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3 PGS  
# 2004046666  
05/06/2004 01:53 PM

# PLAT IDENTIFICATION SHEET

**GRANTOR:** Open Bible Church of the Rock, Inc.  
(OWNER)

**GRANTEE:** Church of the Rock Preliminary PD Site Plan  
(NAME OF PLAT)

## OLD LEGAL:

Section: 32

Township: 7

Range: 67

## NEW LEGAL:

Subdivision/Condo Name:

Filing #

Phase

Lot #

Building #

Block #

Unit #

# CHURCH OF THE ROCK

## PRELIMINARY PD SITE PLAN

### A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN DOUGLAS COUNTY, STATE OF COLORADO

**LEGAL DESCRIPTION:**

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE S87°01'04"W, 1719.73 FEET MORE OR LESS ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER TO A POINT FROM WHICH THE NORTHWEST CORNER BEARS S87°01'04"W, 882.23 FEET; THENCE S00°00'00"E, 1,342.60 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE N67°35'05"E, 1726.85 FEET MORE OR LESS ALONG SAID SOUTH LINE TO THE EASTERLY LINE OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE N00°25'06"W, 1359.25 FEET MORE OR LESS ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. CONTAINING 2,327,147 SQUARE FEET OR 53.42 ACRES MORE OR LESS.

FOR THE PURPOSE OF THIS DESCRIPTION THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION IS ASSUMED TO BEAR S87°01'04"W AND ALL BEARINGS ARE REFERENCED THERETO.

**OWNERSHIP CERTIFICATION:**

THE UNDERSIGNED ARE ALL OF THE OWNER OF CERTAIN LANDS KNOWN HEREIN AS THE CHURCH OF THE ROCK PD IN THE TOWN OF CASTLE ROCK.

J.R. Polhemus for Church of the Rock, Pres.  
OPEN BIBLE CHURCH OF THE ROCK, INC., A COLORADO NONPROFIT CORPORATION

SIGNED THIS 22 DAY OF January, 2004

THE FOREGOING DEDICATION STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF

