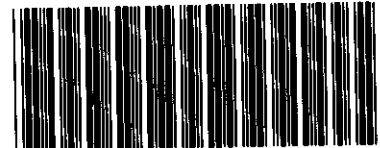


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$31.00
4 PGS

2004101168
09/29/2004 03:47 PM



2004101168 4 PGS

PLAT IDENTIFICATION SHEET

✓ Christ Episcopal Church

GRANTOR(owner)

✓ Christ's Episcopal Church Preliminary PD Site Plan

GRANTEE(name of plat)

Craig & Gould's Addition to the Town of Castle Rock

Subdivision/Condo Name

Filing

Phase

Lot

Building

Block

Unit

NA

OLD LEGAL(Section)

(Township)

(Range)

CHRIST'S EPISCOPAL CHURCH PRELIMINARY PD SITE PLAN

ALL OF BLOCK 8, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO EXCEPT LOTS 11 AND 12 AND THE EAST 10 FEET OF VACATED ADJOINING ALLEY ADJOINING LOTS 11 AND 12.

SHEET 1 OF 3

LEGAL DESCRIPTION:

ALL OF BLOCK 8, CRAIG AND GOULD'S ADDITION TO THE TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO, EXCEPT LOTS 11 & 12 & THE EAST 10 FEET OF VACATED ALLEY ADJOINING LOTS 11 & 12.

SURVEYOR'S CERTIFICATE

I, David E. Archer, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY CHRIST'S EPISCOPAL CHURCH PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

David E. Archer
REGISTERED LAND SURVEYOR
DAVID E. ARCHER P.L.S. 6935

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE PRELIMINARY PD SITE PLAN FOR THE CHRIST'S EPISCOPAL CHURCH FINAL PD WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 22nd DAY OF April, 2004.

Tom Kell _____
CHAIRMAN DATE 12 Aug 04

ATTEST:

Christina _____
DIRECTOR OF DEVELOPMENT SERVICES DATE 08/04/04

B. TOWN COUNCIL APPROVAL

THE PRELIMINARY PD SITE PLAN FOR THE CHRIST'S EPISCOPAL CHURCH FINAL PD WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 22nd DAY OF June, 2004

Ray Waterman _____
MAYOR/TOWN OF CASTLE ROCK DATE 8-17-04

ATTEST:

Sally Muir _____
TOWN CLERK, TOWN OF CASTLE ROCK DATE 8-17-04

OWNER
CHRIST'S EPISCOPAL CHURCH
615 FOURTH STREET
CASTLE ROCK, CO 80104
(303) 688-0603

ARCHITECT
FENNEL GROUP
26 EAST MONUMENT STREET
COLORADO SPRINGS, CO 80903
(719) 471-0700

CIVIL ENGINEER
HUITT-ZOLLARS INC
4582 S. ULSTER STREET
DENVER, CO 80237
(303) 740-7325

SURVEYOR
DAVID E. ARCHER & ASSOCIATES
105 WILCOX STREET
CASTLE ROCK, CO 80104
(303) 688-4642

VICINITY MAP



NOTES:

1. FLOODPLAIN IS NOT WITHIN THE AREA OF THIS PROJECT.
2. THERE ARE NO SIGNIFICANT NATURAL FEATURES ON OR ADJACENT TO THIS PROJECT.

3. SITE DATA:

PRESENT ZONING:		R-2, R-3
PROPOSED ZONING		PD
TOTAL ACREAGE:		1.72
TOTAL AREA:	75,100 S.F.	100.0%
MAXIMUM BUILDING COVERAGE	37,550 S.F.	50.0%
MINIMUM LANDSCAPING/ OPEN SPACE AREA	15,020 S.F.	20.0%

4. EXISTING USE DATA:

EXISTING RESIDENTIAL # OF UNITS:		5 UNITS
EXISTING CHURCH FACILITIES / WORSHIP AREAS BUILDING COVERAGE:	9,374 S.F.	12.5%
EXISTING OFFICE BUILDING COVERAGE:	2,405 S.F.	3.2%
EXISTING DAYCARE / PRE-SCHOOL BUILDING COVERAGE:	2,785 S.F.	3.7%

