

Major Modification to the Castle Highlands Preliminary PUD Site Plan

September, 1994

A Portion of Sections 3 & 10, Township 8 South, Range 67 West of the 6th P.M.
Town of Castle Rock, Douglas County, Colorado

LEGAL DESCRIPTION

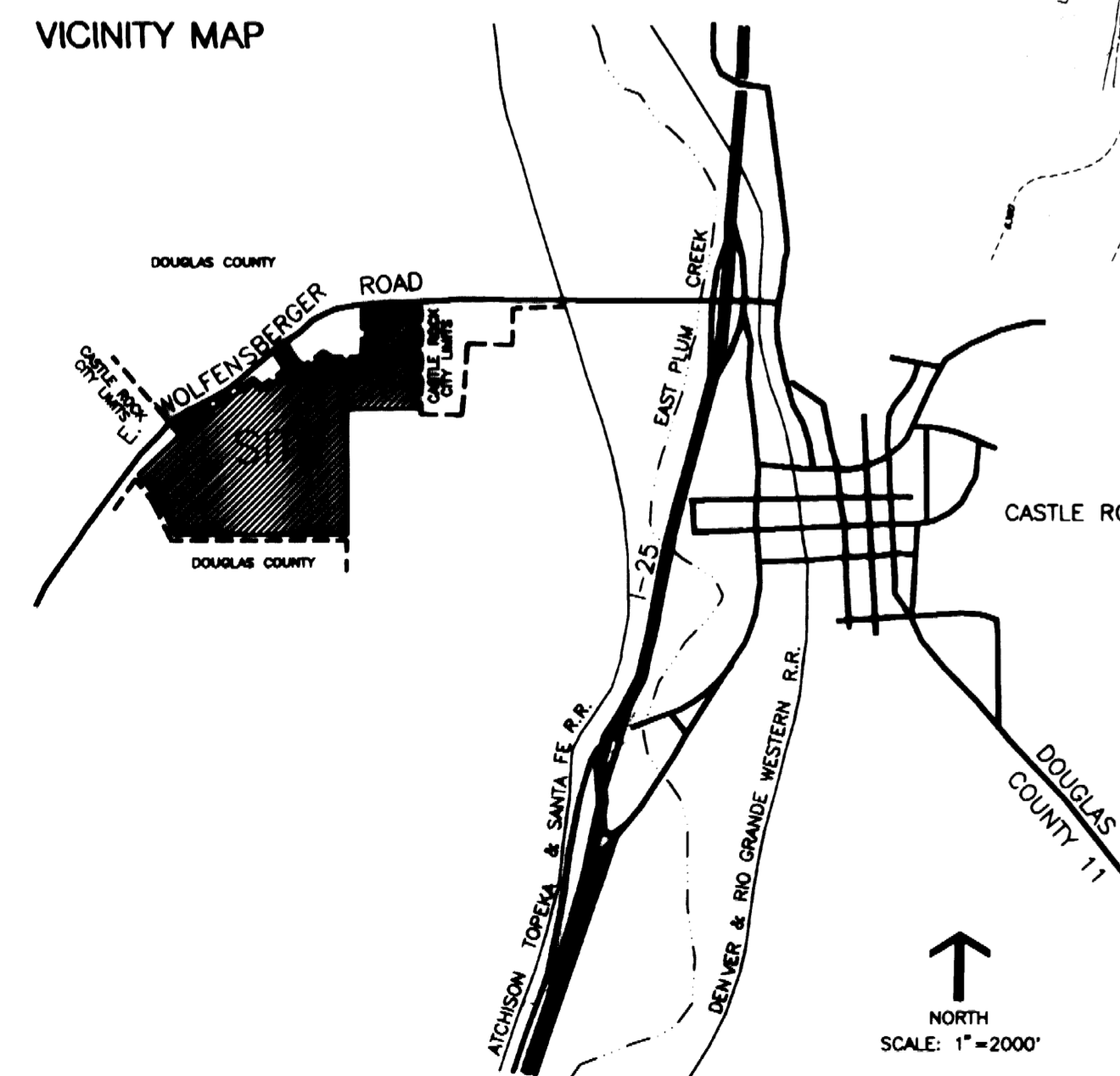
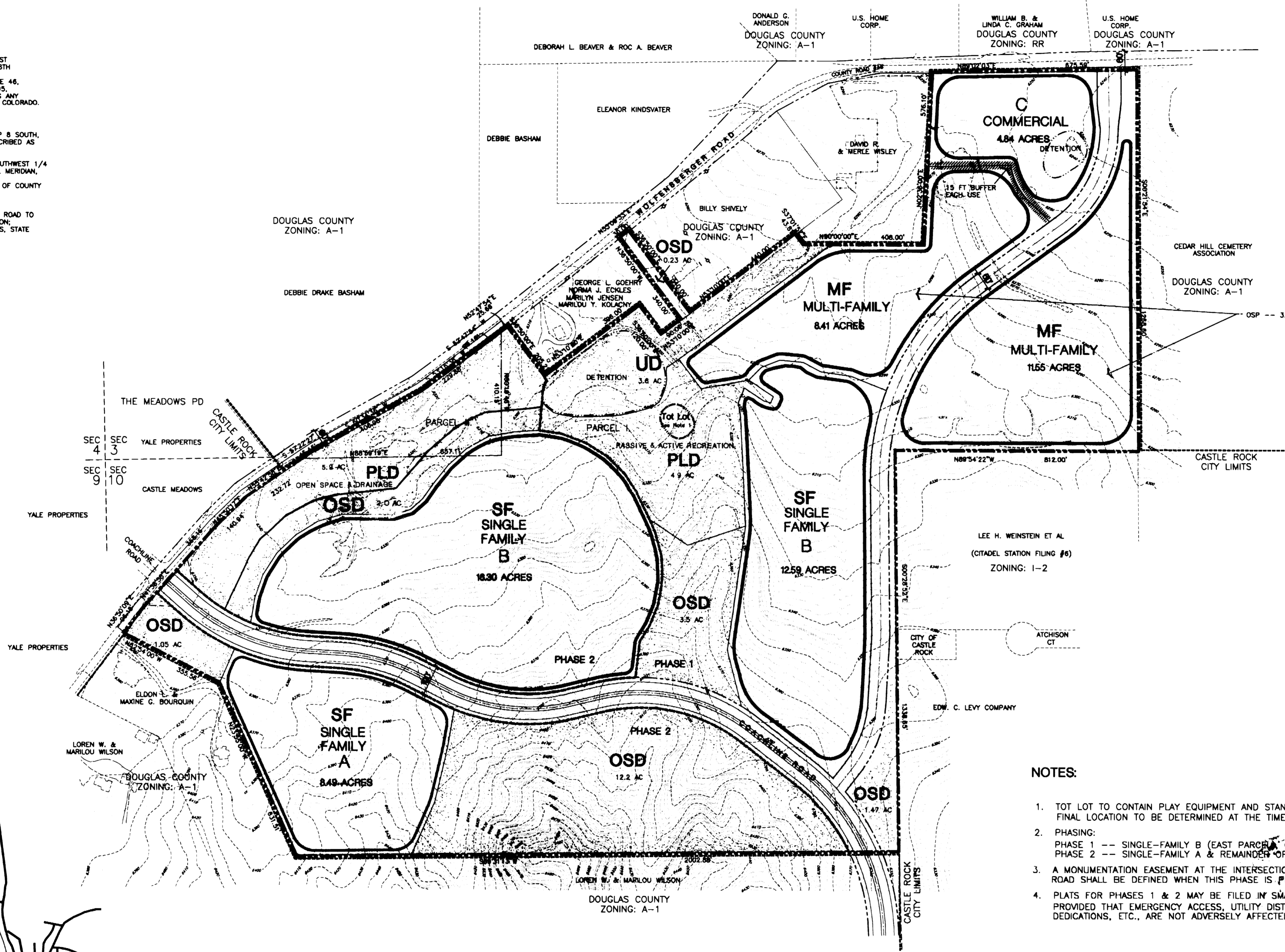
PARCEL I:
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 3 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE FOLLOWING TRACTS OF LAND PREVIOUSLY CONVEYED IN BOOK 113, PAGE 315, BOOK 126, PAGE 114, BOOK 129, PAGE 46, BOOK 112, PAGE 80, BOOK 127, PAGE 55, BOOK 129, PAGE 224, BOOK 185, PAGE 68, BOOK 154, PAGE 220, AND BOOK 147, PAGE 98, ALSO EXCEPTING ANY PORTION OF COUNTY ROAD 46, ALL IN THE COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL II:
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
STARTING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THIS SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH IS THE POINT OF BEGINNING;
THENCE WESTERLY 660 FEET ALONG THE SECTION LINE, TO THE CENTERLINE OF COUNTY ROAD 46;
THENCE N 52° E 170 FEET ALONG SAID CENTERLINE OF COUNTY ROAD;
THENCE N 80° 15' E 330 FEET ALONG SAID CENTERLINE OF COUNTY ROAD;
THENCE N 52° E 250 FEET, MORE OR LESS, ALONG CENTERLINE OF COUNTY ROAD TO EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION;
THENCE SOUTH 320 FEET TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