January, 2004, BY J.R. Polhemus AS  
President for Church of the Rock OF

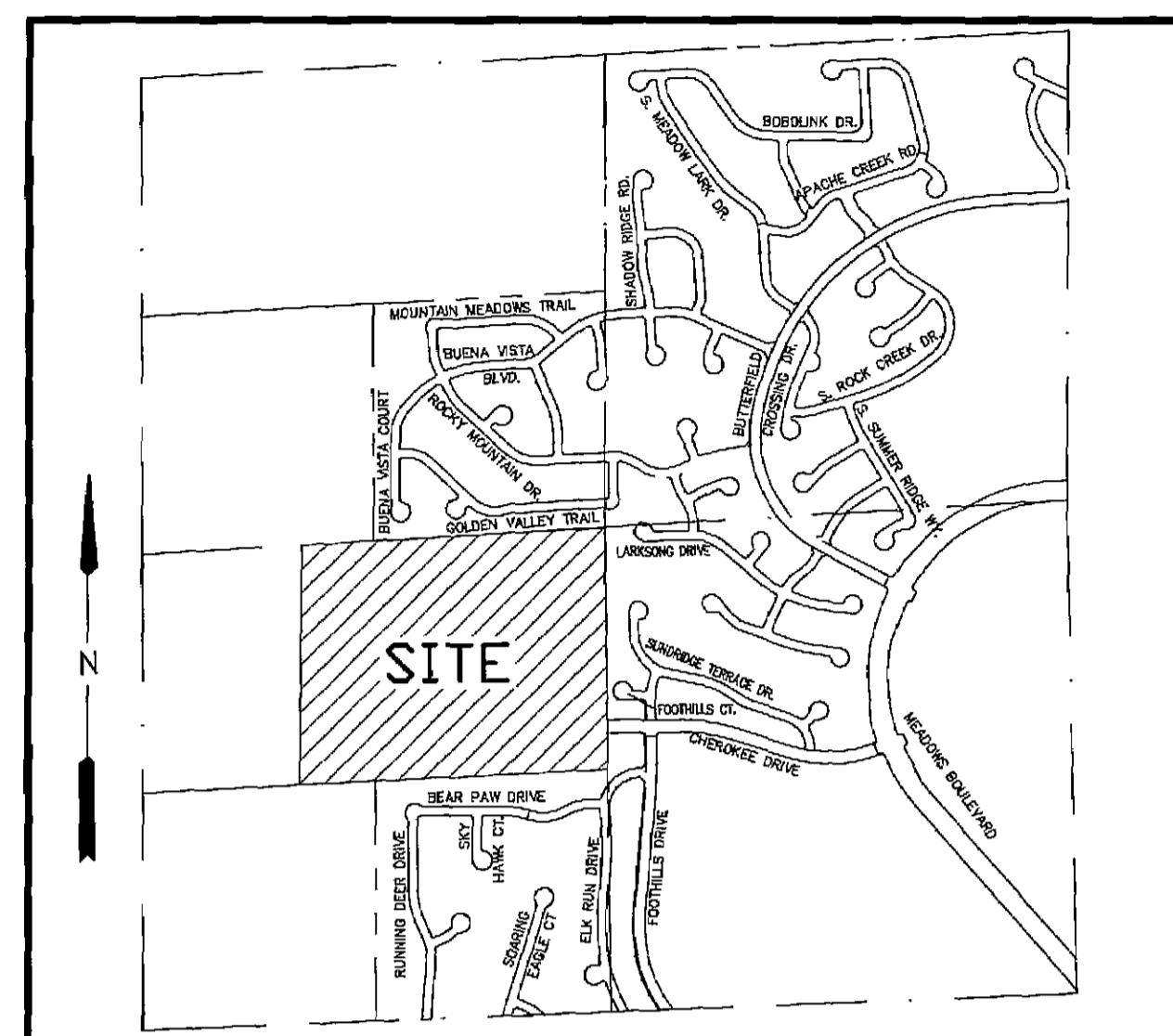
OPEN BIBLE CHURCH OF THE ROCK, INC., A COLORADO NONPROFIT CORPORATION

Susan I. Rasmussen  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-2007

SUSAN I. RASMUSSEN  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires Sept. 1, 2007



**VICINITY MAP**

**GRAPHIC SCALE**



SCALE: 1 inch = 1000 ft

**SHEET INDEX**

1. COVER SHEET
2. SITE PLAN

**NOTES:**

1. THE 100-YEAR FLOOD PLAIN AREAS ARE SHOWN ON THE PLAN.
2. THERE ARE EXISTING MAJOR UTILITIES ON THE SITE.
3. THE CONTOUR INTERVAL IS 1 FOOT.

**LAND USE SUMMARY:**

CHURCH OF THE ROCK DATA						
LAND USE	ACRES	% OF TOTAL	MAX. GROSS RESIDENTIAL DENSITY	MAX D.U.	MIN. LOT SIZE (SF)	MAX NON-RESIDENTIAL LEVEL OF DEVELOPMENT
CH	37.31	69.8				
CHURCH AND RELATED USES						75,000 S.F. * FLOOR AREA
OPEN SPACE	16.11	30.2				
TOTAL	53.42	100.0				75,000 S.F. * FLOOR AREA

\* THE CHURCH SANCTUARY IS LIMITED TO A MAXIMUM OCCUPANCY OF 1200 SEATS, PERMANENT OR TEMPORARY. A MINIMUM OF TWO AND A HALF HOURS (2.5 HOURS) BETWEEN THE COMMENCEMENT OF ANY TWO SERVICES IS REQUIRED.

**JOHNSTON ENGINEERING ASSOCIATES INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS

7550 WEST YALE AVENUE SUITE B-200 DENVER, COLORADO 80227  
(303) 969-9001 (TELE) (303) 969-9016 (FAX)

Logo © Copyright JOHNSTON ENGINEERING ASSOCIATES, 1995

**TITLE CERTIFICATION:**

I, Laryce L. Nitsch, 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 16<sup>th</sup> DAY OF January, 2004

Laryce L. Nitsch Title Officer  
AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

Land Title Guarantee Company  
TITLE INSURANCE COMPANY

THE FOREGOING DEDICATION STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF

January, 2004, BY Laryce L. Nitsch AS  
TITLE OFFICER, Land Title Guarantee Co. OF

TITLE INSURANCE COMPANY

Susan I. Rasmussen  
WITNESS MY HAND AND OFFICIAL SEAL

SUSAN I. RASMUSSEN  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires Sept. 1, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-2007

**LAND SURVEYOR'S CERTIFICATE:**

I, GARY LEE HARVEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE CHURCH OF THE ROCK PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

SIGNED THIS 9<sup>th</sup> DAY OF JANUARY, 2004.