5. PROPOSED USE DATA:

MAXIMUM NEW CHURCH SANCTUARY BUILDING COVERAGE:	8,500 S.F.	11.0%
MAXIMUM RESIDENTIAL # OF UNITS:		5 UNITS
MAXIMUM CHURCH FACILITIES / WORSHIP AREAS BUILDING COVERAGE:	19,050 S.F.	25.0%
MAXIMUM OFFICE BUILDING COVERAGE:	5,000 S.F.	7.0%
MAXIMUM DAYCARE / PRE-SCHOOL BUILDING COVERAGE:	3,500 S.F.	5.0%

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CHRIST'S EPISCOPAL CHURCH PRELIMINARY PD, IN THE TOWN OF CASTLE ROCK.

Frederick Meyers
FREDERICK MEYERS, RECTOR - CHRIST'S EPISCOPAL CHURCH
A COLORADO NON-PROFIT CORPORATION → CHRIST

SIGNED THIS 29th DAY OF June, 2004

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF JUNE, 2004
BY FREDERICK MEYERS RECTOR
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

03/16/2008

Dina Backes
NOTARY PUBLIC



TITLE CERTIFICATION:

Brenda Becker, AN AUTHORIZED REPRESENTATIVE OF Land Title, 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.

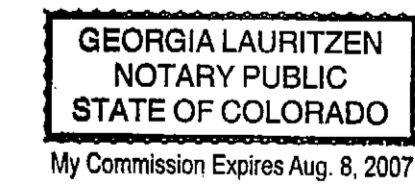
SIGNED THIS 29th DAY OF June, 2004

Brenda Becker
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE INSURANCE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF June, 2004
BY Brenda Becker AS Title Guarantor
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

Georgia Lauritzen
NOTARY PUBLIC

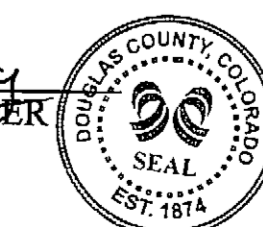


DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
(SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 29th DAY OF June, 2004 AT 3:10 O'CLOCK P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 2004101168

Trelayne Pau - Deputy
DOUGLAS COUNTY CLERK AND RECORDER

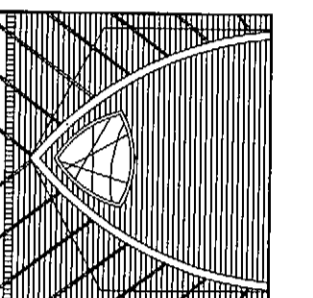


SHEET INDEX
SHEET 1 OF 3
SHEET 2 OF 3
SHEET 3 OF 3

TITLE SHEET
ZONING PLAN
SITE PLAN

CHRIST'S EPISCOPAL CHURCH
PRELIMINARY PD SITE PLAN
JUNE 2004

CHRIST'S EPISCOPAL CHURCH
615 4TH STREET CASTLE ROCK, COLORADO 80104
TEL: 303 688-0603 FAX: 303 688-5186

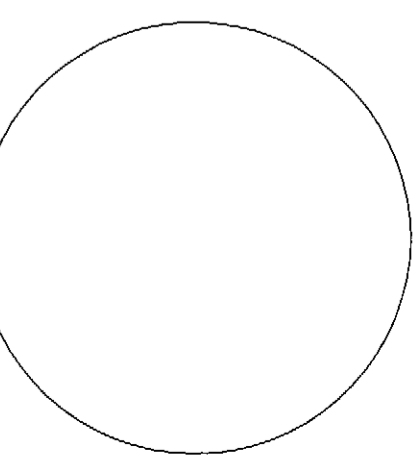


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FAX: (719) 471-7770
FENNEL GROUP
e-mail: jim@fennelgroup.com
www.fennelgroup.com