LAND USE LEGEND

Use	APPROVED			PROPOSED		
	Acres	DU/AC	DU	Acres	DU/AC	DU
C Commercial	2.30			4.84		
SF A	14.10	2.0	29	8.49	1	9
SF B	31.60	3.5	113	30.89	3.63	123
SF C	32.00	5.5	176			
MF (OSP - MF)	12.80	12.0	154	19.96	17.94	358
Public Open Space (OSD)	16.10			34.86		
(PLD)				(10.80)		
(UD)				(3.60)		
Roads*				9.86		
TOTAL SITE	108.9		472	108.9		490

*R.O.W. OF COACHLINE ROAD AND ROAD F



NOTES:

- TOT LOT TO CONTAIN PLAY EQUIPMENT AND STANDARD SCHOOL-SIZE BASKETBALL COURT. FINAL LOCATION TO BE DETERMINED AT THE TIME OF THE FINAL PD SITE PLAN.
- PHASING:
PHASE 1 -- SINGLE-FAMILY B (EAST PARCELS), COMMERCIAL PARCEL, MULTI-FAMILY PARCEL
PHASE 2 -- SINGLE-FAMILY A & REMAINDER OF B.
- A MONUMENTATION EASEMENT AT THE INTERSECTION OF COACHLINE ROAD AND WOLFENBERGER ROAD SHALL BE DEFINED WHEN THIS PHASE IS PLATTED.
- PLATS FOR PHASES 1 & 2 MAY BE FILED IN SMALLER INCREMENTS THAN THE ENTIRE PHASE, PROVIDED THAT EMERGENCY ACCESS, UTILITY DISTRIBUTION, VEHICULAR CIRCULATION, PUBLIC DEDICATIONS, ETC., ARE NOT ADVERSELY AFFECTED.

PLANNING COMMISSION APPROVAL
THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, THE 15TH DAY OF NOV., A.D. 1994.

ATTEST:
[Signature] 6/16/95 *[Signature]* 6/16/95
CHAIRMAN DATE TOWN CLERK DATE



TOWN COUNCIL APPROVAL
THIS PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 15TH DAY OF NOV., A.D. 1994.

ATTEST:
[Signature] 6/16/95 *[Signature]* 6/16/95
MAYOR DATE TOWN CLERK DATE

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
JSS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 15TH DAY OF NOV., 1994, AT 10:00 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9527709



OWNERS AUTHORIZATION

I HEREBY ACKNOWLEDGE MY FULL AGREEMENT WITH THIS PRELIMINARY PD SITE PLAN 1ST AMENDMENT FOR CASTLE HIGHLANDS PD BEING PRESENTED TO THE TOWN OF CASTLE ROCK BY THE FIRM(S) DESIGNATED BELOW.

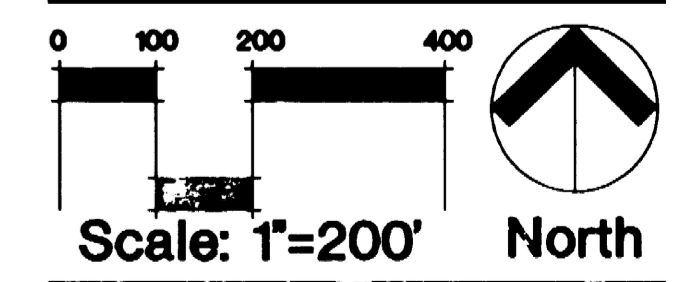
Castle Rock Equities L.L.C. *[Signature]*
OWNER'S NAME (Please print) SIGNATURE