Gary Lee Harvey  
GARY LEE HARVEY, PROFESSIONAL  
LAND SURVEYOR NO. 34175  
FOR AND ON BEHALF OF JOHNSTON  
ENGINEERING ASSOCIATES INC.



**TOWN CERTIFICATION:**

**A. PLANNING COMMISSION RECOMMENDATION:**

THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE CHURCH OF THE ROCK PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 10<sup>th</sup> DAY OF April, 2003.

Carly S. Falter 2-9-04  
CHAIRMAN DATE

Matthew A. Sellman 2-6-04  
DIRECTOR OF DEVELOPMENT SERVICES DATE

**B. TOWN COUNCIL APPROVAL:**

THE PRELIMINARY PD SITE PLAN AND ZONING REGULATIONS FOR THE CHURCH OF THE ROCK PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12<sup>th</sup> DAY OF August, 2003.

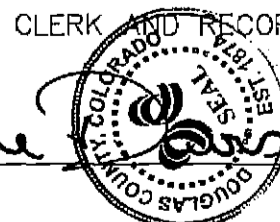
Ray Watson 5-5-04  
DATE  
5-5-04  
DATE

**CLERK AND RECORDERS CERTIFICATE:**

THIS PRELIMINARY PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:57 P.M. ON THE 6<sup>th</sup> DAY OF May, 2004, RECEPTION NO. 2004046066