FENNEL GROUP

26 East Monument Street Colorado Springs, Colorado 80903
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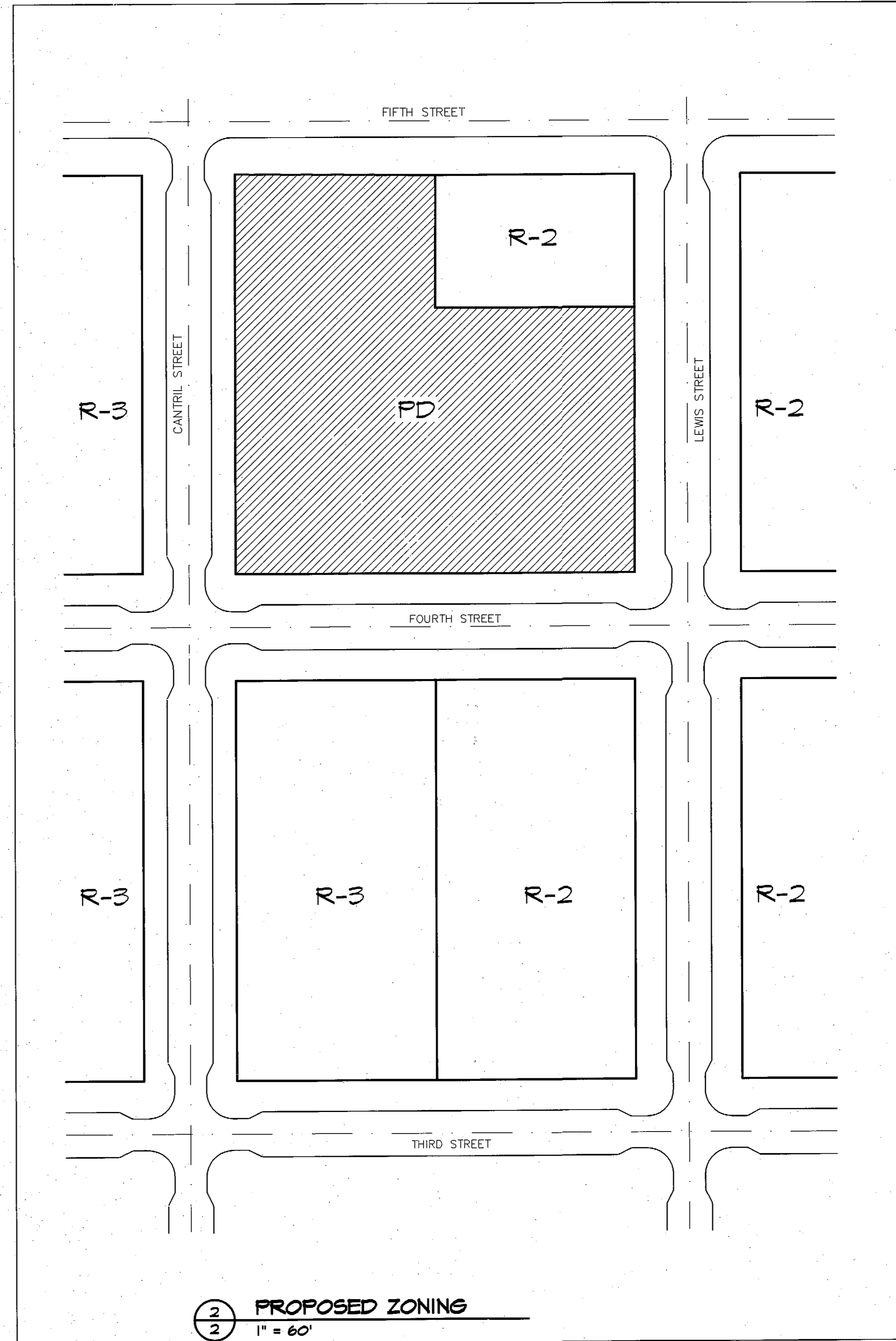
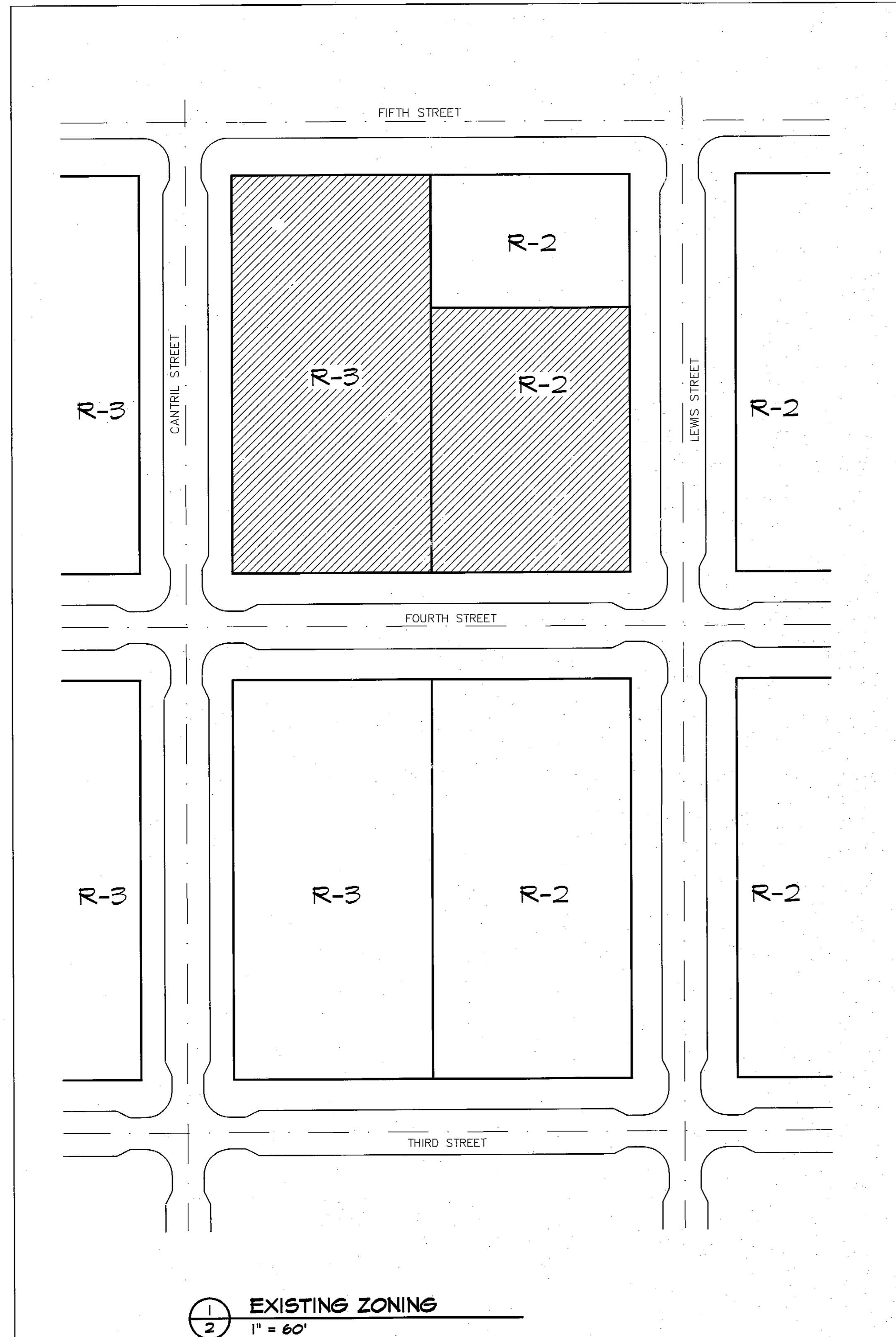
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SHEET 1 OF 3