PREPARED FOR:
CASTLE ROCK EQUITIES, L.L.C.
6950 E. BELLEVUE AVENUE, SUITE 301
ENGLEWOOD, COLORADO 80111

BASE INFORMATION FURNISHED BY:
JR ENGINEERING, LTD.
6110 GREENWOOD PLAZA BLVD.
ENGLEWOOD, COLORADO 80111

Castle Highlands
Major Modification to the
Preliminary PUD Site Plan

Revised November 4, 1994
SEPTEMBER 1, 1994



PREPARED BY:



THK Associates, Inc.
5325 So. Valencia Way, Suite 200
Greenwood Village, Colorado 80111
303-770-7201 FAX 770-7132

ORDINANCE NO. 94-44

DC9527710

68

AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING A MAJOR MODIFICATION TO THE PRELIMINARY PUD SITE PLAN FOR CASTLE HIGHLANDS PUD, APPROVING AN AMENDMENT TO CASTLE HIGHLANDS PUD ORDINANCE NO. 84-30, APPROVING A WATER RIGHTS DEDICATION AGREEMENT AND APPROVING A PRELIMINARY PLAT FOR CASTLE HIGHLANDS

WHEREAS, Castle Rock Equities, L.L.C. has made application to the Town of Castle Rock for a major modification to Castle Highlands PUD Preliminary Plan, an amendment to the Castle Highlands PUD Zoning Ordinance No. 84-30, water rights dedication agreement Castle Highlands Preliminary Plat; and

WHEREAS, public hearings on the applications have been held before the Planning Commission and Town Council in accordance with the applicable provisions of the Castle Rock Municipal Code.

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

SECTION 1. Approval.

- a. The major modification to the Castle Highlands PUD Preliminary Plan is approved.
- b. The amended Castle Highlands PD Zoning Ordinance is approved. (Attached Exhibit 1.)
- c. The Castle Highlands Water Rights Dedication Agreement is approved.
- d. The Castle Highlands Preliminary Plat is approved.

SECTION 2. 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 3. 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 15th day of December, 1994, and approved for publication and further reading by a vote of the Town Council of the Town of Castle Rock of 6 for and 1 against.

PASSED, APPROVED AND ADOPTED this 12th day of January, 1994⁵, by the
Town Council of the Town of Castle Rock by a vote of 7 for and 0 against.

(Ord. No. 94- 42, cont'd.)

ATTEST:

TOWN OF CASTLE ROCK

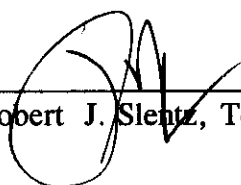


Sally Misare, Town Clerk



Mark C. Williams, Mayor

APPROVED AS TO FORM:



Robert J. Slentz, Town Attorney

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EXHIBIT 1, ORDINANCE NO. 94-44

An amendment to ORDINANCE NO. 84-30, Book 553, Page 297
(CASTLE HIGHLANDS P.U.D.)

Ordinance No. 84-30 is amended as follows:

SECTION I: DEFINITIONS

Delete the following definitions:

- 1.3 Building Height
- 1.4 Condominium Units
- 1.5 Single-family Detached Residences
- 1.6 Townhome Units

SECTION II: GENERAL USE AREAS

Retitle Section II to be as follows: Section II: General Provisions

Repeal the subsections 2.1, 2.2 and 2.3 and adopt the following:

- 2.1 The land shall be divided into Use Areas as generally located on "Major Modification to the Castle Highlands Preliminary PUD Site Plan", approved contemporaneously herewith, which is incorporated by reference into this Ordinance. The aggregate number of acres within each type of Use Area shall be as indicated opposite each type designation on the Plan.
- 2.2 The phasing order indicated upon the Preliminary PUD Site Plan is advisory in nature and is not to be construed as obligatory upon the Developer.

SECTIONS III, IV, V, VI, VII, VIII, IX AND X:

Repeal Sections III, IV, V, VI, VII, VIII, IX AND X, and adopt the following:

SECTION III: USE AREAS

- 3.1 Single Family Use Area - SF
 - A. Permitted Uses:
 - (1.) Single-family detached residences, garages and accessory structures.
 - (2.) Public recreation facilities, parks, playgrounds, and their structures.
 - (3.) Temporary sales office and construction trailers.
 - B. Uses by Special Review:
 - (1.) Churches and other religious institutions.
 - (2.) Day Care Centers
 - (3.) Public and quasi-public facilities.
 - (4.) Public utilities and related facilities.
- 3.2 Multi-Family Use Area - MF
 - A. Permitted Uses:
 - (1.) Multiple-family dwellings.