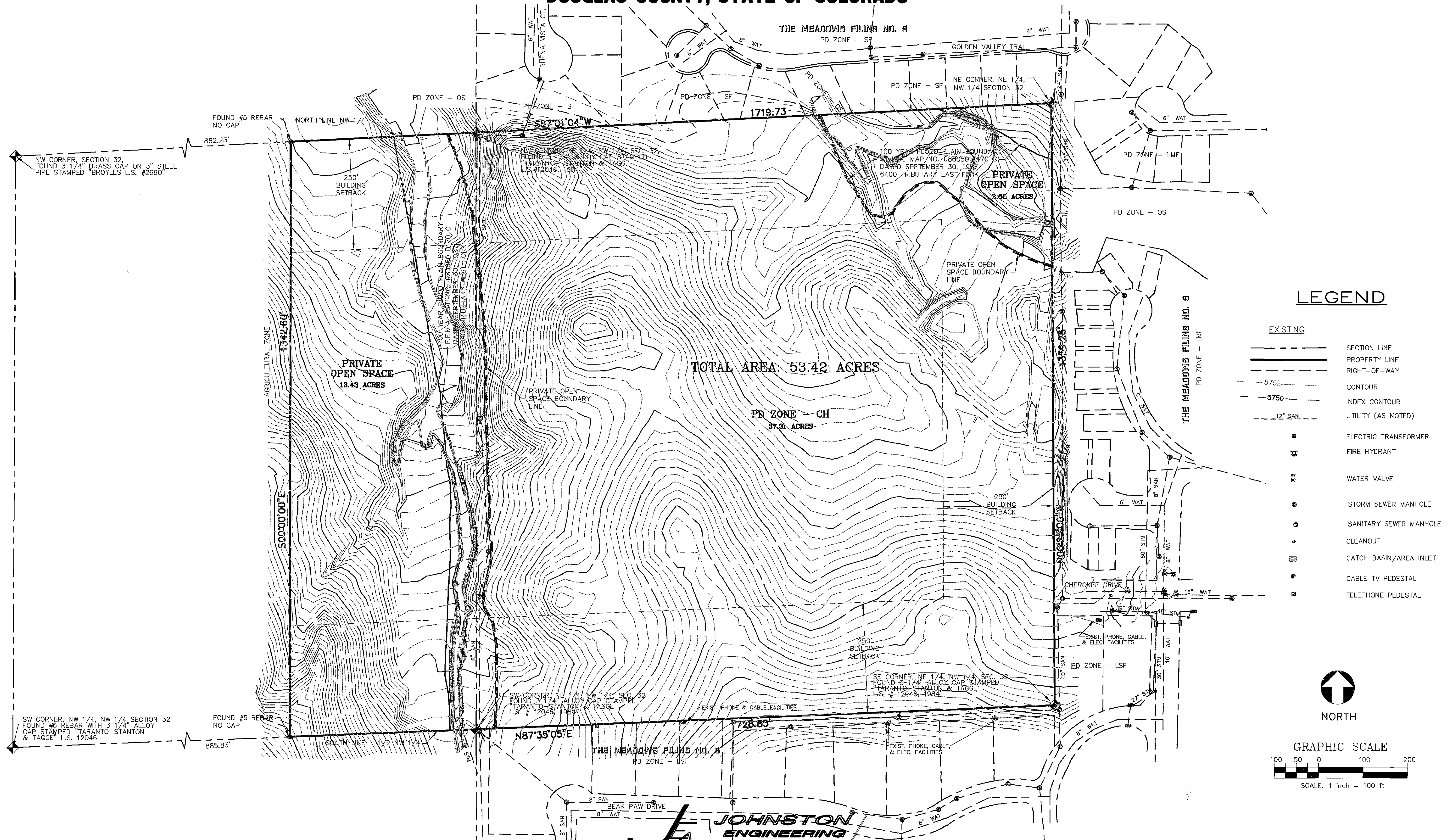
DOUGLAS COUNTY CLERK AND RECORDER

Christine  
DEPUTY



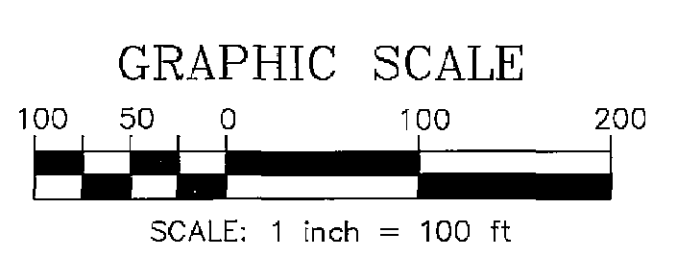
# CHURCH OF THE ROCK

**PRELIMINARY PD SITE PLAN**  
**A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32,**  
**TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN**  
**DOUGLAS COUNTY, STATE OF COLORADO**



## LEGEND

- | EXISTING |                        |
|----------|------------------------|
|          | SECTION LINE           |
|          | PROPERTY LINE          |
|          | RIGHT-OF-WAY           |
|          | CONTOUR                |
|          | INDEX CONTOUR          |
|          | UTILITY (AS NOTED)     |
|          | ELECTRIC TRANSFORMER   |
|          | FIRE HYDRANT           |
|          | WATER VALVE            |
|          | STORM SEWER MANHOLE    |
|          | SANITARY SEWER MANHOLE |
|          | CLEANOUT               |
|          | CATCH BASIN/AREA INLET |
|          | CABLE TV PEDESTAL      |
|          | TELEPHONE PEDESTAL     |



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 (303) 969-9001 (TELE) (303) 969-9016 (FAX)

# 2004046665  
05/06/2004 01:53 PM

ORDINANCE NO. 2003 - 27



**AN ORDINANCE AMENDING THE TOWN'S ZONE DISTRICT MAP BY APPROVING THE CHURCH OF THE ROCK PD SITE PLAN, THE CHURCH OF THE ROCK PD ZONING REGULATIONS AND THE CHURCH OF THE ROCK ANNEXATION AND DEVELOPMENT AGREEMENT**

102  
WHEREAS, Open Bible Church of the Rock, Inc ("Owner") has requested PD Planned Development zoning of the parcel described in **Exhibit A** (the "Property"); and

WHEREAS, Owner has requested approval of the Church of the Rock 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 "Church of the Rock 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; and

WHEREAS, Owner and Town have agreed to the terms and conditions of The Church of the Rock Annexation and Development Agreement (Development Agreement); and