CHRIST'S EPISCOPAL CHURCH PRELIMINARY PD SITE PLAN

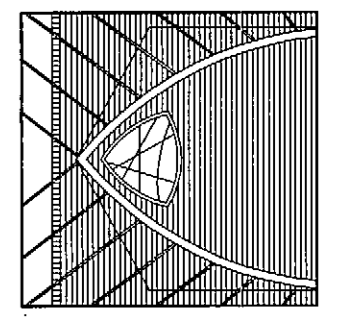
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SHEET 2 OF 3



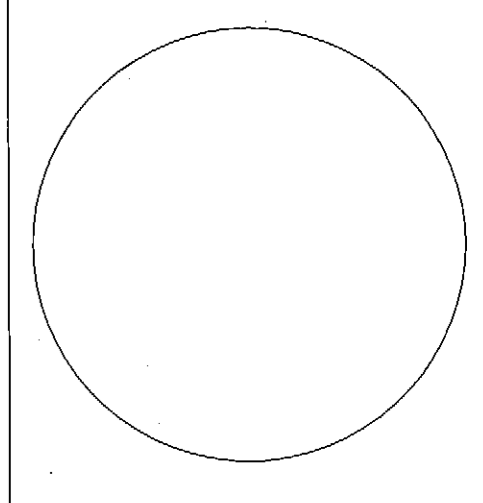
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PRELIMINARY PD SITE PLAN
JUNE 2004

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 615 4TH STREET CASTLE ROCK, COLORADO 80104
 TEL: 303 688-0603 FAX: 303 688-5186



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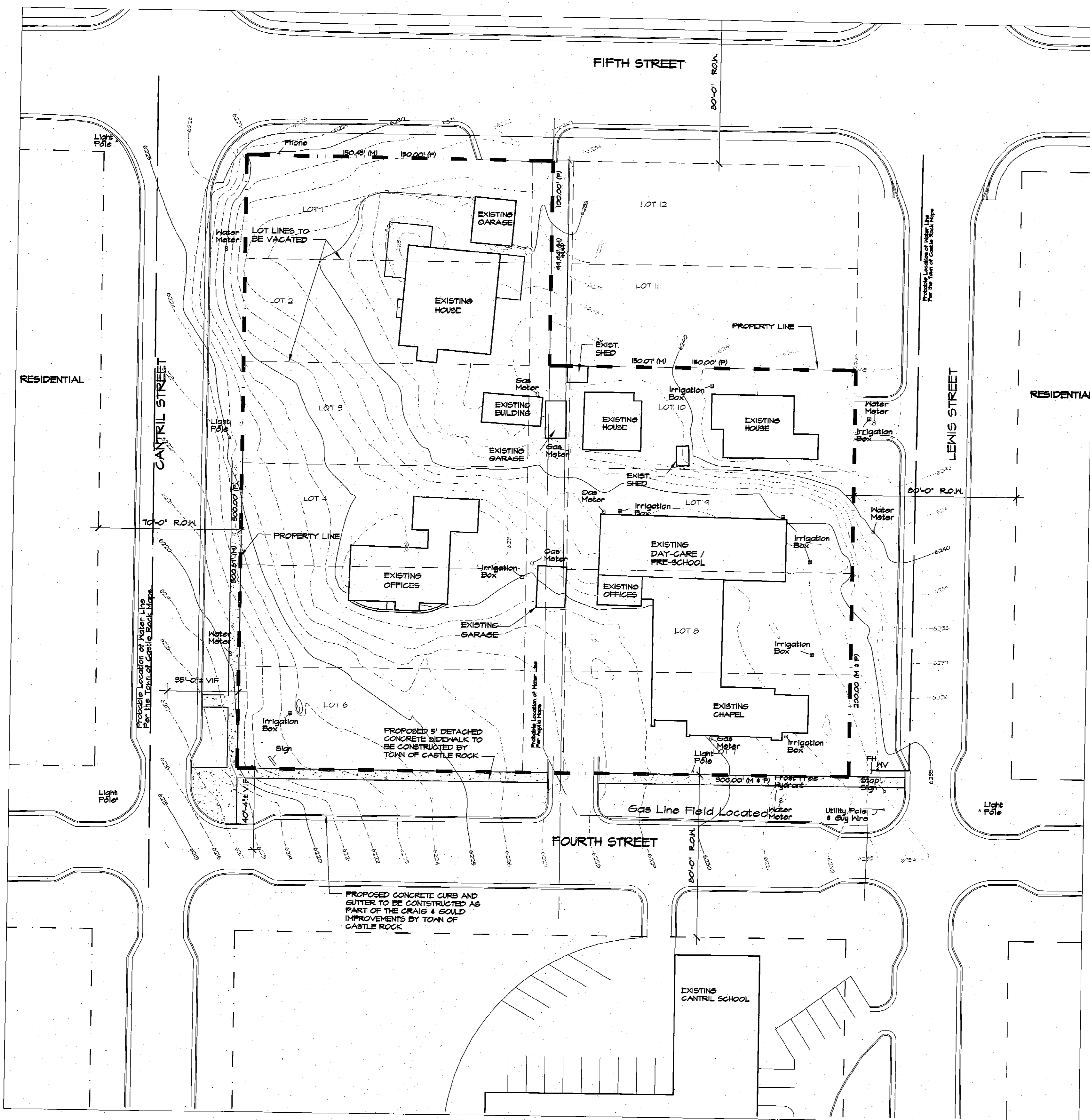
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SHEET	2 OF 3