- (2.) Other forms of attached housing meeting density criteria of this use area, including condominiums and townhomes.
 - (3.) Temporary sales office and construction trailers.
 - (4.) Leasing offices, model unit(s).
 - B. Uses by Special Review:
Same as in the Single Family Use Area.
- 3.3 Commercial Use Area - C
- A. Permitted Uses:
 - (1.) Convenience stores to include automotive fuel sales.
 - (2.) Personal service businesses, such as barber and beauty shops.
 - (3.) General and professional offices.
 - (4.) Dry cleaners/laundromats.
 - (5.) Restaurants, including fast food restaurants and drive-through.
 - (6.) Day Care Centers
 - (7.) Retail businesses
 - (8.) Other uses as determined to be similar by the Planning Director and as confirmed by the Planning Commission.
- 3.4 Open Space Use Areas - OSD, OSP and PLD
- A. Definitions:
 - (1.) OSD: Land proposed to meet the PD open space requirements and proposed to be dedicated to the Town.
 - (2.) OSP: Land proposed to meet the PD open space requirements and proposed to be held in private ownership.
 - (3.) PLD: Land proposed to be dedicated to meet the land dedication requirements of the subdivision code of the Town.
 - B. Permitted Uses:
 - (1.) Parks, schools and other public uses, active and passive recreation activities, preservation of land for public purposes, and including such structures and other improvements not inconsistent with the Land Dedication and the Planned Development District ordinances.
- 3.5 Utilities Dedication Use Area - UD
- A. Definition: Land proposed to be dedicated for utility purposes, including, but not limited to, water, sanitary sewer and storm sewer purposes.
 - B. Permitted Uses:
 - (1.) All Town owned and operated utilities.
 - (2.) Other Public and/or Private utilities as authorized on a Final PD Site Plan.
 - (3.) All uses permitted in the OSD and OSP Use Areas.

SECTION IV: DEVELOPMENT STANDARDS

<u>Standard</u>	<u>Use Areas</u>				
	<u>SF-A</u>	<u>SF-B</u>	<u>MF</u>	<u>C</u>	<u>OS and PLD</u>
Gross Density	1 du/ac	4 du/ac	17 du/ac	na	na
Minimum lot area	10,000 SF	6,000 SF	na	na	na
Setbacks:					
Front to garage	25'	25'	-	-	-
Front to living area	23'	23'	-	-	-
Front	-	-	15'	30'	-
Front to parking	-	-	15'	20'	-
Rear	30'	20'	20'	10'	-
Side interior lot	10'	5'	10'	10'	-
Side to street	20'	15'	15'	30'	-
To interior lot line	-	-	-	-	40'
To street ROW	-	-	-	-	15'
Max. building coverage	na	na	40%	35%	na
Max. building height	35'	35'	35'	30'	25'

SECTION XI: ACCESSORY USES PERMITTED IN ALL USE AREAS

Retitle Section XI as Section V.

Retitle Subsection 11.1 as 5.1, and Subsection 11.2 as 5.2.

Repeal Subsection 11.1 (a), (f), (g) and (h) and add the following:

- 5.1 (a) Underground utility and communications distribution lines.
- 5.1 (f) Dwelling units to be used as models and /or sales and information offices; provided the unit so utilized is a permitted use in the use area where it is located. Further provided any such use shall be discontinued when all similar dwelling units within the P. U. D. have been rented, leased or sold.
- 5.1 (g) Mobile sales and information units, provided that:
 - (1) Such temporary structure is located within a final plat;
 - (2) Sales are limited to those units within the subdivision in which the office is located;
 - (3) Adequate access, parking and sanitary facilities are provided.
 - (4) No such unit shall be maintained more than 30 days after the last lot or unit is sold.

Add "and aboveground transmission and utility lines." to the newly renumbered Subsection 5.2 (a).

SECTIONS XII, XIII, XIV, XV AND XVII.

Repeal Sections XII, XIII, XIV, XV AND XVII.

SECTION XVI.

Change Section XVI to Section VI.

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