**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 under the following conditions:

- 1) Particular attention be paid to the use of native landscaping to provide buffering between any structure and the parking lots at the time of the last PD Site Plan;
- 2) The church sanctuary be limited to a maximum occupancy of 1200 seats, permanent or temporary, within the zoning regulations so that peak traffic generation can be estimated and mitigated.
- 3) Minimum building setback from the PD boundary be established at 250 feet.
- 4) The maximum student enrollment be set at 150 students within the zoning regulations to ensure that peak traffic generation can be established and mitigated and mitigation can be determined.
- 5) Incorporate within the zoning regulations that there must be a minimum of two and a half hours (2.5 hours) between the commencement of services to ensure minimum traffic congestion will occur on surrounding streets.
- 6) Amend the zoning document to A) delete Section D1c, to delete sec F1a3, (references to off-street parking); B) amend Section G1 to read "the façade to be predominately non-metallic and the roof is to be non-metallic" and C) delete Section F1b numbers 4 (Parsonages) and 5 (Non-profit ministry related administrative offices) as permitted uses.

- 7) In the event ball fields are developed they are to be unlighted and not gated so as to allow public use.

**Section 2. Development Agreement.** The Development Agreement is approved.

**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.

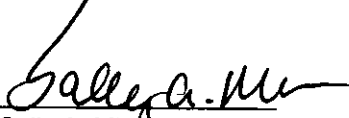
**Section 4. Safety Clause.** The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

**SUBMITTED** this 9<sup>th</sup> day of June, 20     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 12<sup>th</sup> day of August 2003 by a vote of the Town Council of the Town of Castle Rock, Colorado of   5   for and   2   against.

ATTEST:

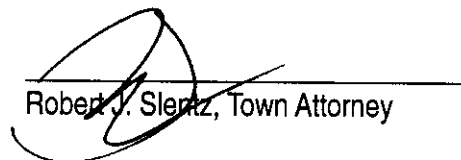
TOWN OF CASTLE ROCK

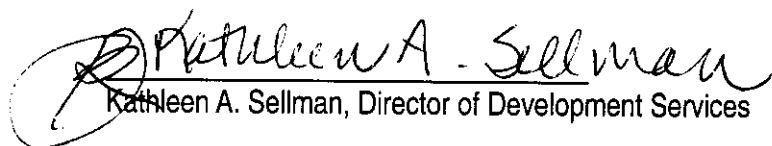
  
Sally A. Misere, Town Clerk

  
Millie S. Bennett, Mayor

Approved as to form:

Approved as to content:

  
Robert J. Slertz, Town Attorney

  
Kathleen A. Sellman, Director of Development Services

# Exhibit A

**LEGAL DESCRIPTION**

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE PURPOSE OF THIS DESCRIPTION THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION IS ASSUMED TO BEAR SOUTH 87 DEGREES 01 MINUTES 04 SECONDS WEST AND ALL BEARINGS ARE REFERENCED THERETO:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 87 DEGREES 01 MINUTES 04 SECONDS WEST 1719.73 FEET ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1342.60 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 35 MINUTES 05 SECONDS EAST 1728.85 FEET ALONG SAID SOUTH LINE TO THE EASTERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 25 MINUTES 06 SECONDS WEST 1359.25 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

# Exhibit B

**ZONING REGULATIONS**

**CHURCH OF THE ROCK**

**PLANNED DEVELOPMENT**

Prepared for:

**Church of the Rock**  
1638 North Park Street  
Castle Rock, Colorado 80104

Prepared by:

**Johnston Engineering Associates, Inc.**  
7550 West Yale Avenue  
Suite B-200  
Denver, Colorado 80227  
(303) 969-9001

September 8, 2000  
Revised April 3, 2001  
Revised September 18, 2001  
Revised April 25, 2002  
Revised November 6, 2002  
Revised July 15, 2003  
Job No. 2027.01

**Zoning Regulations  
For  
Church of the Rock Planned Development**

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**A. General Provisions**

1. Adoption / Authorization. The Town Council has adopted the Church of the Rock PD Site Plan and Zoning Regulations pursuant to Section 17.60 of Title 17 (Zoning) of the Castle Rock Municipal Code after appropriate public notice and hearing.
2. Applicability. The Church of the Rock Preliminary PD Site Plan and Zoning Regulations, as approved by the Castle Rock Town Council, shall run with and bind all landowners of record, their successors, heirs, or assigns of the land.
3. Maximum Level of Development. The total floor area approved for development within the established Use Areas is the *maximum* allowed for development.
4. Relationship to Town Regulations. The provisions of this Preliminary PD Site Plan and Zoning Regulations shall prevail and govern the development of the Church of the Rock 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 Town Municipal Code shall be applicable.
5. Severability of provisions. In the event that any provisions 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.
6. Phasing. The Phasing order indicated upon the Preliminary PD Site Plan is advisory in nature and is not to be construed as obligatory upon Developer.