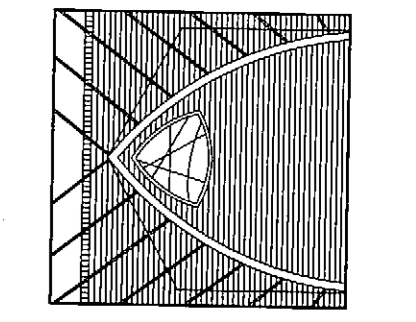
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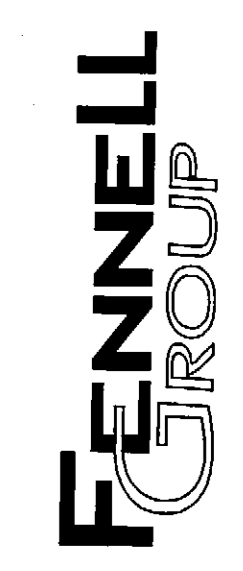
SHEET 3 OF 3



CHRIST'S EPISCOPAL CHURCH
615 4TH STREET CASTLE ROCK, COLORADO 80104
TEL: 303 688-0603 FAX: 303 688-5186

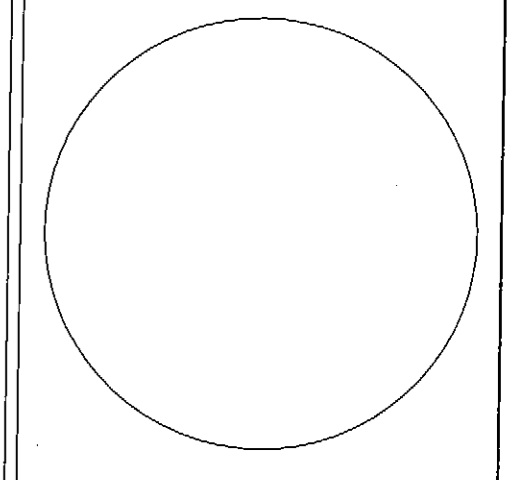


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DATE	06-28-04
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CHECK	CH
SHEET	3 OF 3

SITE PLAN
1" = 30'-0"
0 30 60 ft
CHRIST'S EPISCOPAL CHURCH
PRELIMINARY PD SITE PLAN
JUNE 2004



2004101167
09/29/2004 03:47 PM

ORDINANCE NO. 2004 - 22



2004101167 8 PGS

An Ordinance Amending The Town's Zone District Map From the R2 and R3 Zone Districts to the PD Zone District by Approving the Christ's Episcopal Church Preliminary PD Site Plan and PD Zoning Regulations

WHEREAS, Christ's Episcopal Church ("Owner") has requested PD Planned Development zoning of the parcel described in *Exhibit 1* (the "Property"); and

WHEREAS, Owner has requested approval of the Christ's Episcopal Church PD Zoning Regulations as described in the attached *Exhibit 2* as the same affect the Property (the "Zoning Regulations"); and

WHEREAS, Owner has requested approval of "Christ's Episcopal Church 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;

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

Section 1. Approval. The Zoning Regulations and Site Plan are approved for the Property with the following conditions:

- 1) All engineering, planning, public works, and utility comments, including identifying existing landscaping within the site distance lines, must be addressed prior to the recordation of the Preliminary PD Site Plan.
- 2) All remaining plan formatting issues must be resolved prior to recordation of the Preliminary PD Site Plan.
- 3) All remaining comments concerning the PD regulations are addressed prior to recordation of the Preliminary PD Site Plan.


