heights Development.

Section 4 - Overall Project Standards

The standard zoning requirements of Town Zoning Ordinance including off- street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PD.

Section 5 - Use Area Categories and Density Caps

The Use Area Categories and Density Caps are shown on Table 1.

Section 6 - Use Area Regulations

The use area regulations are shown on Table 2.

**SECTION 5 / TABLE 1
USE AREA CATEGORIES AND DENSITY CAPS
CAMBRIDGE HEIGHTS PRELIMINARY PD SITE PLAN**

PLANNING AREA	ACRES	PERCENT	DENSITY GFA	DWELLING UNITS	DU/AC
PA-1 Neighborhood Business (NB)	5.0AC+/-	36%	54,500 - 65,000 SF		
PA-2 Multi-Family (MF)	6.8AC+/-	49%		100 DU's	12 - 15 DU/AC
PA-3 Open Space Dedication (OSD)	1.95 AC+/-	15%*			
TOTAL	13.75 AC+/-	100%	54,500 - 65,000 SF	100 DU's	12 - 15 DU/AC

* An additional .41 acres of open space will be requested at the time of final PD Site. Such additional open space shall be private open space within a 30' buffer strip and/or private open space within the multi-family area.

**SECTION 6
USE AREA CATEGORIES RESTRICTIONS**

**PLANNING AREA 1 - NB
NEIGHBORHOOD BUSINESS**

Permitted Uses

Commercial:

Bank, financial institution

Restaurant

Restaurant, providing drive through service, meeting all applicable provisions of Castle Rock Town Code Chapter 9.16 Noise Control, and any applicable Town of Castle Rock exterior lighting restrictions which are effective as of the date of issuance of a building permit for any such use. Hours of operation for drive through service are limited from 6:00 a.m. to 10:30 p.m.

General merchandise - retail

Office - general, medical, dental, professional

Light automotive services, as defined herein

Day care facility

Other commercial uses similar in character to those listed above.

Although restaurants and other retail establishments selling alcohol beverages and fermented malt beverages for on or off premises consumption are permitted, taverns and bars are prohibited.

Public/Quasi Public:

Government offices and service facilities

Open space

Religious institution

Other public and quasi-public uses similar in character to those listed above

Uses By Special Review

Telecommunications Facility

Temporary Uses

Sales Office

Construction office

Seasonal uses

Accessory Uses/Structures Permitted By Right:

Roadways, bike paths, and pedestrian trails

Open space

Above and underground utility and communications distribution lines, to specifically include cable television distribution lines

Clubhouse, swimming pools, and tennis courts

Private health and recreation facilities

Storm water drainage facilities and drainage detention areas

Fences, walls, retaining walls, water and sewer facilities

Landscape improvements

Other uses considered incidental and accessory to the uses permitted by right

PLANNING AREA 2 - MF
MULTI-FAMILY

Permitted Uses

Residential:

Attached single family residential
Multi-Family

Other public and quasi-public uses similar in character to those listed above

Uses By Special Review

Parks and playgrounds as defined herein
Telecommunications Facility

Temporary Uses

Sales Office
Construction office
Seasonal uses

Accessory Uses/Structures Permitted By Right:

Roadways, bike paths, and pedestrian trails
Open space
Above and underground utility and communications distribution lines, to
specifically include cable television distribution lines
Clubhouse, swimming pools, and tennis courts
Private health and recreation facilities
Storm water drainage facilities and drainage detention areas
Fences, walls, retaining walls, water and sewer facilities
Landscape improvements

Other uses considered incidental and accessory to the uses permitted by right

PLANNING AREA 3 - OSD
OPEN SPACE DEDICATION

Permitted Uses

Open space
Trails
Detention Facilities

Uses By Special Review

Parks and Playgrounds as defined herein

DEVELOPMENT STANDARDS		
Section 6/Table 1		
	Multi-Family (MF)	Neighborhood Business (NB)
Site Area	6.8 Acres	5.0 Acres
Max gross density	100 units 12-15 du's/ac	54,500 - 65,000 SF .25-.30 FAR
Max. Building Heights	35'	35'
Minimum Setbacks		
Highway 86	20'	20'
Heritage Ave.	To be determined at the time of Final PD Site Plan	30'
Minimum Lot Area.....to be determined at the time of the Final PD Site Plan		

Section 7 – Design Guidelines / Criteria – Neighborhood Business (NB)

In the preparation of the Final PD Site Plan, the following design guidelines should be taken into consideration:

1. New buildings should be compatible with the adjacent residential area. Roof features should complement the character of adjoining neighborhoods. Building materials should also be complimentary to the materials prevalent in the adjacent residential neighborhood. Facades shall be predominately finished with nonmetallic materials, metal shall only be used as an accent, exclusive of roofs, which may be metal.
2. Buildings should be designed with the goal of 360-degree architecture. All walls should be designed with vertical and horizontal articulation and with architectural features so that they are visually attractive.
3. All outdoor storage, trash collection and loading areas should be located on the site where it is least visible to public view, and area to be screened. All mechanical equipment should be screened, whether it is on the roof, on the side of the building or on the ground.
4. In general, and to the extent feasible, adverse impacts on the adjacent residential area, such as lighting, should be mitigated with landscaping, berming, screening and walls.
5. Pedestrian access from the adjacent sidewalks should provide adequate connection to residential developments.
6. Parking lots should be oriented to provide safe and convenient access for pedestrians, and should be distributed around the buildings.

Section 8 - Lighting Standards

- A. All lighting should be fully shielded (IESNA full cut-off type). House side shields for all pole mounted equipment shall be available.
- B. Parking lot lighting should be a maximum of 3 footcandles initial with a uniformity of 10:1 maximum to minimum.

- C. Entry lighting should be a maximum of 5 footcandles initial.
- D. Building facade lighting for the purpose of architectural lighting will be allowed, yet turned off by one hour after close of business.
- E. Maximum pole height should be 25' for parking lot poles, and 12' on building.
- F. Parking lot lighting except for the pole closest to the entries shall be turned off or dimmed by one hour after close of business.

If, subsequent to the date of these Regulations the Town, by ordinance, adopts applicable general lighting standards, such general lighting standards shall be applied within this planned development.

Section 9 – Submission of Final PD Site Plans, Plats, and additional information

Following approval of the Preliminary PD Site Plan, the property owners shall submit a Final PD Site Plan for all or any portion or portions of the general use areas as are then ready for development. No building permitted will be issued until a Final PD Site Plan and Final Plat have been approved for the property by the Town Council and are duly recorded.