**B. Development Agreement**

In addition to these regulations, certain provisions of this PD property are controlled by an agreement between the Town of Castle Rock and the PD property owners. This agreement entitled \_\_\_\_\_, was adopted by the Town on \_\_\_\_\_ day or \_\_\_\_\_ month, 2003, by Ordinance No. \_\_\_\_\_.

**C. Definitions**

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



period of 120 days after cessation of actual construction in those areas being served by such construction office or material storage area. All outdoor storage of materials must be screened from public view and all materials must be removed within 120 days of the cessation of the outdoor storage.

**E. General Use Areas**

<u>Land Use Area</u>	<u>Maximum Level of Development</u>	<u>Acreage</u>	<u>% of Total Acres</u>
CH		37.32	69.8%
Church and Related Uses	75,000 square feet		
OS		16.11	30.2%
Total		53.42	100.0%

**F. Use Area Regulations**

1. Church and Related Uses

a. Development Regulations

- 1) Maximum Building Height - 35 feet excluding spire
- 2) Maximum Spire Height - 20 feet above building height
- 3) Off-street parking shall be provided at a rate of one space per 4 seats in the main sanctuary while providing occasional overnight parking for church related tour buses
- 4) Setbacks - to be established at Final PD Site Plan. However, no building shall be constructed closer than 100 feet to the external PD boundary.

b. Permitted Uses

- 1) Church
- 2) Church related educational facilities
- 3) Church related day care center subject to licensing requirements of the State.
- 4) Parsonages
- 5) Non-profit ministry related administrative offices.
- 6) Trails, pedestrian and bicycle
- 7) Open space and ponds to include storm water drainage detention areas
- 8) Indoor and outdoor church related recreational facilities
- 9) Utilities and appurtenant facilities including by not limited to water and sewer, electric service, gas service, telephone and cable service, and drainage facilities

- 10) Public and private streets, drives, and trails for pedestrian and bicycle use
2. Dedicated Open Space - OSD
    - a. Development Regulations
      - 1) Maximum building height - As permitted in most permissive abutting area.
      - 2) Building setbacks- As permitted in most permissive abutting area
    - b. Permitted Uses
      - 1) Open Space
      - 2) Flood Plain
      - 3) Parks, playgrounds and picnic areas, excluding camping and overnight parking
      - 4) Utilities and appurtenant facilities including by not limited to water and sewer, electric service, gas service, telephone and cable service, and drainage facilities
      - 5) Public and private streets, drives, and trails for pedestrian and bicycle use

**G. Design Guidelines/Criteria**

In the preparation of the Final PD Site Plan, the following Design Guidelines should be taken into consideration when designing building facades.

1. Facades shall be predominately finished with nonmetallic materials, 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. Parking lots should be oriented to provide safe and convenient access for pedestrians, and should be distributed around the buildings.
5. Landscaping should be used around parking lot for screening purposes and used to break up the massing of large buildings within the development.

## **H. Lighting Standards**

1. All lighting should be fully shielded (IESNA full cut-off type). House side shields for all pole-mounted equipment shall be available.
2. Parking lot lighting should be a maximum of 3 foot-candles initial with a uniformity of 10:1 maximum to minimum.
3. Entry lighting should be a maximum of 5 foot-candles initial.
4. Maximum allowable façade lighting will be established at 3 foot-candles with a shut off time of 10:00 p.m., excluding entry lighting as stated in #3 above.
5. Maximum pole height should be 25' for parking lot poles, and 12' on building.

## **I. Transitional Use**

Any current activity not permitted by this section shall be considered to be a valid pre-existing non-conforming use within the area described above until a Final PD Site Plan for such area or areas has been approved. Provided, however, that the Town Council reserves the right to prohibit such agricultural uses in areas for which no Final PD Site Plan has been submitted if the Council determines that due to the proximity of such uses to developed areas a danger exists to the health, safety or welfare of the residents of such developed area(s).