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.


INTRODUCED this 11th day of May, 2004 for public comment, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED this 22nd day of June, 2004, by the
Town Council of the Town of Castle Rock by a vote of 4 for and 1 against.

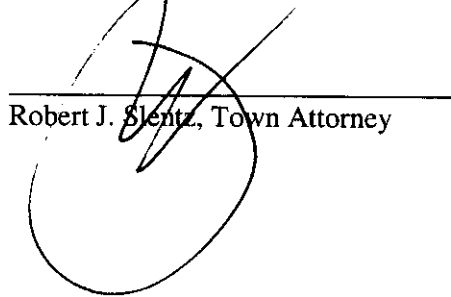
ATTEST:


Sally A. Misac, Town Clerk

TOWN OF CASTLE ROCK


Ray Waterman, Mayor

Approved as to form:


Robert J. Slentz, Town Attorney

Approved as to content:


Development Services Director

EXHIBIT 1

All of Block 8, Craig and Gould's Addition to the Town of Castle Rock, Douglas County, Colorado, except Lots 11 & 12 and the east 10 feet of vacated alley adjoining Lots 11 & 12.

EXHIBIT 2

**PD ZONING REGULATIONS FOR
CHRIST'S EPISCOPAL CHURCH**

May 2004

PRELIMINARY PD SUBMITTAL

PREPARED BY:

FENNELL GROUP

26 East Monument Street
Colorado Springs, Colorado 80903

TEL: 719.471.0700

FAX: 719.471.7770

www.fennellgroup.com

FENNELL
GROUP

Section 1: General Provisions

- 1.1 **Adoption / Authorization.** The Castle Rock Town Council has adopted the Christ's Episcopal Church Preliminary PD site plan and zoning regulations pursuant to Chapter 17.60 of the Castle Rock Municipal Code after appropriate public notice and hearing.
- 1.2 **Applicability.** The Christ's Episcopal Church Preliminary PD site plan and zoning regulations shall run with and bind all landowners of record, their successors, heirs or assigns of the land as approved by the Town Council.
- 1.3 **Maximum Level of Development.** The total number of dwelling units or other nonresidential floor area approved for development within the established use areas is the maximum allowed for platting and development.
- 1.4 **Relationship to Town Regulations.** The provisions of the Preliminary PD site plan and zoning regulations shall prevail and govern the development of the Christ's Episcopal Church PD; provided, however, that where the provisions of this Final PD site plan and zoning regulations do not address a particular subject, the relevant provisions of the Town zoning ordinance, as amended, or any other applicable provisions of the Castle Rock Municipal Code shall be applicable.
- 1.5 **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

- 2.1 In addition to these regulations, certain provisions of the development of this PD property are controlled by an agreement between the Town and the PD property owners.

The Development Agreement will be entered into at the time of replat of the property.

Section 3: Definitions

- 3.1 **Definitions:** Standard definitions for this PD can be found in Title 17 of the Castle Rock Municipal Code.

Section 4: Overall Project Standards

4.1 The standard zoning requirements of the 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, except as modified by the following:

- a. Parking by Special Agreement: Off-street parking at off-site locations is permitted providing that there are reciprocal parking agreements with adjacent property owners and that the off-site parking spaces should be no further than 800 feet from the nearest edge of the PD zone. The reciprocal parking agreements shall be recorded with the Douglas County Clerk and Recorder prior to Final PD Site Plan approval.
- b. Parking Space Requirements by Use: In consideration of the infill character of the PD within the Craig and Gould neighborhood, the minimum required number of off-street parking spaces to be provided for a use is listed in the following table.

Required Parking:

Use	Required Parking	Total	Handicapped Parking (Included in Total)	Total Required
Church Sanctuary	1 space per 5 seats	241 seats	(2 spaces)	49 spaces
Church Offices	3 spaces per 1,000 s.f. GLA	2,293 s.f.	(1 space)	7 spaces
Church Accessory Use (Daycare)	1 space per employee per shift	2,762 s.f.	n/a	1 space
Residential	2 spaces per unit	5 units (4,811 s.f.)	n/a	10 spaces
Site Total			(3 spaces)	67 spaces

Provided Parking:

Use	Location	Handicapped Parking (Included in Total)	Total Off-Street Parking Provided
All Church Uses	Church off-street lot	(3 spaces)	12 spaces
All Church Uses	Cantril School off-street lots (via parking agreement)	n/a	44 spaces
Church Residential	3 existing single-family houses	n/a	7 spaces
Total Provided		(3 spaces)	63 spaces

- c. **Landscaping Requirements:** Existing street trees and landscaping in the Right-of-way shall count toward the landscaping requirement. Landscaping shall be in conformance with the Town’s adopted landscape regulations.

Section 5: Use Area Categories and Density Caps

Use Area	Gross Acreage	Maximum Permitted Detached DU's
PD	1.72	5
Total	1.72	5

Section 6: Use Area Categories Regulations

6.1 Christ’s Episcopal Church PD:

- a. **Uses permitted by right:**
 - 1) Single-family detached dwellings;
 - 2) Church facilities; (The maximum size of a church structure shall not exceed an 8,500-sf footprint, however, individual structures may be linked with covered walkways or enclosed connecting structures)
 - 3) Private schools;
 - 4) Offices for churches, synagogues and other religious institutions;
 - 5) Meeting rooms and banquet halls;
- b. **Accessory Uses:** Daycare facilities subject to licensing requirements of the State, and all accessory uses allowed in the R-1 zone district.
- c. **Uses permitted by special review:** Any use by special review permitted in the R-1 zone district.
- d. **Maximum number detached dwelling units:** 5 units.
- e. **Minimum lot area:** Equivalent to gross acreage.
- f. **Maximum FAR:** 1:1 (two-story)
- g. **Minimum setbacks from property lines:**
 - 1) Front yard setback (Fourth, Fifth, Cantril, and Lewis Streets): 5 feet;
 - 2) Front yard setback exception: 0 feet along Fourth Street - a colonnade for a new sanctuary is permitted to extend to the property line - a zero (0) lot line condition;
 - 3) Rear and side yard setbacks for any future interior lots shall be in conformance with setbacks established in the R-3 zone district;
- h. **Maximum building height:** fifty (50) feet, not including church spires or architectural features.
- i. **Maximum building coverage:** fifty percent (50%) of lot area in conformance with approved plan sheets.
- j. **Other Developmental Standards:**
 - 1) **Maximum gross floor area:** The maximum footprint for the church sanctuary is 8,500 s.f.;

- 2) **Design Standards:** All buildings and accessory buildings should complement the residential character of the neighborhood and be compliant with the Town's Design Guidelines and Castle Rock Style. The Town's vision to preserve key historic buildings in the historic district as specified in the Comprehensive Master Plan policies shall be respected and considered.

Significant design features and materials found on existing older institutional structures such as the historic Christ's Episcopal Church and the Cantril School shall be emulated or used for the inspiration for new non-residential infill development.

New buildings and additions shall reflect the traditional architectural features found in the historic neighborhood. Structures shall have varied massing, heights, and setbacks similar to the existing residential structures in the neighborhood.

Stone, brick, stucco and painted wood are encouraged as the primary building materials. Materials used on new buildings shall be compatible with those found in the neighborhood. Window and door shapes traditionally found in the older buildings shall be emulated in new developments.

The residential street character of the neighborhood shall be maintained with street edge elements such as low fences, hedges and shrubs, planting beds, and street trees.

Section 7: Submission of Final PD Site Plans and Plats and Additional Information.

- 7.1 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 permit will be issued until a final PD site plan and replat have been approved for the property by the Town and duly recorded.